

City Centre Regeneration Framework Action Plan Update

SUMMARY

- 1.1 The purpose of this report is to update Cabinet on progress in delivering the City Centre Regeneration Framework (CCRF) Action Plan, and to seek approval for scheme commencement on projects from the Action Plan as outlined in this report.
- 1.2 This report identifies the projects deliverable over the next three years and makes recommendations for the use of allocated sum from the Capital Programme for 2012-13.
- 1.3 The capital funding to deliver the CCRF Action Plan was approved Cabinet in December 2011 and the Framework itself and the Action Plan were approved by Cabinet and Full Council in January 2012.

RECOMMENDATION

- 2.1 To note the progress on CCRF Action Plan (appendix 2).
- 2.2 To approve in principle the initial provisional programme of projects to be funded from the approved Capital Expenditure for the next three years as set out in appendix 3.
- 2.3 To delegate the Chief Executive in consultation with the Leader the authority to agree the final programme and to approve scheme commencement of proposed projects.
- 2.4 To note that a further report to update and confirm the Regeneration Capital Programme and the governance arrangements will be presented to Cabinet in April.

REASONS FOR RECOMMENDATION

- 3.1 Members have requested progress report on the implementation of the CCRF Action Plan.
- 3.2 For the Action Plan to be delivered within approved timescales (2011-16), projects need to be planned, designed, consulted upon and implemented in appropriate stages. Funding from the approved capital plan needs to be allocated to support this.
- 3.3 The proposed programme of projects has the potential to act as catalysts for regeneration, engage residents as well as business communities and improve the built environment to attract inward investment.

SUPPORTING INFORMATION

- 4.1 The CCRF provides a framework to influence, guide and steer developments, promote regeneration and improve the built and natural environment of the city centre with a view to realising the economic and cultural potential of the city. It seeks to:
- demonstrate the Council's commitment to city centre regeneration;
 - increase confidence of developers and prospective investors;
 - provide a joined up approach to improving the quality of the built environment.
- 4.2 The CCRF Action Plan is a compilation of projects and initiatives proposed or already underway which could have significant impact on the development of the Derby city centre in the future.
- 4.3 The delivery of the Action Plan will be steered and monitored by the governance and delivery structure as adopted by the Council (appendix 4) as described in paragraph 4.21 to 4.25 of this report.

Progress so far

- 4.4 Appendix 2 demonstrates the status of projects and identifies the next steps required for the delivery of the CCRF Action Plan. This also identifies actions that need DCC intervention in the form of Capital Expenditure in the next three years.
- 4.5 There are three key priorities emerging from the Action Plan:
- Becket Well
 - Public realm projects
 - Strategic initiatives

Becket Well

- 4.6 DCC supported the stakeholders' workshop led by the United Reform Church to facilitate discussions with various landowners and stakeholders and to co-ordinate development activity in the wider Becket Well area.
- 4.7 The vacant site of the former Duckworth Square retail centre represents a key opportunity within the Becket Well area. Discussions are underway with different parties, including the existing landowners, regarding the acquisition and potential development of the site in order that a project is brought forward that acts as a catalyst for the regeneration of the wider area.
- 4.8 The former Debenhams site remains a potential purchase opportunity and discussions are ongoing with the current owners of this site.
- 4.9 An opportunity exists to work with the St Peter's Quarter BID to engage businesses within the area to increase footfall by enhancing the public realm and make the area safe for the businesses and residents alike. A grant to the St Peter's BID to support this action is proposed in Appendix 3.

Public realm projects

- 4.10 The Vibrant City Group (see para 4.14) has developed a long list of potential public realm projects which are outlined in the appendix 5. The VC group has then considered priorities for the limited capital funding available against the following criteria:

- Strategic fit
- Regeneration impact
- Deliverability
- Community and partners support

These have been used as guidance in making recommendations to Members.

- 4.11 The recommendations for high priority projects are:

- The Spot (initial design work)
- Six Ways Gateway, Normanton Road- Burton Road junction (initial design work)
- St Peter's Cross (junction of St Peter's Street and East Street including DCC link bridge)
- Riverside II and III (between Roundhouse and Cathedral Green)
- Tunnel Lighting Phase I (underneath the ring road)
- Blank Canvasses (city centre and Connecting Derby)

- 4.12 It is proposed that the initial feasibility and design work to be carried out on projects such as the Six Ways Gateway (Normanton Road/ Burton Road junction) and The Spot. These projects are recommended by the Vibrant City group and their implementation is not dependent on any other development activity. It is acknowledged that the initial design work will give an idea of cost and timescales for the detailed design and implementation works which will need to be planned in later phases.

