

Market Operator Engagement Prospectus

Glossop Market Hall, Town Hall & Municipal Buildings



High Peak Borough Council
working for our community

➤ Introduction



Glossop is well placed between Manchester and Sheffield, bordering the Peak District National Park and can truly claim to be the 'Gateway to the Peak District'. The town boasts distinctive industrial architecture and impressive civic buildings together with growing, high-quality, fresh food, independent eateries and retailers, pop up stalls and events on the vibrant high street.

The Council is undertaking a major restoration and regeneration of the historic complex of civic buildings comprising the Town Hall, Market Hall and Municipal Buildings to return them to public use as a vibrant hub for business and enterprise and cultural and creative events. We want these listed buildings to become a signature destination and the focal point of Glossop for residents and visitors and we're offering an exciting opportunity for a strategic partner to manage and operate the finished development. This prestigious £7.3m project is being funded by the Council and includes a grant funding contribution of £2m from the D2N2 Get Building Fund.

This document sets out high level background information to the development programme and the potential opportunity for interested organisations who may wish to participate in a future procurement exercise. The Council is seeking to secure a collaborative, innovative operating partnership for this re-development to support the needs of local businesses, communities and visitors to the town.

The Town Hall consists of a ground floor arcade with six retail units to two sides with access to an upper floor which was converted in the 1970's into a large open room with separate kitchen/ toilet facilities used for civic and community functions but has been vacant and closed to public use during the last 20 years.

The Market Hall, originally built in 1845, is already progressing through RIBA stage design to undertake and deliver an extensive refurbishment programme to the internal space. The current layout and condition of the building limits the flexibility and potential use of the space and is very representative of a traditional retail market. The designs offer a more versatile mixed use space for what the Council believes will develop into a vibrant community venue.

The Municipal Buildings was formerly the Civic Offices for the area but following the formation of the Borough Council in 1974 has become secondary to the Council's Buxton Town Hall offices. The building remains as office space and still operates and provides public sector services. Local Authority (County Council) partners are tenants to the Council under lease until 2025.

The Council is seeking innovative ideas for the future use of the complex which align with the following overall vision/objectives of the project:

- Renovate/ repurpose the Town Hall, Market Hall and Municipal Buildings for a range of uses including, for example, business start-up space, modern multi use event space, food and drink together with retail;
- Attract visitors to the town and complex by creating a signature destination and focal point within the town centre for both residents and visitors;
- Create a vibrant enterprise and cultural/creative hub in the town centre with a significant increase in the number of people using and working from these buildings;
- Further positioning Glossop as a desirable town of choice for skilled professionals/ business entrepreneurs;
- Restore/ bring back into full and sustainable use these heritage buildings;
- Create a sustainable income source for the Council.



