

Executive Decision Report

Jubilee Square

Decision to be taken by: City Mayor

Decision to be taken on: 4 July 2013

Lead director: Andrew L Smith



City Mayor

Useful information

- Ward(s) affected: Castle Ward
- Report author: Louise Seymour
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- Report version number: 1.4

1. Summary

The purpose of this report is to:

- Provide details of the capital budget requirement for Jubilee Square and to formally add the scheme to the capital programme; and to
- Seek approval for delegated authority to award the construction contract.

2. Recommendations

The City Mayor is asked to:

1. Approve the capital budget requirement of up to £4m for the development of Jubilee Square (the funding for which is already approved in principle within the Economic Action Plan, phase 1) and addition of the scheme to the capital programme.
2. Delegate authority to the Director of Planning, Transportation and Economic Development to award the construction contract to the most economically advantageous tender.

3. Supporting information including options considered:

The City Mayor announced a proposal to create an area of new public space at St Nicholas Square in March 2012 to mark the visit of Queen Elizabeth II at the start of her Jubilee tour.

Jubilee Square is part of a wider 'Connecting Leicester' vision, which includes a series of linked infrastructure projects which seek to substantially enhance the City Centre and promote its economic prosperity and growth through the creation of major improvements to public realm and better pedestrian connectivity.

The scheme is directly linked to a series of other pedestrian connectivity and public realm improvements, including Applegate, Peacock Lane and Guildhall Lane and new crossings and widened footways on Vaughan Way, and Southgates.

Jubilee Square will create a new public open space, centred on St Nicholas' Place. It will transform the area by providing high-quality public realm including hard and soft landscaping, seating and amenity space for public enjoyment. It provides an

opportunity to enhance the setting of the grade 2* listed Wygston's House, which has been integrated into the schemes design.

The project will be developed on land currently utilised as public highway and surface car parking. A high quality public space will significantly add to the economic prosperity of the city, creating confidence through improving the business environment and encouraging new private investment and acting as a catalyst for wider regeneration.

In essence the project will provide:

- An environment that will attract new investment to the city centre
- An increase in land and property values
- An enhanced image and confidence in the city
- a catalyst for regeneration
- Increased in footfall, visitors and retail spend
- A suitable versatile public space to host various seasonal and cultural events, attracting both the community and visitors, including tourists to the city.

As part of the Connecting Leicester project Jubilee Square will contribute to delivering the economic priorities set out in the Leicester Economic Action Plan (2012). It specifically aligns with 'The Thriving City Centre' Priority. The Economic Action Plan states 'the value of the city centre as a whole to investors, visitors and residents can be made much greater by connecting the strengths of Highcross and connected retail areas, the historic city extending from the Market to the Castle, the Cultural Quarter and centres of business activity.'

The scheme has been subject to two periods of public consultation; In August/September 2012 as part of Connecting Leicester consultation and in November 2012 which gave an opportunity for people to comment on the concept design. Whilst the scheme was supported and welcomed by some people and businesses, there were also areas of concern raised by those responding to consultations. Work has been undertaken to address these concerns and consider design options where possible. This has included amendments to some details of the scheme, enhanced landscaping, the provision of new blue badge parking adjoining Applegate and discussions with NCP to increase the number of short stay surface car parking spaces at the adjoining St Nicolas Circle car park.

The scheme has now been fully designed and was granted planning permission in April 2013. This has enabled a full tender package to be prepared. Procurement of a contractor has been undertaken through Source Leicestershire. Six contractors have now been invited to tender for the construction contract. Subject to the receipt of tenders for the construction works, the overall estimated scheme cost is £4m.

The scheme has secured £1.7m from the European Regional Investment Fund (ERDF). The Council contribution is therefore £2.3m, to be met from the Capital Fund.

4. Details of Scrutiny

29th August 2012 – Scrutiny Committee – Minute 9
27th September – Scrutiny Committee – Minute 51
15th October 2012 - Scrutiny Committee (Special Connecting Leicester Meeting)
Minutes 66,68 & 69

5. Financial, legal and other implications

5.1 Financial implications

Funding of £4m for the capital costs was approved in principle by the City Mayor on 27th November 2012, as part of the first phase of the Economic Action Plan. This comprises £1.7m of external funding from the European Regional Development Fund and £2.3m from the Council's Capital Fund. The on-going revenue implications principally comprise the loss of net income from The Lanes car park and the cost of maintaining the Square, which were taken into account in the preparation of the Council's 2013/14 revenue budget.

Colin Sharpe, Head of Finance, ext. 29 7390.

5.2 Legal implications

This report confirms that the scheme has been designed and put out to tender. Given the value of the scheme the tender has been advertised appropriately on Source Leicestershire, which is an "open" tender route for the purposes of ERDF funding. Authority is sought to award the contract to the most economically advantageous tender within the approved funding. Legal Services have drawn up the form of contract, in conjunction with the project team. The principal powers enabling the Council to undertake these works are contained in the Open Spaces Act 1908, The Local Authorities (Land) Act 1963 and the Highways Act 1980.

Joanna Bunting – Principal Lawyer

5.3 Climate Change and Carbon Reduction implications

There are no climate change implications associated with the recommendations in this report

Charlotte Wood, Senior Environmental Consultant (Climate Change), Environment Team Ext 29 8174"

5.4 Equality Impact Assessment

The equality impacts of the scheme and mitigating actions have been considered as part of the development of the scheme and an EIA completed.

5.5 Other Implications (You will need to have considered other implications in preparing this report. Please indicate which ones apply?)

none

6. Background information and other papers:

None.

7. Summary of appendices:

None.

8. Is this a private report (If so, please indicated the reasons and state why it is not in the public interest to be dealt with publicly)?

No

9. Is this a “key decision”?

Yes

10. If a key decision please explain reason

Capital expenditure of over £1 million is to be committed on a scheme that has not been specifically authorised by Council.