

Gloucester City Council

Meeting:	Cabinet	Date:	15 July 2015
Subject:	City Centre Investment Fund Allocations and Update		
Report Of:	Cabinet Member for Regeneration & Economy		
Wards Affected:	Westgate		
Key Decision:	No	Budget/Policy Framework:	No
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Appendices:	None		

FOR GENERAL RELEASE

1.0 Purpose of Report

- 1.1 This report updates Members on the projects within the City Centre Investment Fund delivery programme.

2.0 Recommendations

- 2.1 Cabinet is asked to **RESOLVE:**

- (1) To note that good progress is being made to deliver the City Centre Investment Fund.
- (2) That £70,000 of the public toilet allocation be used to provide a new facility at Kings Square, the balance to remain allocated to the Tourist Information Centre, subject to the outcome of detailed feasibility studies.
- (3) That an interim solution of painting the façade of the Kings Walk Car Park be delivered in time for the Rugby World Cup, subject to the owner's approval pending the delivery of the permanent façade treatment.
- (4) That Officers deliver immediate improvements at the City Museum, as detailed in Section 4.3, and continue to work with the Heritage Lottery Fund to make a further bid.
- (5) That the prioritisation of Eastgate Street frontage of the Kings Walk Car Park and the Eastgate Shopping Centre, for the treatment of their facades be confirmed, subject to detailed costs and that the Eastgate Link Bridge be reconsidered in the light of the proposals for the Kings Walk car park frontage when fully developed.

3.0 Background and Key Issues

- 3.1 Cabinet has set up the City Centre Investment Fund utilising a component of the receipt (£2m) from the Tesco disposal at St. Oswalds, to help support the attractiveness, vitality and viability of the Centre and build on the considerable amount of successful work already being carried out.
- 3.2 This report provides an update in respect of allocated resources following a November 2015 Cabinet report.

4.0 Allocations

4.1 Better Car Parks - £160,000

- 4.1.1 Extensive work has now been undertaken to improve the City's car parks. Westgate Street car park has had its entrance improved not least to enable use by coaches as part of the highly successful Meet and Greet scheme. This car park has recently been used as an unlawful encampment by Gypsy and Travellers. Officers will consider what further improvements can be made to prevent a repeat of this incident.
- 4.1.2 More general car park improvements include replacement of litter bins with seagull proof bins, improved lighting at Hampden Way (which is also LED to aid with energy efficiency) and improved markings and pedestrian safety areas. New heavy duty doors have also been provided, which are locked at night, to prevent rough sleeping and improve the safety of car park users.
- 4.1.3 The most significant improvements for users relate to the stairwells. A deep clean had been undertaken early in 2015, but this did not address the underlying issue of unhygienic smells. In response a further deep clean was undertaken with a subsequent application of a rubber based paint. This is designed to stop fluids impregnating the concrete and creating on going odour issues.
- 4.1.4 Works to Longsmith St Car Park stairwells were completed earlier in 2015. Feedback from users has been positive. Kings Walk Car Park's rear stairwell was completed in May 2015. This stairwell was the most unhygienic of the 4 being improved. Deep cleaning was successful and painting was subsequently undertaken. This stairwell has had the best outcome. Prior to improvements this stairwell was particularly dark and drab whereas it is now very much lighter, brighter and is a much better environment for users.
- 4.1.5 All completed stairwells have the benefit of being Disability Discrimination Act compliant. New handrail toppers have been fitted, to comply with the requirement of being 'warm to touch'. In addition glass reinforced plastic nosings have been applied to the tread of each step, to prevent slips, trips and falls. These provide both a tactile and visual indication of the stair edges.
- 4.1.6 Further improvements are now being developed in the form of replacing the Pay and Display Machines with Pay on Foot complemented by Automatic Number Plate Recognitions systems. This proposal will be delivered during 2015/16.

