

# Gloucester City Council

<b>Meeting:</b>	<b>Cabinet</b>	<b>Date:</b>	<b>8<sup>th</sup> November 2017</b>
<b>Subject:</b>	<b>Regeneration at Kings Quarter</b>		
<b>Report Of:</b>	<b>Cabinet Member for Regeneration and Economy</b>		
<b>Wards Affected:</b>	<b>Westgate</b>		
<b>Key Decision:</b>	<b>No</b>	<b>Budget/Policy Framework:</b>	<b>No</b>
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<b>Appendices:</b>	<b>None</b>		

## FOR GENERAL RELEASE

### 1.0 Purpose of Report

To note the progress made for the new Kings Quarter regeneration proposals and the procurement of a hybrid planning application.

### 2.0 Recommendations

2.1 Cabinet is asked to **NOTE** the progress made with the Kings Quarter regeneration and, in particular that:

- (1) LDA Design and Jones Lang LaSalle have finalised the Business Plan and Development Brief which have been published in accordance with the report to Cabinet of 13th September 2017.
- (2) The procurement of the planning team and architects for the Kings Quarter regeneration is underway and expressions of interest have been received via the County Council's framework agreement for professional practices.
- (3) The main contract for the construction of the new bus station has been awarded to Kier Construction Limited, the successful tenderer, within the overall budget agreed by Cabinet and Council. The new road system in front of the Land Registry building opens on 15<sup>th</sup> October at which time Kier works will commence on site.

### 3.0 Background

3.1 This report provides a summary of progress since the last report to Cabinet on 13<sup>th</sup> September 2017.

- 3.2 The Council appointed LDA Design and Jones Lang LaSalle in December 2016 to progress the delivery of the council's number one priority regeneration project known as new Kings Quarter. The appointment focused on the provision of a targeted and dedicated project management resource supported by urban design, planning and commercial advisors. This resource is based within the Council's regeneration team two days a week and works on the project remotely for a further third day.
- 3.3 The agreed project programme is extremely challenging with an expectation that the Business Plan was produced in July 2017 and submitted to Cabinet on 13<sup>th</sup> September 2017.
- 3.4 Subject to final cost approval and recommendations a planning team will be procured with the aim of submitting a comprehensive application in the Spring of 2018. Dependent on determination, this could enable works and demolition to commence in the Autumn of 2018 and construction to commence in the Spring of 2019.
- 3.5 We are currently on target and since January, the project lead with support from the regeneration team has completed a number of key work streams.
- 3.6 We are working to deliver a parking strategy to investigate the next 15 years parking capacity for the city and provide a breakdown of forecast annual supply and demand. Any shortfall will be highlighted based on the timing of possible closure of existing car parks and the delivery of new developments. A strategy report will be provided by the end of December 2017.
- 3.7 In order to assist possible future funding, LDA Design and council officers have initiated and progressed a Homes and Communities Agency Funding application to help provide funding of acquisition costs for the residual land assembly in Market Parade and enabling works which was submitted at the end of September. They are also updating a grant funding application for the GFirst Local Enterprise Partnership Growth Fund to enable submission in November 2017, once a new funding round is reopened.
- 3.8 LDA and Jones Lang LaSalle have undertaken market research on the prospects for a food hub and twenty first century market for Kings Quarter. This includes a review of the potential for temporary uses to help establish King's Square and the adjoining area as a destination in its own right.
- 3.9 Jones Lang LaSalle are continuing to provide market knowledge and advice to support council officers in negotiations with potentially significant office occupier interest. Additionally they have started negotiations with landowners identified as critical to the overall land assembly. Commercial advice is being provided on the decanting implications for existing tenants.
- 3.10 The recent acquisition by the City Council of a long lease for the Kings Walk shopping centre has added impetus to the Kings Quarter proposals and our asset managers, Reef Estates, have joined the Kings Quarter monthly project meetings.

#### **4.0 Reasons for Recommendations**

- 4.1 To update Cabinet on progress with Kings Quarter and the procurement process for a planning application in 2018.

#### **5.0 Future Work and Conclusions**

- 5.1 Officers will continue the procurement of a planning team and initial enabling works will be undertaken leading to a planning application in 2018. Further progress reports on Kings Quarter will continue to be provided.

#### **6.0 Legal Implications**

- 6.1 One Legal will shortly sign and seal the formal contract for Kier Construction Limited.

#### **7.0 Financial Implications.**

- 7.1 The three year budget for this Kings Quarter enabling consultancy work was approved by Cabinet on 22<sup>nd</sup> June 2016 for £150,000 per annum and we are currently within that budget. The final anticipated cost of the planning application will be reported to Cabinet, prior to appointment of the planning team, in due course.

#### **8.0 Risk & Opportunity Management Implications**

- 8.1 The key risk in the Kings Quarter scheme at this stage is the failure to procure a suitable project development partner and funding to take the project forward.

#### **9.0 People Impact Assessment (PIA):**

- 9.1 At present, there are no adverse impacts identified for any of the Protected Characteristic groups; as the regeneration of Kings Quarter progresses, Impact Assessments may be required to ensure that those who require parking and access to the Kings Quarter area are given due consideration.

#### **10.0 Other Corporate Implications**

##### Community Safety

- 10.1 Safety of the public will be managed during the Kings Quarter regeneration by the City Council and their appointed Construction Design Management health & safety advisor in association with the main contractor.

##### Sustainability

- 10.2 None specific to this report, although sustainability will be considered when specifying products, and in construction methods.

##### Staffing & Trade Union

10.3 None.

**Background Documents:** None