

Subject:	Bacup market revised designs	Status:	For Publication
Report to:	Cabinet	Date:	17 th September 2025
Report of:	Head of Economic Development	Lead Member:	Economic Development
Key Decision:	<input checked="" type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	General Exception <input type="checkbox"/>	Special Urgency <input type="checkbox"/>
Equality Impact Assessment:	Required:	No	Attached: n/a
Biodiversity Impact Assessment:	Required:	No	Attached: n/a
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1. RECOMMENDATIONS

- 1.1 To approve the RIBA Stage 3 design of the revised Temple Court, Bacup Market in order with the planning application.
- 1.2 To delegate authority to the Director of Economic Development, Head of Legal Services in consultation with the Lead Member for Economic Development to procure and appoint the most advantageous construction contracts to deliver Temple Court Market.
- 1.3 To Delegate Authority to the Director of Economic Development in conjunction with the Lead Member for Economic Development to make any minor amendments to the design.

2. EXECUTIVE SUMMARY

- The Capital Levelling Up Fund was provided to promote economic growth and tackle the gap between income levels in the regions compared to more prosperous areas. The funding up until March 2027 is provided to the Council is for two projects – the Rawtenstall Gyratory and Town Centre Improvements (Temple Court, Bacup Market sits under this).
- Following a review of the first Bacup Market proposals, it was agreed that a more economically sustainable and balanced scheme allowing more public space should be developed.
- To deliver this CODA architects have been appointed and the revised scheme is now ready for wider public consultation and planning submission.
- This report seeks Cabinet's authorisation to accept the current design proposal, developed by CODA architects and a multi-disciplinary team for the market to allow for the submission for planning.

3. BACKGROUND

- 3.1 The regeneration of Bacup has seen different phases since 2017 with the THI which saw improvements to shop fronts and the public realm on Irwell Terrace and St James Square and then the Heritage Action Zone from 2020 with further improvements to shop fronts and Hempstead Memorial Gardens. The Capital Regeneration Levelling Up Fund allows the redevelopment of the Temple Court area with improvements to Bacup market, improved Union Street and addresses the dilapidated Bingo Hall.
- 3.2 The redevelopment of Bacup Market and the wider Temple Court area aims to:

- Introduce employment opportunities in Bacup and improve the physical environment and heritage buildings
- Further improve the leisure and retail offer in Bacup Town Centre throughout the day and evening
- Strengthen our offer for visitors to raise the profile of the Borough's attractions

3.3 In 2024, Cabinet approved designs for a new market hall and venue in the current market area. This was submitted to Planning. Due to the cost implications and viability of some of the changes requested by statutory consultees, a re-design of the project was undertaken.

EVOLUTION OF THE DESIGNS AND THE TIMELINE

3.4 Coupled with supporting other town centre projects, the updated design (Appendix A) includes the following features:

- The opening up of a brand-new market square, flexibly designed to allow for events, performances and pop-up markets as well as landscaped stepped seating and much improved views from Market St.
- Redevelopment of a block which will include public toilets, cycle store and bin store for the market.
- The overhaul and upgrade of 11 existing market units to the East of the market site to accommodate for food and retail businesses.
- Erection of a new market canopy providing both an eye-catching appeal and weather protection along with covered seating.
- Improved pedestrian accessibility around the market and the Union Street entrance.
- Provision for disabled parking and dedicated loading zones.

3.5 The new design has been developed with a specialist, experienced multi-disciplinary team.

3.6 There have been several preliminary opportunities for stakeholders to comment on the design prior including early conversation with Lancashire County Council and Growth Lancashire.

Other opportunities include:

- Designs advertised on the Council's website with CGI's with an opportunity for comment
- Designs shared on social media and monitoring of the comments
- A drop-in session scheduled at the A B and D centre
- A Bacup 2040 Board online Microsoft Teams update
- 1-1s with key stakeholders

3.7 The current timeline is:

September 2025 - Public consultation

October 2025 - Submit planning application and commence statutory consultation

November 2025 – Main contractor tender process starts

January 2026 – Planning Permission determined

January 2026 - Main Contractor contract award

February/March 2026 – Demolition of market stalls

March 2027- Completion / Occupation

- 3.8 In order to meet these timescales it is essential that officers start the process to procure the Main Contractor and compile tender documents as soon as possible. The formal awarding of the contracts will be after planning permission has been granted.

4. RISKS

- 4.1 This programme will have a dedicated risk register and the Programme Board will be responsible for monitoring and reviewing the risks associated with each individual project. Some of the headline items are listed below:

4.2 *Programme Delays leading to rising costs and unable to deliver in the timescales.*

Mitigation: Agree clear delivery path with each project itemised and a construction programme prior to awarding contracts. Delays identified as soon as possible to allow for the reprogramming. Simplified scheme removes construction complexity.

4.3 *Unable to attract tenderers resulting in works being undelivered.*

The project team has decided that the most suitable procurement route is a single stage design and build contract utilising the JCT Design and Build Contract.

Mitigation: The project team will take the designs to RIBA stage 4 which will mitigate the risk of limiting contractor engagement due to the designs being progressed to a detailed stage. The project team are already obtaining expression of interest from a number of procurement frameworks, of which a number of contractors are showing interest in the project and the chosen procurement route.

4.4 *Cost pressures affecting the viability of the project*

Mitigation: The project team are undertaking regular cost checks on the designs as they progress and will be making adjustments as necessary to keep the project on budget.

4.5 *Planning Delay*

If there is a delay to the planning process this will affect the overall programme and jeopardise the completion date and funding deadline. A delay to the planning process could impact the tendering process, appointment of a contractor and the ability of the contractor to hold their prices for a reasonable length of time.

Mitigation: Consultation and discussions with key stakeholders being undertaken.

4.6 *LCC Highway Delays / Delays to completion of Section Agreements*

Mitigation: The project team have already begun engagement with the LCC highway team to commence early consultation on designs.

5. FINANCE

- 5.1 The current designs have been developed to ensure that they are within the overall programme budget.

- 5.2 The Council will make a contribution to the overall Levelling Up Fund programme of £1.8m and this is included in the Capital Programme

- 5.3 It must be noted that on submitting the bid, and again in the MOU the Council has been required to accept responsibility for meeting any cost overruns and underwriting funding contributions, other than the Levelling Up Fund contribution.

6. LEGAL

- 6.1 The legal implications are on the whole covered within the body of the report. All necessary procurements will be carried out in accordance with the Council's Constitution and Public Procurement Regulations with all necessary legal agreements being completed as necessary.
- 6.2 Further reports to members will be presented as necessary where delegations are not already in place either via this report or the Council's Constitution.

7. POLICY AND EQUALITIES IMPLICATIONS

- 7.1 This report supports the Local Plan policy.
- 7.2 There are no Human Resources implications arising from the report. Equality and diversity issues are a mandatory consideration in the decision making of the Council. This requires elected Members to satisfy themselves that equality considerations are integrated into day-to-day business and that all proposals emerging from the finance and business planning process have properly taken into consideration what impact, if any, there is on any protected group and what mitigating factors can be put in train.
- 7.3 Consultation has been undertaken with Corporate Management Team and Lead Member(s).

8. REASON FOR DECISION

- 8.1 The Bacup Market Scheme will support the revitalisation of Bacup Town Centre, enhancing experiences for residents and visitors while increasing footfall and supporting local businesses. This works will preserve the town's market heritage, and complement wider regeneration efforts in the town centre, contributing to Bacup's long-term economic sustainability.

Background Papers	
Document	Place of Inspection
CGI of the Bacup Market scheme	Appendix A