- 4.13 Appendix 3 proposes an initial allocation of capital fund to bring these priority projects forward. The identified projects will need to go through the stages of feasibility, concept design, detailed design and implementation. Most projects which have been designed in the first year will be implemented in the subsequent years. The projects that are already at advanced stages of design can be implemented in the first year. The distribution of projects over three years ensures activity to maintain momentum and build on the community engagement and general public support.

- 4.14 The recommendations for medium priority projects are:

- Swimming Pool connectivity (to Bass' Rec, north riverside and surrounding area)
- Liversage Park (open space off the Castleward boulevard)
- Sadler Gate
- Green Lane- Macklin Street junction
- Becket Well public realm

It is proposed that the initial feasibility and design work to be carried out for the connectivity of the proposed swimming pool in conjunction with the building design works.

- 4.15 The deliverability of other medium priority projects is dependent on other development activities that need to be carried out prior to commencement of any design work. i.e.
- Liversage Park is part of the Castleward Urban Village and is being designed by the developer as part the overall planning application.
 - Sadler Gate public realm works need to be carried out in conjunction with the development of the wider Sadler Square area which is not due to complete in the next two years.
 - There is a funding bid for the improvement of shop fronts and public realm works on Green Lane submitted to the Townscape Heritage Initiative. It is recommended that any work planned for the Green Lane- Macklin Street junction needs to follow the result of this bid.
 - Becket Well public realm work needs to follow any development activity planned for the wider Becket Well area which may not be delivered in the next two years.
- 4.16 For the above reasons, it is proposed not to include these medium priority projects in the proposed initial provisional programme at this stage.

Strategic Initiatives

- 4.17 There are a series of strategic initiatives proposed in the CCRF Action Plan involving partners such as Cathedral Quarter BID, St Peter's BID, Marketing Derby, Derby Live and Network Rail. Some of the key initiatives include:
- Working with Derby Live to prepare and deliver a programme of events in public spaces to increase the footfall
 - Working with BIDs to improve management and quality of open spaces
 - Working with Network Rail to bring forward the Railway Station masterplan
 - Working with developers to propose a mechanism for ensuring high quality design
- 4.18 Based on these above mentioned priorities, an initial provisional programme of projects has been proposed to be planned/ designed/ delivered from the capital expenditure (appendix 3).
- 4.19 This programme takes into account the key objectives of CCRF, compliance with Derby Plan objectives, public realm priorities proposed by the public realm working group and other initiatives already underway in conjunction with strategic partners and developers.
- 4.20 It is acknowledged that lighting of key open spaces and public buildings is crucial for attracting people to take part in events. To enable DCC and Derby Live to run a successful programme of events, a sum of money is identified in appendix 3 for providing infrastructure for lighting and events.
- 4.21 A grant of up to £50k each is proposed in appendix 3 for both the Cathedral Quarter BID and the St Peter's BID. This grant is to carry out small scale localised enhancements of the built environment within the respective BID areas over next three years (2012-15). A grant agreement will be prepared and monitored by the Regeneration Projects Division. It is envisaged that the grant will be conditional upon being in part match funded by the BIDs.

- 4.22 Derby Railway Station is a key gateway to the city and development of the station area is a priority project in the CCRF Action Plan. A small sum of money is proposed in the appendix 3 to complete the planning application for the multi-storey car park.
- 4.23 A sum of up to £5k per year will be identified from form the Regeneration Directorate budget to improve the design quality of key regeneration projects.

Governance, Delivery and Monitoring of the CCRF Action Plan

- 4.24 The CCRF Action Plan will be delivered in accordance with the governance and delivery structure approved by the Cabinet and the Council in January 2012. (appendix 4)
- 4.25 The Vibrant City Group (VC group) has recently been established to provide a strategic steer to the regeneration of the city centre as well as to improve co-ordination between all stakeholders. The membership of this group includes representatives from key strategic partners such as Business Improvement Districts (BIDs), Westfield and Marketing Derby along with Derby City Council's internal departments such as Regeneration Projects, Streetpride, Derby Live and Derby City and Neighbourhood Partnership (DCNP).
- 4.26 A CCRF Programme Board will be set up to deliver the Action Plan which will be managed by the Programme Manager in the Regeneration Projects Division.
- 4.27 The individual projects will be managed by DCC personnel with help from consultants for design and procured contractors for implementation, where appropriate. Help from consultants will be sought for design and contractors will be procured for implementation stages, where appropriate.
- 4.28 An annual report on the Action Plan will be presented to the Cabinet towards the end of next financial year along with the proposal for the next year's expenditure.

OTHER OPTIONS CONSIDERED

Option 1: Do nothing approach

- 5.1 This approach was not considered to be appropriate as the CCRF Action Plan is already adopted by the Council and it needs to be delivered within the agreed timescales (2012-2016).