4.2 Major 'Shop Gloucester' Campaign - £30,000

4.2.1 This allocation is to support a 'Shop Gloucester' Campaign and the related idea of Residents' Weekends where a week or weekend is selected, and participating businesses offer discounts or incentives of one kind or another during this period, coupled with street entertainment to make the City as vibrant and attractive as possible. The first Residents Weekend was held in March 2014 and was considered to be successful. Resources were also used to contribute towards the delivery of:

- i) A Street Art Festival, delivered with significant increases in footfall of up to 20% during the weekend of the event. The total cost of this festival was £17,500 of which £8,000 was achieved through sponsorship.
- ii) Blues festival – This event was successful and was delivered with support from Marketing Gloucester, although no budgetary provision was required. Part of the allocation (£3,500) has been spent within the sub region to draw visitors to Gloucester. Marketing Gloucester's initial research shows that this has been successful. Further support will be provided to the next Blues Festival

4.2.2 Further events are planned for 2015 including:

- An arts based event
- A Visit Gloucester Advertising Campaign; details are being developed for a campaign leading up to Christmas 2015.

4.2.3 Looking beyond this year, a further Street Art Festival is being developed for 2016.

4.2.4 Due to careful financial planning and the generous support of sponsors, an element (£12,500) of this budget remains unallocated. It is proposed that this funding is allocated to other events throughout the City by MGL.

4.3 City Museum Phase 2 - £500,000

4.3.1 Due to the competitive nature of bidding for HLF resources, and a large number of bids being submitted for projects located in the City (e.g. Archives, St Nicholas Church, Waterways Museum), HLF did not offer the first round pass and development grant for the "Gloucester's Story" project.

4.3.2 The HLF do however, recognise the importance of the project, and have given advice on how the City Council can complete the project with their support. HLF advised that work to re-cover the roof above the Price Memorial Hall should be carried out as soon as possible as indicated in the original proposal. They will not fund any major projects until the work is done. The total cost is estimated at £100,000. These works should also include: insulation in the walls and roofs, air conditioning in the upstairs galleries (to remedy the high relative humidity, particularly in the art galleries which is detrimental to the art works) new lighting, electrical works and re-plastering in the two art galleries. This is estimated to cost in excess of £90,000. As part of the HLF application these works were identified as urgent and as a consequence do need to be carried out.

4.3.3 Changes to the themed display areas in the Price Memorial Hall on the first floor are currently being done to freshen them up for the WOW Rugby Exhibition as part of the Rugby World Cup celebrations. More permanent changes would include new graphic illustrations, new interactive installations and new museum showcases. The total cost estimated in the original application to be £250k, in addition to the items identified above in 4.3.2. HLF have advised that the activity element of the project, involving local communities and volunteers, could be funded through smaller grants from them and this is being pursued further. Once this phase of the work is complete, HLF would be happy to accept a proposal for a larger grant to complete the whole project, with any surplus from the CCIF allocation of £500k being used as match funding. As a consequence Officers are proposing to continue to spend the CCIF allocation on urgent works.

4.4 A new Tourist Information Centre - £130,000

4.4.1 The relocation of the Tourist Information Centre (TIC) to new larger premises remains focussed on 26 Westgate Street. This is a significant listed building in need of re-use. The TIC would be largely contained on the ground floor of the premises and disabled access would be required along the passageway to the side with alterations at the rear. Disabled Groups have been consulted and they accept this proposal in principle, subject to design.

4.4.2 Further to the initial concept being considered, the building is now under new ownership. The impact of this change is limited as the new owner has expressed an interest to work with the City and for the City to take on the building either in part or in totality.

4.4.3 In order to progress the relocation of the TIC, architects have been appointed to undertake a full condition and structural survey of the building. This is an important piece of work as it will detail the issues that need to be addressed by the City, to enable occupation by the TIC. Subsequent to the outcome of the study, detailed plans will be developed, together with costs, to confirm the viability of the scheme and to enable Members to make an informed decision as to whether relocating the TIC to 26 Westgate is a viable option.

4.5 Enhanced Christmas Lights / Decorations - £75,000

4.5.1 Tenders have been received from 7 companies providing various options for the new Christmas lights. Officers are currently evaluating the submissions for Members to consider further.

4.5.2 Remote operation was added to the parade route for 2014, funded through the CCIF that enhanced the experience for those attending the switch on as it gave the effect of the lights coming on as the parade passed underneath. This was considered to be successful.

4.6 Extended Business Grants - £100,000

4.6.1 The business grants programme is proving very successful. To date £30,000 has been awarded and £26,000 paid to applicants under the Growth Accelerator and Flexible Support Grants. In addition to the grants a budget was provided for marketing support (£2,000).