» Locality Offerings

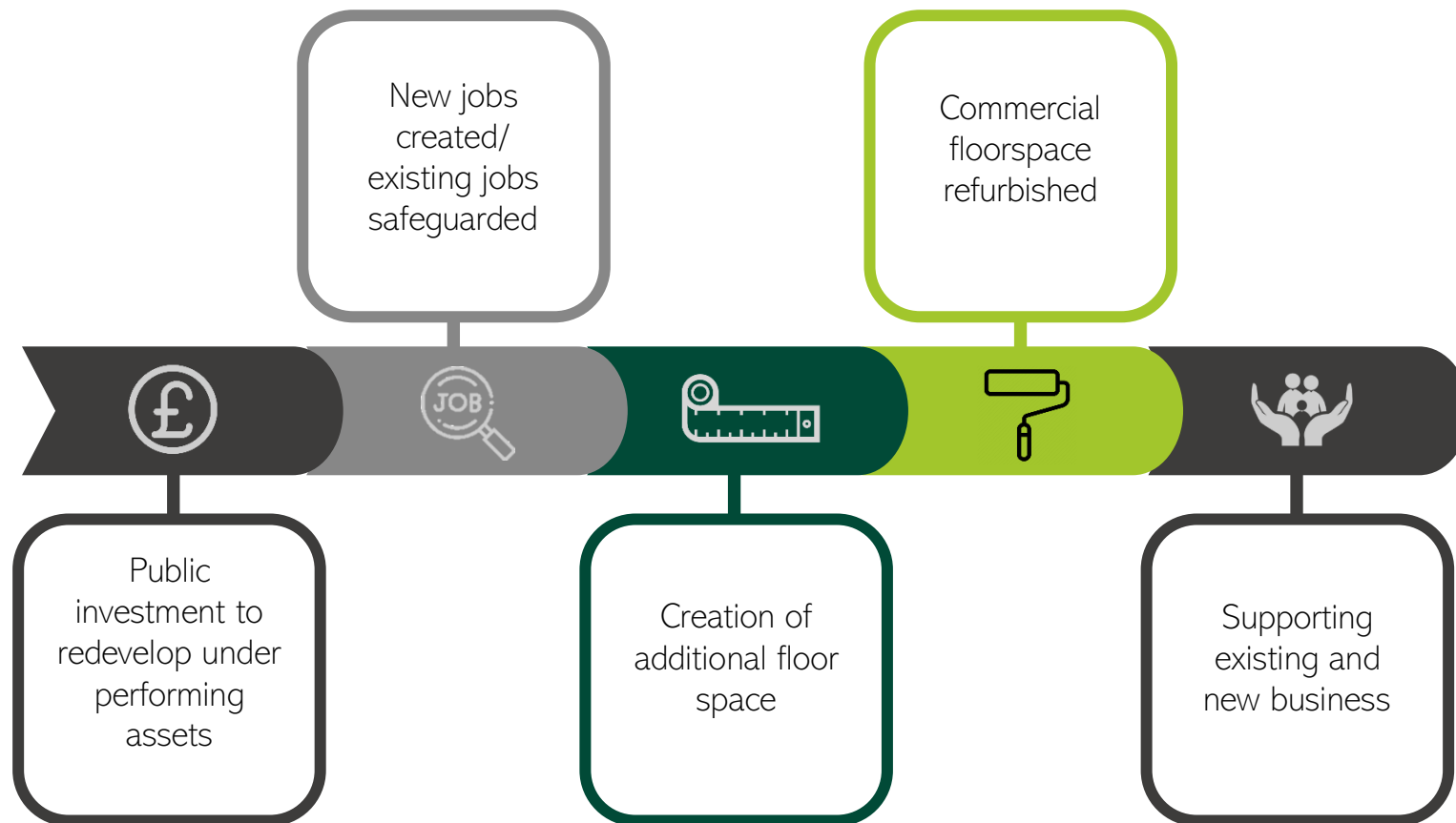
The Council is currently working in partnership with a dynamic and ambitious local Social Enterprise, Glossop Creative Trust, to support and develop the creative sector within the town with the aim of driving and developing the local economy and regeneration.

Glossop offers a range of opportunities which the right partner/operator will benefit from:

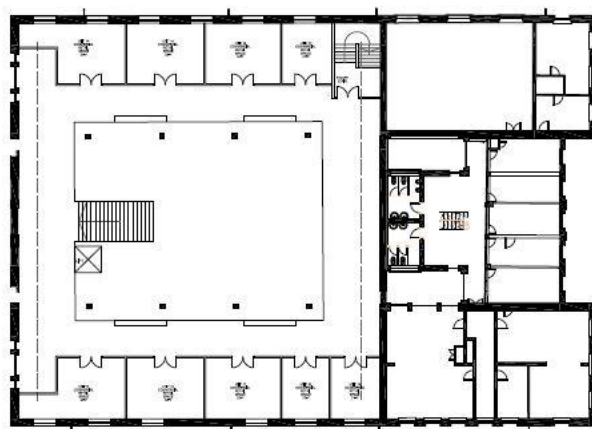
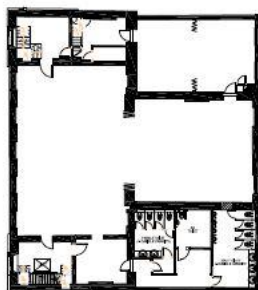
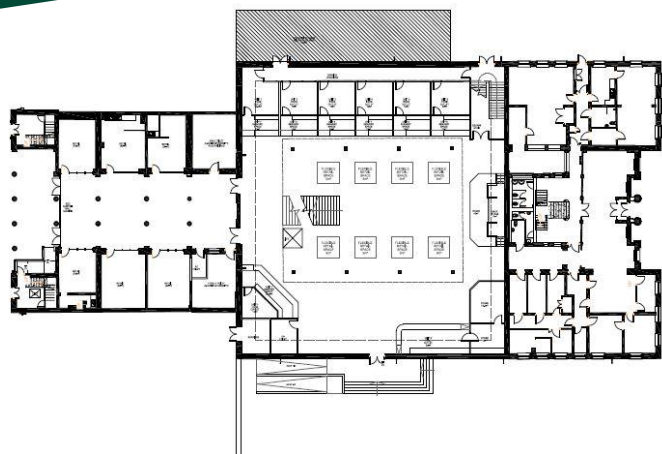
- Glossop town centre sits between Manchester and Sheffield and is just 30 minutes by train from Manchester;
- As the 'Gateway to the Peak District', Glossop offers a desirable base for walking with surrounding breath taking scenery;
- The town has a strong and growing reputation as a high-quality food and drink destination with a good mix of independent retail;
- Glossop has a strong creative scene, particularly around live music and performances in the town, offering an ideal platform for development with creative organisations;
- A post-Covid Demand Assessment has identified a strong demand for, and lack of supply of, workspace in the town.



