

SCR LGF GATEWAY PIPELINE

PROJECT & APPLICANT'S INFORMATION

Project Name:	The Glass Works Barnsley
Project Location/ Address, including Post Code and Local Authority Area:	Barnsley Town Centre
Applicant Organisation, Size & Company Registration Number (if applicable):	Barnsley MBC
Contact Name and Role:	Regeneration Projects Group Leader
Address:	Westgate Plaza One, PO Box 603, Barnsley, S70 9DF
Email:	
Telephone:	
Other Delivery Partners and Roles:	Queensberry - Development Manager Henry Boot Construction- Main Contractor Turner and Townsend- Project Managers and Cost Consultants IBI Group – Architects Private sector retail and leisure operators including Cineworld, Next and Superbowl

1. Please tell us about your proposed project

Barnsley MBC has been instrumental in focusing on urban centres which is now recognised as a top spatial priority for the city region.

This proposed scheme delivers key elements of the redevelopment of Barnsley town centre. The Glass Works scheme which, when complete, will deliver a new high quality mix of retail and leisure facilities that will preserve and enhance the long term sustainability of the town centre through the creation of a new urban quarter with a revitalised and accessible market at its heart.

Headline outputs are:

- **£427.5m in GVA for the Sheffield City Region economy by 2035**
- **1991 Gross Jobs into the SCR economy**

The scheme will also act as a catalyst for wider private sector investment in the town centre, borough and wider city region. Headline outputs Include:

- 544 new housing units
- 60,171 sq. (GEA) of additional commercial space in Barnsley.
- Leverage of an additional £88m in private-led investment to unlock new development site opportunities in the borough.

Beyond this the scheme will also stimulate investment in wider transport infrastructure, The new Glass Works bridge opens up significant opportunities for not only investment in the infrastructure

but adjacent development sites, e.g. the N Power Eastern Fringe site and the Courthouse Digital campus

The scheme addresses the following barriers:

- Failure of the private sector to invest in Barnsley town centre by addressing a viability gap between the capital cost and income generated by the scheme
- Deliver the Glass Works and associated public realm to sufficient quality that will attract private sector retail investment in the Glass works and the wider town centre
- Attract investment into the wider town centre through the catalytic impact of the Glass Works Scheme.

It's widely accepted that a number of commercial development schemes across the Sheffield City region require public sector investment to make them commercially viable.

Without investment from SCR the quality of the Glass Works scheme will diminish:

- Elements of the public realm scheme will not happen
- The specification of the buildings will reduce- The scheme will become uncovered with the Mall roof removed
- The level of capital incentives to end operators will be reduced below market levels further eroding the opportunity to attract high quality end users and their associated private sector investment

Resources will also have to be diverted from other capital projects such as the Courthouse Digital campus scheme, and wider town centre car parking initiatives to ensure that the Glass Works is completed and becomes fully operational.

The Glass Works is being built on a 3.8-hectare site in the heart of Barnsley town centre. The Glass Works will include:

- 26 new retail units
- 4 leisure units including a 13 screen Cineworld and a Superbowl Laser quest facility
- 7 restaurants
- A new library & community facility (Library @ the Lightbox)
- A new refurbished Market Hall and associated Food Hall
- A new Market Kitchen food court
- A comprehensive programme of public realm for the scheme and wider town centre
- A 500 space car park

SCR funding is sought as contribution to the following elements of this project.

- **Enhanced shell and core specification of the first phase of new retail and restaurant units-** Over 50% units have heads of terms agreed with the others in final stages of negotiation
- **Public Realm works-** Completion of first two phases of works to support the opening on the first phase of new retail and leisure units

Shell and Core fit out of the market kitchen food court

- **Shell and Core fit out of the Glass Works management suite-** This will create space for the centre management team but also create further commercial space that can be let.
- **Explosive demolition - The** existing Multi Storey car park is now to be blown down to maintain the existing construction programme. This also maximise continuity of trading for existing town centre businesses

The Glass Works scheme has already commenced and the above elements of the project have commenced in Q2 2018/19 and will complete in Q4 2018/19

A fly through of the completed scheme is attached to illustrate the scale and ambition of the project.

2. How much (£) do you require from SCR? Also, please tell us the source(s) and quantum of other funds for this project. SCR cannot provide 100% of the capital required to deliver any project.

The total cost for the above works, are estimated to be in the region of £14m. This work will help stimulated private sector investment via leasing income of approximately £9.2m. The table below sets out the summary of the costs and financial ask from Sheffield City Region.

Total Cost	BMBC Contribution	Private Sector Contribution	SCR Ask	Financial Year funding required
£14.0m	£0.95m	£9.2M	£3.85m	2018/19

Discussions have also been taken with the City region team about the conversion of an existing city region loan to grant.

This funding request needs to be considered alongside a request to convert this SCR loan of £2.14 million into grant for the Glass Works scheme. If this pipeline request is supported the intention would be to represent it along with the loan to grant conversion in one full business case.

3. What will the project achieve?

The project will have significant impact in Barnsley town centre, the wider borough and the Sheffield City Region.

Estimated job outputs for the elements of the scheme requiring funding from SCR in this bid are **310** Gross jobs.

The cost per net additional job (relative to LGF) is estimated to be £20,000. The total public sector cost per job is £25,000.

Outputs for the whole scheme include :

- £427.5m in additional generated and safeguarded GVA for the Sheffield City Region economy by 2035
- 1991 Gross Jobs into the SCR economy

Alongside the employment and GVA benefits that could be generated through the investment, the whole Glass Works Scheme has potential to bring a number of wider economic and fiscal benefits. Through further modelling it is estimated by 2035 the Scheme has the potential to:

- Enable 544 new dwellings and 60,171 sq. (GEA) of additional commercial space in Barnsley.
- Generate an additional £57.1m in gross one-off Land Value Uplifts.
- Leverage an additional £88m in private-led investment to unlock new development site opportunities in the borough.
- Bring an additional £14.5m in Business Rate returns.
- Generate an additional £5.0m in Council Tax returns.

- Secure an additional £1.3m in New Homes Bonus receipts.
- Support 50 new NVQ Level 2-4+ qualifications in Barnsley.

4. Please provide evidence that you have sufficient backing from the relevant Local Authority (if required) and your organisation's Board.

The project is a corporate priority for Barnsley MBC. This proposal supports the Council's Corporate Plan objectives of creating a 'thriving and vibrant economy. To support this priority the Council have committed in excess of £100million to deliver the Glass Works scheme.

Barnsley MBC have set up a dedicated project board that provides strategic management of the Glass Works project. Chaired by the Executive Director for Place the board meets monthly to monitor progress and set the strategic direction for the project.