4.6.2 The below identifies those companies that have now been allocated or are in receipt of the grant:

2013/14 Summary	2014/15 Summary	2015/16 To Date
Growth Accelerator Grants	Growth Accelerator Grants	Growth Accelerator Grants
SPACE INTERIOR CONTRACTS	ONE TO ONE RECRUITMENT	OMIGA TECHNOLOGY LTD
EXPRESS REMOVALS & STORAGE	E G CARTER & CO LTD	STANTEK ELECTRONICS
ASHGREEN BUSINESS SERVICES	ENVESCA LTD	COLOUR CONNECTION
ALLCAP LIMITED	G S CONSULTANCY	
VININGS RESTAURANT	LEKTEK LTD	
TARGET CATERING EQUIPMENT	EDWARD JENNER SCHOOL	
HR CHAMPIONS	DMXPRESSIONS LIMITED	
EG CARTER & COMPANY JSM BUSINESS GIFTS	VININGS	
POWER DIRECT NORVILLE OPTICIANS		
Flexible Support Grants	Flexible Support Grants	Flexible Support Grants
7 BAMBOOS RUGBY LTD	7 BAMBOOS RUGBY LTD	TRAIN WITH PRIDE LTD
	CAFE ON THE CUT	SJ1 RENEWABLES LTD
	LILAC LILY DESIGNS ARMED CREATIVE	ROOTS COFFEE & COMMUNITY CIC
	CUFF SECURITY GROUP	RESTORE COUNSELLING SERVICE
	ROOTS COFFEE & COMMUNITY CIC	

4.6.3 A budget is available of £30,000 for Evening Vitality grants. This is proving challenging for applicants due to the scale of the match funding. However there are some proposals in the pipeline and Officers are working hard to ensure these grant resources are distributed in a manner which best benefits the City.

4.7 Targeted Historic Grant Scheme - £200,000

4.7.1 The City Centre Targeted Historic Grant Scheme was launched in July 2013; to date around 65 expressions of interest have been received. A total of fifteen grants have been formally offered and accepted totaling £70,000 of which £36,000 has been paid out for completed work.

- 105 - 107 Westgate Street - 15 new timber sash windows
- GA Bakers and Sons, 5 Southgate Street - repairs and cleaning to the clock and figures
- 21 St John's Lane - repairs to windows
- 50 Northgate Street – Shop front repairs
- 12 Westgate Street – redecoration
- 20 Southgate Street – redecoration and shop front repairs
- 60-62 Westgate Street – window repairs and redecoration
- 39 Westgate Street – condition survey to enable assessment of works required
- 33 Westgate Street – redecoration
- 42-44 Westgate Street – Comprehensive repairs and repainting of external elevations
- 5A College Court, Lilly's Restaurant – Repainting shop front
- 24 Westgate Street - Comprehensive repairs both internally and externally and repainting of external elevations
- 26 Westgate Street -To undertake a condition and structural survey
- Thorntons – General tidy up to shopfront
- 3 College Street –refurbishing and painting of sash windows

4.7.2 The following schemes have been completed including GA Baker and Sons, 107-109 Westgate Street, 21 St John's Lane, 12 Westgate Street, 50 Northgate Street, 3 College Street and 5A college Court. Works which are currently underway are 24 Westgate Street, 26 Westgate Street, 20 Southgate Street and 33 Westgate Street.

4.7.3 In addition Officers have prioritised building projects for targeted grants and these are buildings which are on the City Council's Buildings at Risk Register (B@R) and also those which are vacant on both ground and upper floors to help rejuvenate the gate streets of Gloucester. The following properties have been allocated funds and an update on their status is as follows:

- 26 Westgate Street – Monies allocated subject to further discussions with the new owner and possible refurbishment. Condition and Structural survey commissioned.
- 31 Westgate Street – LBC and Planning application now granted. Discussions with owners ongoing regarding grant.
- 39 Westgate Street – Awaiting results of condition survey due to be completed by August 2015.
- 41 Westgate Street - LBC and Planning application submitted for replacement shop front and reuse of upper floors.
- 78 Westgate Street – Grant money offered for condition survey to enable assessment of works required and LBC and Planning applications to be determined. Property for sale and potential purchaser is interested in grant scheme.