Key Outputs from the Redevelopment Project



Exciting new Development



The Council has commenced an ambitious development programme for these iconic buildings. Plans included within scope are:

Town Hall (Ground Floor Shopping Arcade/ First Floor Accommodation)

- General remodelling/ refurbishment of the ground floor retail units, including external renovations;
- New glazed main entrance doors/screen creating a multi-use enclosed arcade space;
- New toilet facilities including accessible toilet and baby changing facilities to the arcade and first floor accommodation;
- New lift, together with the renovation of the existing historic staircases, providing access to first floor accommodation;
- Full renovation/refurbishment of the first-floor accommodation including new services and finishes.

Market Hall

- New roof coverings together with rainwater goods and the installation of new central skylight;
- Install mezzanine floor to create nine first floor units including new services/ finishes;
- Form ground floor units including new services suitable for food retail and service;
- Create a central flexible space, suitable for pop up events/markets, seating area etc;
- Install new external entrance doors together with ramps to provide access;
- Install new mechanical and electrical installations including ventilation and alterations to drainage.

Municipal Buildings

- Replace roof coverings and existing skylights together with new rainwater goods;
- Repair water damaged wall/ceiling plaster, localised re-decoration;
- General window refurbishment (internal light wells);
- New heating installation.

Commercial Opportunity

We are offering an ideal opportunity for potential partners to explore synergies between the identified areas, opening days and times, estimated income and management model. The Council will look to source a strategic partner through a Concession contract arrangement. We are looking for innovative models for mutual benefits for the whole operation covering the areas as detailed below.

The Arcade, Town Hall and Market Hall are all interconnected. The Municipal Buildings are physically connected but does not have a connecting doorway to the other areas.

Arcade

6 retail units with a central flexible space of 8 colonnaded pillars approximately 3m x 2m apart. The arcade retail units have refurbished utilities and lighting. The arcade front elevation, opening to Norfolk Square, will be fully glazed.

Town Hall

The Town Hall space occupies the first floor above the Glossop arcade with a large central area, kitchen, office and side rooms. Access via stairs and passenger lift to the front of the building.

Market Hall

The refurbished market hall features a ground floor with 8 lock up units ready for tenant fit out. The ground floor has a central flexible area which can be flexible retail pop up or can accommodate up to 250 covers. The fit out will include a changing spaces place and stairs to the mezzanine which will accommodate a further 9 lock up units and welfare facilities.

Outside Market

The outside area adjacent to the market hall and car park hosts a traditional market, currently there are a number of new cabins in that area.



Demographics

Glossop has an estimated population of 33,000 as of 2019, with a broader catchment of 92,606 across High Peak. The population is older than the UK average, with the modal age group being 50 - 59. Glossop has relatively low diversity, with 97% of the population identifying as White British.

Glossop services many commuters to Manchester due to strong transport links, lower cost of living and more rural lifestyle opportunities.

Food and Retail

Glossop has 127 retail units, 33 food units and 12 pubs, with a vacancy rate of only 3-5%, compared to a national average of 9-10%

The town centre has seen a growing emergence of independent food outlets. The existing offer is based on restaurants and cafes, and there is a market gap for quality, independent street food offering a variety of international options.

Glossop has a growing vibrant live entertainment scene which is proving popular in the town. The potential of the new development designs focus on the opportunity to create a vibrant food, retail and entertainment hub directly in the centre of the town.



COMMERCIAL PARTNER PROCUREMENT

High Peak Borough Council and local stakeholders wish to select a commercial strategic partner to support the Council in delivering the future aspirations of the public buildings in the heart of Glossop Town Centre to a creative, versatile and attractive offering for residents, visitors and businesses to Glossop.

The partnership is envisaged as a fully collaborative and innovative commercial arrangement as opposed to a traditional service contract model. Primarily the Council would be looking for a partner with the vision and expertise to:

- Actively manage the complex focussing on innovation, engagement and community and start up business benefits, appreciative to the heritage of the buildings
- Organise events including pop-up markets, street markets and family-friendly entertainment
- Maintain and promote co-working and office space to ensure modern, attractive amenities and desirable user experience
- Manage operational maintenance of the building:
 - Cleaning and health and safety services
 - Collection of rents, rates and liabilities
- Undertake advertising and social media promotion of the opportunities for new start up business space and retail rentals
- Curate the tenant mix through a targeted lettings programme

PROCEDURE

Competitive procedure subject to the Concessions Contracts Regulations 2016

TIMESCALE

Contract Notice to be issued October 2021. We envisage the facility to be available for operator fit-out in November/December 2022.



EXPRESSIONS OF INTEREST

If this opportunity is something that you would be interested in tendering for please email

procurement@highpeak.gov.uk