

DENBIGHSHIRE COUNTY COUNCIL

RECORD OF DECISION BY CABINET MEMBER / CHIEF OFFICER

Decision taken by: Lead Member for Economic Growth and Tackling Deprivation.

Date of decision: 04 July 2022

Decision: that the Lead Member for Economy and Corporate Governance approves the procurement process to appoint an operator to run and manage the Queens Market in Rhyl once it has been developed.

What is the decision about?

A decision is required on commencing the procurement process to appoint an operator to run and manage the Queens Market in Rhyl once it has been developed.

What is the reason for making this decision:

The overarching Queens Buildings project has been to a number of committees over the years and the decisions have been made to complete the demolition of all buildings on the site, and proceed with the development of Phase I. This will involve the construction of a brand new food / market hall, flexible events space, toilets and bar, and 2nr ground floor units, plus external seating/events/market space and public realm. We will also carry out landscaping works to the areas earmarked within future phases.

The Council do not have the capacity or knowledge to run a facility of this kind so an operator needs to be found to run the facility on their behalf. Economic and Business Development are leading on this process and currently looking at other examples and gathering as much knowledge/lessons learnt as they can to help make this process as successful as possible.

The operator needs to be appointed before the Autumn to ensure that they have time to set the operation up, secure tenants etc. prior to opening to the public during Spring 2023.

Interests declared:

No interest to declare

What consultations have been carried out?

As mentioned earlier in the report, the overarching Queens Buildings project has been subject to discussion at a number of committees over the years, including Cabinet, Cabinet Briefing, AMG, SIG and Rhyl MAG/Town Council. There is also a Project Board in place that meet monthly and includes Cabinet Members and high level officers within DCC and Welsh Government.

This decision is a continuation of these discussions and is required to ensure Phase I of the project is a success and helps with the town centre vision of regenerating the town.

Power to make the Decision:

Section 111 of the Local Government Act 1972

Authority for delegation of the decision to the Cabinet Member / Chief Officer:

The decision was taken by the Lead Member for Economy and Corporate Governance in accordance with the Scheme of Delegation.

Report to	Cllr Jason McLellan Leader of the Council Lead Member for Economic Growth and Tackling Deprivation
Date	April 2022
Lead Officer	Emlyn Jones Head of Planning, Public Protection and Countryside Services
Report author	Gareth Roberts Public Protection, Regeneration and Economic Development Manager
Title	Procurement of an operator for the Queens Market Rhyl

1. What is the report about?

1.1. This report summarises the process to be taken to procuring an operator to run and manage the Queens Market in Rhyl once it has been developed.

2. What is the reason for making this report?

2.1. A decision is required to allow officers to commence the procurement process of appointing an operator to run and manage the Queens Market in Rhyl once it has been developed.

3. What are the Recommendations?

3.1. That the Lead Member for Economy and Corporate Governance approves the commencement of the procurement process to appoint an operator to run and manage the Queens Market in Rhyl once it has been developed.

3.2. A further decision will be required at the end of the procurement process to appoint the selected operator.

4. Report details

- 4.1. The overarching Queens Buildings project has been reported to Members over recent years and the decisions have been made to complete the demolition of all buildings on the site, and proceed with the development of Phase I. This will involve the construction of a brand new food / market hall, flexible events space, toilets and bar, and 2nr ground floor units, plus external seating/events/market space and public realm. We will also carry out landscaping works to the areas earmarked within future phases.
- 4.2. The Council do not have the capacity or knowledge to run a facility of this kind so an operator needs to be found to run the facility on their behalf. The Council's Economic and Business Development team are leading on this process and currently looking at other examples of markets locally, regionally and nationally and gathering as much knowledge/lessons learnt as they can to help make this process as successful as possible. The project team includes officers from Legal, Procurement, Contract Management and Comms & Marketing, and we will be engaging a consultant who specialise in Food Market management to help inform our specification and procurement.
- 4.3. An advert will be published on Sell2Wales where all submissions will be evaluated by the project team, and clarification interviews held with the top three scoring tenders. Following this a preferred operator will be selected and a further approval sought to officially appoint.
- 4.4. The operator needs to be appointed before the Autumn to ensure that they have time to set the operation up, secure tenants etc. prior to opening to the public during Spring 2023.

5. How does the decision contribute to the Corporate Priorities?

- The decision will contribute to the delivery of the Corporate Priority to achieve an attractive and protected environment supporting well-being and economic prosperity by;

- removing partially derelict town centre buildings and returning the site on which they currently stand to a productive use;
- providing premises which will enable the mix of uses in the town centre to be diversified thereby providing it with a sustainable and economically viable future;
- providing opportunities for new employment and business growth;
- delivery a quality development which will stimulate the private sector to undertake further investment; and
- increasing biodiversity in an urban location.

6. What will it cost and how will it affect other services?

6.1. The costs to embark on the procurement of an operator will be minimal, but will involve the collaborative effort of officers from a variety of departments. This includes Economic and Business Development, Legal, Contract Management and Procurement.

6.2. There will be costs incurred on communications and marketing and a budget of £30k has been allocated from the Regeneration and Economic Development budget towards this.

7. What consultations have been carried out with Scrutiny and others?

7.1. As mentioned earlier in the report, the overarching Queens Buildings project has been subject to discussion at a number of committees over the years, including Cabinet, Cabinet Briefing, AMG, SIG and Rhyl MAG/Town Council. There is also a Project Board in place that meet monthly and includes Cabinet Members and high level officers within DCC and Welsh Government.

7.2. This decision is a continuation of these discussions and is required to ensure Phase I of the project is a success and helps with the town centre vision of regenerating the town.

8. Chief Finance Officer Statement

8.1. The appointment of an operator to run and manage the Queens Market in Rhyl obviously forms a key part of the overall Queens Market development. This report clearly sets out the reasons and process and is fully supported. As set out in section 6 funding has been allocated to fund the additional costs relating to Communications and marketing.

9. What risks are there and is there anything we can do to reduce them?

9.1. The Council do not have the capacity or knowledge to run a facility of this kind so an operator needs to be found to run the facility on their behalf. If we are unable to, then the Council may have to try and manage the operation themselves.

9.2. As the Council do not have experience of this, it could cause reputational damage if not a success. This is also a very prominent site within the Town Centre of the county's largest town and has been subject to years of scrutiny.

10. Power to make the decision

10.1. Section 111 of the Local Government Act 1972

10.2. Powers delegated to the Lead Member as per Appendix 2(b) to Section 13 of the Members Scheme of Delegations' as detailed in the Council's Constitution.