4.7.4 Recent publicity of completed projects and with several projects being underway in Westgate Street Officers have received numerous enquires regarding the grant scheme and hopefully further projects will come forward as a result. Officers will continue to promote the scheme working with Gloucester City Centre Community Partnership (GCCCP), Chamber of Commerce, as well as, the Regeneration and Economic Development Team. The objective will be to continue cross promoting the grant schemes to assist in rejuvenating the City Centre's gate streets through reusing vacant commercial and residential premises.

4.8 Lighting - £145,000

4.8.1 The Lighting Strategy grant scheme, which offers up to a 60% grant towards the design, procurement and installation of architectural lighting to historic and landmark buildings in the city centre is making good progress. Constitution House, a Grade 2 listed building, was lit in October 2014 using two 150w LED floodlights aimed at the main façade onto Constitution Walk.

4.8.2 The Eastgate Portico lighting scheme was completed in February 2015 also with the help of the grant scheme, with the Eastgate Shopping Centre providing 40% of the total cost. The main features of the Grade II listed structure were lit up, including the bell tower, clock, coat of arms features and stone archways. The lighting scheme draws attention to one of the few remaining historic structures on the SW side of upper Eastgate Street.

4.8.3 A re-lighting scheme for St. Mary de Crypt Church (Southgate Street) has been designed, costed and a detailed scheme agreed. A local contractor is now in the process of ordering all of the necessary lighting equipment with installation to

commence in July. The project involves a series of waterproof, toughened LED uplighters which will highlight the stone piers and walls, as well as the decorative main church doorway.

4.9 Treatment of Unattractive Facades- £150,000

4.9.1 Following approval Officers have been working on developing architect designed schemes after receiving quotations for a variety of approaches including cladding, possible art work and green walls. The following schemes are being developed:

4.9.2 **Kings Walk Car Park, Eastgate Street elevation:** Officers have been in discussions with the leaseholder and to date they have been productive. Cladding has been proposed as the most appropriate way forward in terms of costs and visual impact. Testing of cladding products has been undertaken on site together with research into costing for the scheme. A number of Computer Generated Images (CGI's) have been created by local architects, and will be used as part of the package of information submitted for planning permission. To aid discussions in relation to the impact of the cladding on the street scene a sample panel detailing the proposed material and finish has been constructed and will be temporarily installed. In view of the Rugby World Cup commencing in September, an interim solution of painting is being proposed to ensure the City looks its best during this high profile event. This will enable the detail around the cladding to be considered further.

4.9.3 **The Eastgate Link Bridge:** Officers have been in discussions with the Shopping Centre Manager and there is interest in the scheme subject to further detail being made available to them. Due to changes in ownership of the shopping centre this has delayed the scheme. A number of CGI's have been produced, showing what could be achieved and have been consulted upon. Testing of cladding products has been undertaken on site together with research into costing for the scheme. A planning application has been submitted. Consideration of whether a scheme remains a priority and represents value for money will be undertaken in the light of the emerging proposals for the Kings Walk car park frontage.

4.9.4 **Eastgate Shopping Centre:** The facades which are considered to be the most appropriate for a Tromp l'oeil (a form of building wrap) is the area above Paddy Power and B&M. This is due to the area being visually uninteresting. Officers are presently focusing on the building wrap treatment though cladding has not been ruled out. Wraps are a canvas sheet set on a frame and have a life span of approximately 5 years, after which they may have to be renewed or removed. Designs have been researched and initial thoughts have focussed on a recreation of the 19th century hotel that previously occupied the site. Due to the shopping centre being acquired by new owners, discussions have had to be held with them to ensure that they are comfortable with the scheme and the impact on the shopping centre. The discussions are on-going with the building company producing the wrap, as well as, obtaining approval from the managers and owners of the Eastgate Shopping Centre. Once approval is obtained a planning application will be submitted.

4.9.5 **Longsmith Street Car Park:** Although benefiting from planning permission, work on this scheme has been suspended pending detailed costs of the other schemes which could have a greater impact. It is also prudent to deliver the more challenging higher impact schemes first, not least to have initial call on the budget.