Option 2: Design everything now and deliver later approach

- 5.2 This approach was considered because of its ability to give accurate cost estimates for the implementation stages and reduce the risk of cost overrun. But this was not considered appropriate as it would not mean efficient distribution of resources over the programme timescales.
- 5.3 It was considered best to have the projects with shorter design time to be on ground as soon as possible to maintain the momentum of public expectation and to reduce the risk of causing disturbance to residents and businesses due to all projects being on site at the same time.

This report has been approved by the following officers:

Legal officer Financial officer Human Resources officer Service Director(s) Other(s)	Stuart Leslie Martyn Marples N/A Chief Executive Richard Williams, Director, Regeneration Christine Durrant, Director, Planning and Facilities Management Rob Salmon, Head of Spatial Planning and Climate Change Paul Clarke, Head of Development Management
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For more information contact: Background papers: List of appendices:	Name: Pranali Parikh- 01332 642060. e-mail:pranali.parikh@derby.gov.uk Cabinet report- City Centre Regeneration Framework, 10 th Jan 2012 (referred to the Full Council on 25 th January 2012) Capital Project Bidding Document- City Centre Regeneration Framework (CCRF), December 2011 Appendix 1 – Implications Appendix 2 – CCRF Action Plan: Progress Report Appendix 3 – Initial provisional programme allocation Appendix 4 – CCRF governance and delivery structure Appendix 5 – Public realm priorities
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IMPLICATIONS

Financial and Value for Money

- 1.1 The Council has approved the following Capital Expenditure for the delivery of CCRF Action Plan:

Elements of cost	Year 1 (2012-2013) £000	Year 2 (2013-2014) £000	Year 3 (2014-2015) £000	Total £000
Public Realm and other projects	1600	1250	1000	3850
Total	1600	1250	1000	3850

Funded From				
Corporate Unsupported Borrowing	1,600	500	500	2,600
Capital receipts		750	500	1,250
Total Funding	1,600	1250	1,000	3,850

The capital expenditure and associated funding have been approved at Council Cabinet 13 December 2011 and form part of the 2012/13 – 2014/15 capital programme.

Appendix 3 provides a detailed break down of the projects and the funding allocated to them.

It is proposed to utilise £60k per annum for project management by the Regeneration Projects Division.

A sum of up to £5k per year will be identified from form the Regeneration Directorate budget to improve the design quality of key regeneration projects.

Legal

- 2.1 There are no legal implications arising from this report.

Personnel

- 3.1 There are no personnel implications arising from this report. The proposed CCRF Programme will be managed by the Regeneration Projects Division.

The projects will be managed by the DCC personnel with input from the Regeneration Projects Division and the Spatial Planning and Climate Change team.

Equalities Impact

- 4.1 An Equalities Impact Assessment was carried for CCRF in August 2011. The actions arising from this will be incorporated in the delivery of the Action Plan.

Health and Safety

- 5.1 There are no health and safety implications arising from this report. In implementing individual projects, the health and safety assessment will be carried out.

Environmental Sustainability

- 6.1 Environmental sustainability has been considered in developing the CCRF. Sustainability is one of the major considerations under design and development principles. Any new development will have its environmental consequences but the sustainable approach and development principles adopted by the framework will help consider low carbon emissions in all new or retrofit projects.

Asset Management

- 7.1 There are no asset management implications arising from this report at this stage. These may arise at a later stage of implementation of the proposed projects and will need to be raised at respective stages.

Risk Management

- 8.1 The main risk identified is that the projects identified in the CCRF Action Plan will not be delivered within programme timescales and to an agreed quality specification. To steer and monitor the delivery of these projects, the Vibrant City Centre Group has been set up with membership from various partner organisations.
- 8.2 There is also a risk attached to the estimated cost of the projects at this stage prior to full detailed designs being prepared. Initial cost estimates have been prepared based on the experience of similar projects delivered in the last five years by the DCC team. The projects will be managed in conjunction with the Head of Finance and in accordance with the PRINCE 2 principles.

Corporate objectives and priorities for change

- 9.1 The City Centre Regeneration Framework links closely with the two outcomes of Derby Plan: All people in Derby enjoy '**A thriving Sustainable economy**' and '**An active cultural life**'. The actions and projects identified in the CCRF will help delivering the following outcomes of Derby Plan:
- More new businesses
 - More people with jobs
 - More use of shopping, leisure and tourist facilities
 - More people taking part in cultural activities
 - A better built and natural environment
 - Less fear of crime and anti-social behaviour

- More people feeling that people from different backgrounds get on well together.