

Gloucester City Council

Meeting:	Cabinet	Date:	10 March 2021
Subject:	Regeneration Update		
Report Of:	Leader of the Council		
Wards Affected:	All		
Key Decision:	No	Budget/Policy Framework:	No
Contact Officer:	Ian Edwards, Head of Place		
	Email: ian.edwards@gloucester.gov.uk Tel: 396034		
Appendices:	None		

FOR GENERAL RELEASE

1.0 Purpose of Report

- 1.1. To update Cabinet on progress in implementing the priority regeneration projects identified in the Regeneration and Economic Development Strategy 2016 – 2021.

2.0 Recommendations

- 2.1 Cabinet is asked to **RESOLVE** that the significant progress made in delivering regeneration activity since 2016 be noted.

3.0 Background and Key Issues

- 3.1 Gloucester's Regeneration and Economic Development Strategy for 2016 – 2021 ([regeneration economic development strategy 2016 2021.pdf \(gloucester.gov.uk\)](#)) was approved by Cabinet on 13th January 2016. For the first time, the Strategy created a vision for the economic development of the City and identified a series of key interventions that were vital to the 'on-going renaissance of the city.' This Report provides a brief update on these projects.
- 3.2 The Strategy identified 3 priority regeneration areas as follows:
- 3.2.1 Kings Quarter
 - 3.2.2 Blackfriars
 - 3.2.3 The Docks and Quays

Kings Quarter

3.3 Progress in delivering the vision for Kings Quarter has been spectacular with the following achievements since 2016:

3.3.1 The approval of a £107m investment to deliver a mixed use development comprising new homes, in excess of 100,000 sqft of grade A office space and Gloucester's first 4 star hotel. Work has already commenced on the first phase of the Forum which will provide 17 new apartments and a new location for the Tesco store in Grosvenor House. Phase 2 will commence in the autumn of 2021.



3.3.2 The appointment of Gloucester based contractor, EG Carter, to undertake the long awaited £5m redevelopment of Kings Square. With completion expected later this year, the Square will provide the highest quality public realm including fountains, spectacular lighting and the largest open air performance space in the City



3.3.3 Negotiating and delivering a wrap lease deal with Reef to manage and redevelop Kings Walk with a major retail occupier taking the former British Homes Stores unit with a multi million pound refit currently underway with an opening planned for December 2021. The agreement with Reef also won a 2019 Municipal Journal award for the City Council



3.3.4 Securing £6.4m funding from the LEP and delivering the award winning Transport Hub project in partnership with Stagecoach, the County Council, Kier and BDP Architects which opened in October 2018



3.3.5 Awarded £6m of investment from the Department for Transport and Gfirst LEP for the redevelopment of Gloucester Railway Station. With work commencing in March 2021, the project will see substantial improvements to the underpass, car park and station buildings as well as a new junction on to Metz Way

Blackfriars

3.4 With the support of over a £4m investment from Gfirst LEP and the creation of a Local Development Order, the area identified as Blackfriars within the Economic Development and Regeneration Strategy 2016 – 2021 has changed significantly in a few short years. Highlights include:

- City and County securing planning consent for the comprehensive redevelopment of the former HMP Gloucester site. Archaeological investigations on Phase 1 of the site commenced in February 2021 as a precursor to the construction of over 200 new homes



- Cityheart securing planning consent and completing the first phase of new student accommodation comprising 295 new units for the Universities of Gloucestershire and Hartpury. Work on the second phase of 190 units commenced in January 2021 with completion and occupation in summer 2022



- The demolition of the former Quayside House and redevelopment by the County Council for the colocation of two new GP surgeries and high quality offices



- Following a competitive dialogue procurement process, Dowdeswell Estates were identified as the City Council's preferred development partner for the redevelopment of the Grade 1 listed former Fleece Hotel. As a pre-cursor to the development, a part of the site will be used for a bar/café

The Docks and Quays

3.5 The Strategy identified a number of projects within the historic Docks and Quays quarter of the City and again, significant progress has been made as follows.