4.10 Heritage Interpretation, Signage and Street Banners

- 4.10.1 **Heritage Trails survey - £10,000:** A review of the existing Heritage Trails was undertaken by Conservation Staff with help from the Civic Trust. The Conservation Projects Officer has been working with Marketing Gloucester to implement a Heritage Trails web based application. The Historic Walking Tour App went live in September 2014. Marketing Gloucester will be receiving analytic data from developers Icon.net after a full 12 months of usage to evaluate the success of the project.
- 4.10.2 In October 2014, Gloucester had the prestige of being the first destination in the UK and only the second in the world (after Oregon, USA) to partner with Google's Niantic Labs by providing content for their 'Field Trip' app. Field Trip provides an additional channel for visitors to explore Gloucester's history and heritage and makes full use of GPS locations and provides audio commentary for each historic building. The migration of Marketing Gloucester's content to Field Trip incurred no expense and the app will continue to optimise the use of the latest wearables technology, including Android Wear and the next generation of Google Glass, as well as smartphones.
- 4.10.3 **Interpretation Boards- £40,000:** The two interpretation boards for “The Spa” and “Kimbrose Triangle” have been completed and have been delivered to the City Council Offices. A contractor has been appointed to install the new boards which are due to be completed by the end of July.
- 4.10.4 Works are also continuing on a replacement Eastgate Chamber interpretation board and the Civic Trust have provided some images and wording for the board.
- 4.10.5 Marketing Gloucester are leading on the installation of further signage boards/finger posts being installed across the City similar to those for the public realm improvements to the docks and Kimbrose Triangle. £36,000 has been allocated to these improvements. This will include reference to City tourist attractions including the Folk and City Museums and the Guildhall.
- 4.10.6 **Event Banner Holders- £10,000:** This is being coordinated within the larger banner project for the Rugby World Cup. The objective is to ensure the City Centre Investment Fund contributes towards additional banners that benefit the city centre.

4.11 Gate Street Public Realm Improvements - £100,000

- 4.11.1 Cabinet at its meeting on the 6th February 2013 approved the improvement to traffic restrictions in the Gates Street area. This included changes to the existing four Traffic Regulation Orders (TROs), which will restrict access to all vehicles apart from emergency services and certain specific exemptions between 10.00am and 5.00pm seven days a week. The main objective being to create a much more clearly defined and enforceable pedestrian zone, so that a safer and more attractive shopping environment is maintained. The TROs are to be enforced through the installation and operation of a series of hydraulic bollards.
- 4.11.2 Work to implement the hydraulic bollards has been completed and they are now operational. Whilst there have been “teething problems” they are now operating

well and are considered to have made a significant impact on the pedestrianised areas of the City Centre.

4.12 Quality Public Toilet Provision - £100,000

4.12.1 This allocation recognised the need for high quality public toilet facilities in the City Centre. Cabinet, in November 2014, resolved to use these resources to deliver public toilets as part of the relocated Tourist Information Centre, subject to the outcome of detailed feasibility studies. However due to the need to deliver a solution leading up to the RWC, and the uncertainty surround the TIC timetable £70,000 is proposed to be used to deliver public toilets at Kings Square.

4.13 Kings Square Refresh - £20,000

4.13.1 £20,000 of the City Centre Investment fund has been allocated to improvement works in Kings Square. New bollards have now been installed at strategic locations of Kings Square so as to both restrict vehicular access and to identify the curtilage of the square.

4.14 Replace Westgate Mosaics- £30,000

4.14.1 As detailed in the September 2013 Cabinet report, these are being regularly damaged. Their replacement will add to the attractiveness of a key historic street and has now been successfully completed. The mosaics have been set in “trays” which will prevent them from being damaged or needing on-going repair with subsequent additional costs.

4.15 St Michaels Tower stonework repairs- £100,000

4.15.1 Works to repair the Tower have been successfully completed and the scaffolding removed. The final cost of the works was £102,000. This small overspend represents a real achievement to bring this project in extremely close to the original estimate. Particularly due to the nature of the project which, due to the age of the building and materials, presented many unknowns until works started.

4.16 Public Realm Strategy- £40,000

4.16.1 Cabinet in April 2014 agreed to reallocate £40,000 that had been identified for the replacement of the Station Road Car Park boundary wall with railings, to develop a Public Realm Strategy (PRS) and deliver some early improvements. Of this sum £2,000 has been allocated to enable the painting of street furniture of the gates streets, £14,000 to refurbish and provide new public bins and a £2,000 contribution made to the Hollie Gazzard bench. Work is progressing on the public realm strategy and to date the following has been achieved:

- A street furniture database has been created to record characteristics of the furniture between the Docks and Westgate Street, to inform the development of the Public Realm Strategy.
- The boundary of the street furniture survey work has been established and the plan drawn up using the GIS map base, set within the boundary of the Primary Shopping Area.