- Following the fire that destroyed the Provender Mill building in 2015, owners Rokeby Merchant have successfully completed Phase 1 of a comprehensive redevelopment of the site comprising 47 high quality apartments, a new hotel, bar, restaurant and other food and beverage outlets. Further phases including the redevelopment of two grade 2 listed former warehouse buildings are currently being progressed



- Llanthony Secunda Priory is the remains of a large and important Augustinian Priory founded outside the City Walls in 1136. Led by a passionate Trust and supported by the Heritage Lottery Fund, the site underwent a significant restoration and conservation programme leading to a reopening in August 2018 as a heritage attraction and cultural venue



- The relocation of the City Council from Herbert, Kimberley and Phillipott warehouses has created a development opportunity for a new 4 star hotel in the City. It is expected that significant progress will be made with this project in the next 12 months



- Planning permission for an exciting new venture at 27 – 29 Commercial Road. The plans for the Food Dock focus on creating a street food style atmosphere with an emphasis on smaller, independent businesses



- The development of 411 new homes by Crest Nicholson at Monk Meadow with the £85 million scheme providing high quality homes for both owner occupiers and affordable rent markets



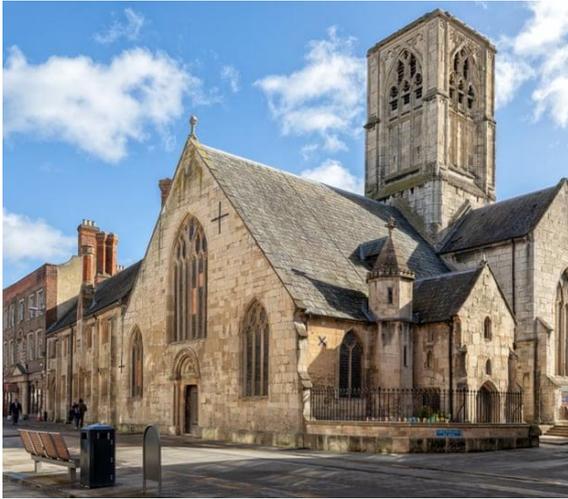
- The continued development of the Quays by the Peel Group including Next on St Ann Way

3.6 In addition to the regeneration projects mentioned above, a number of other schemes have also come to fruition since 2016. These include:

- The acquisition of Eastgate Shopping Centre and St Oswalds Retail Park



- The Southgate Street Townscape Heritage Initiative which has included a number of high quality conservation and repurposing schemes including St Mary De Crypt Church



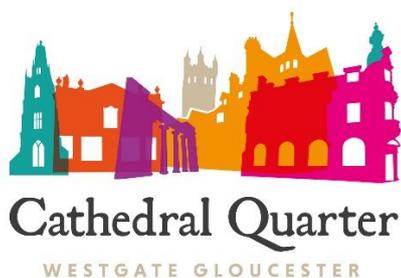
- After standing derelict for more than a decade, work recently concluded on the redevelopment of the former Kwik Save site on Black Dog Way by Rooftop Housing Association to create 95 affordable homes



- Gloucester City Homes and Cape Homes recently completed 24 new affordable rent flats at the historic Tanners Hall site on the corner of Worcester Street and Gouda Way.



- Cathedral Quarter Heritage Action Zone which has brought a further £1.9m investment to the city centre



- Project Pilgrim which has completely transformed the area adjacent to Gloucester Cathedral



4.0 Social Value Considerations

4.1 None directly arising from this Report. However, since the adoption of the Social Value Policy, three major contracts at Kings Square and Phases 1 and 2 of Kings Quarter will be required to deliver a clearly defined social value benefit to Gloucester.

5.0 Alternative Options Considered

5.1 Not relevant for this Report

6.0 Reasons for Recommendations

6.1 To provide an update to Cabinet on the implementation of regeneration projects.

7.0 Financial Implications

7.1 There are no direct financial implications arising as a result of this report.

8.0 Legal Implications

8.1 There are no direct legal implications arising as a result of this Report.

9.0 Risk & Opportunity Management Implications

9.1 None arising direct form this Report.

10.0 People Impact Assessment (PIA)

10.1 Not relevant for this update report but assessed when approval of individual projects considered.

11.0 Other Corporate Implications

Community Safety

11.1 To be assessed in the development of individual projects.

Sustainability

11.2 To be assessed in the development of individual projects.

Staffing & Trade Union

11.3 None.

Background Documents: None