- Surveys of existing street furniture has been undertaken. So far, Kimbrose Triangle, Commercial Road, Southgate Street and half of Westgate Street have been surveyed and the information entered into the database, including photos for each individual piece of furniture.
- Research of existing PRS documents in surrounding areas, plus other notable examples, including Stroud, Cheltenham, Swindon, Oxford and Bristol.
- Consultation and discussions with colleagues and representatives from manufacturers to form appropriate designs, including branding, colours, and features.

4.16.2 The first draft of the Public Realm Strategy will be produced by the end of June 2015, for Members review and approval, with alterations and proposed public consultation on that document to follow later in the year.

5.0 Alternative Options Considered

5.1 The alternatives for the allocation of the remaining money in this fund were assessed in Section 5 of the September 2013 Cabinet report. These included:

Scheme	Likely Impact	Priority Rating	Cost in £000's
Tourist transfer buggies to the Cathedral	Raised by an individual and not followed up by the Friends of the Cathedral. Slight impact on the economy but no impact on appearance.	Low	tbc
South-west Corner of the Park	Clearance and re-vamp work, should now be achieved through the Planning Obligations on the nursing home scheme planned for the corner of Southgate and Trier Way.	Low	tbc
Street-side paved area at Fountain Square, Westgate	Near Folk Museum but peripheral to the centre. The cost is an estimate for a basic scheme rather than a significant improvement.	Low	25
Kings Bastion/Eastgate Chamber Improvements	Opportunity to showcase Roman Gloucester and add to the attractiveness of the tourist offer. Timing for submission to HLF programme suggests this should not be a top priority at the moment.	Medium	100
Street lighting improvement in Westgate and Eastgate.	Scheme from the Lighting Strategy that would change the ambience of the Gate Streets and benefit the evening economy. Supported by the EE Task and Finish Group.	High	75
Improvements to Southgate Street public realm from Kimbrose to Spa Road.	Some benefit to lower Southgate businesses but low impact on attractiveness of main shopping /tourist area.	Low	tbc

Contribution to new footbridge over the Barge Arm in the Docks.	Improved linkages creating a circuit to benefit Barge Arm and Merchants Quay business potential and the Waterways Museum, but overall impact is limited.	Low	tbc
Pop-up toilets for evening use	Would benefit the evening economy in particular if this curbed anti-social behaviour.	Medium	tbc
Introduce Flag Holders on all gate street buildings	Copies Tewkesbury. Would introduce colour and movement or add clutter depending on viewpoint. Listed Building and conservation issues. Would need good coordination and good maintenance from businesses.	Medium	tbc

6.0 Reasons for Recommendations

6.1 The recommendations for further allocations have been based on the objectives of the City Centre Investment Fund which is to improve the attractiveness of the City Centre.

7.0 Future Work and Conclusions

7.1 A considerable amount of further specific work will be required. A six monthly update report will be brought back to Cabinet so that progress and potential re-allocations can be considered.

8.0 Financial Implications

8.1 The report proposes the spending of an element of a capital receipt received as a result of the sale of a piece of land to Tesco.

(Financial Services have been consulted in the preparation this report.)

9.0 Legal Implications

9.1 There are no specific legal implications arising out of this report although there will be specific issues where it will be necessary to involve colleagues from One Legal.

(One Legal have been consulted in the preparation this report.)

10.0 Risk & Opportunity Management Implications

10.1 The recommendations offer an opportunity to improve the appearance and attractiveness of the City Centre.

11.0 People Impact Assessment (PIA):

11.1 The PIA Screening Stage was completed and did not identify any potential or actual negative impact, therefore a full PIA was not required.

12.0 Other Corporate Implications:

12.1 Community Safety

There are no community safety implications.

12.2 Sustainability

Use of LED lighting is more efficient than standard street lights will reduce energy consumption.

12.3 Staffing & Trade Union

There are no staffing implications.

Background Documents: None