

Leicester
City Council

WARDS AFFECTED
Castle Ward

CABINET

1st September 2008

Capital Programme - Leicester Castle Project: Options Appraisal & Feasibility Study

Report of the Corporate Director, Regeneration & Culture

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to provide further information to Cabinet on the project to undertake an options appraisal and feasibility study on Leicester Castle included within the 2008/09 Capital Programme and to seek approval to commence the project.

2. SUMMARY

- 2.1 The Castle complex comprises of a series of vacant and underused historic buildings within the Castle Conservation Area, and is included on the Buildings at Risk Register. The combination of the conservation area status and listed building and scheduled monument designation has in the past provided a challenge when considering how these buildings could be utilised effectively. At present the Castle provides some limited storage capacity for museum resources and properties on Castle View were until recently used by De Montfort University as offices. This funding will provide resources to produce an options and feasibility report that will guide decisions on future plans for the complex.

3. RECOMMENDATION

- 3.1 Cabinet approve the commencement of the project at a cost of £50k from the Council's 2008/09 Capital Programme.

4. REPORT

Background:

- 4.1 Leicester Castle forms a secluded corner of the city centre with a very strong historic character. The motte and inner bailey are designated as a Scheduled Monument and the majority of buildings thereon are listed. The whole site lies within the Castle Conservation Area, for which an Appraisal was adopted in March 2007.
- 4.2 The Great Hall, has been empty since the 1990s following a very long and rich history, when the court services moved to purpose-built premises elsewhere.
- 4.3 The site in recent time has also been placed on the English Heritage 'Building At Risk' register, placing a 'duty of care' on the Council as the owner to implement some action to preserve and protect the asset from further deterioration.

- 4.4 The current state of the Castle is such that it fails to meet modern building standards (DDA and Health & Safety), and so any future option(s) for sustainable use would need to seriously consider redressing this issue.
- 4.5 Eighteenth and nineteenth century properties on Castle View, previously cottages and a public house, were last used by the De Montfort University as offices; they are presently vacant.
- 4.6 Leicester City Council has been minded to explore the future sustainable use of the properties and to inform this it wishes to first consider whether these properties may need to form part of a comprehensive scheme for the reuse of the Castle Hall through an Options Appraisal and Feasibility Study.

Geographical Scope

- 4.7 The study will concern land in the ownership of the City Council on Castle View and Castle Yard (Geographical Scope - Appendix 1), and all the buildings and structures thereon, including the following (Castle and Castle View Properties - Appendix 2):

| | |
|---|-----------------------|
| • Castle (The Great Hall) (formerly the County Court) | Grade I |
| • John of Gaunt's Cellar | Scheduled |
| • 5 & 6 Castle View | Grade II |
| • 7 Castle View | Grade II |
| • 8 & 9 Castle View | Grade II |
| • 12 Castle View | Not listed |
| • Turret Gateway | Scheduled AND Grade I |
| • Brick Store to rear of Turret Gateway | Not listed |

Project Objectives

- 4.8 To explore, identify and appraise a series of option(s) (Phase 2) for the future sustainable use of the Castle and Castle View properties (as listed above).
- 4.9 To carryout a Feasibility Study (Phase 3) on the preferred option(s) and develop to RIBA work stage C

Project programme:

Phase 1: Conservation Statement and Plan

- 4.10 At present Regeneration & Culture and Resources departments are in the process of developing a Conservation Management Plan, which is expected to be completed by September 2008.
- 4.11 This will provide a framework in the form of Conservation policies and management practices of how best to preserve and safeguard existing features of historic relevance, and within which future options should be considered.

Phase 2 - Options Appraisal & Phase 3 – Feasibility Study

- 4.12 Cabinet agreed in March 2008, that £50k will be allocated from the Corporate Capital Programme (2008/09 – 2011/12) to fund Phase 2 and 3.
- 4.13 A generous contribution of £50k has been provided by Leicestershire County Council's Environment and Heritage Department, as a key partner for the project.

- 4.14 Phase 2 (Information Assimilation/Consultations/Options Modelling) will identify a range of options that will be assessed and ranked. The most suitable option(s) will be reported to Cabinet for consideration and approval.
- 4.15 Phase 3 will undertake a Capital Feasibility Study (to RIBA Stage C) by taking the approved option(s) forward and formulating a Business Plan (Financial) and a Funding Strategy.
- 4.16 Focus Consultants (UK) Limited has been appointed as the lead consultants using the new Framework Contracts to help deliver Phase 2 & 3. Within the Programme/Project Management discipline, while Focus are ranked 3rd, their extensive experience clearly makes them leading experts in Heritage Castles.

Project Timetable:

| <u>Project Stage</u> | <u>End Date</u> |
|--|-----------------|
| 4.17 Phase 1: Conservation Statement and Plan | Sept 2008 |
| 4.18 Phase 2: Options Appraisal (Consideration and Testing) (draft) | Oct 2008 |
| 4.19 Consultation and Members Approval | Nov 2008 |
| 4.20 Phase 3: Capital Development Feasibility Study (to RIBA C)(draft) | Mar 2009 |
| 4.21 Consultation and Members Approval | Apr 2009 |

5. FINANCIAL, LEGAL AND OTHER IMPLICATIONS

5.1 Financial Implications

- 5.1.1 There is a total budget of £100,000 (£50,000 from the corporate capital programme 2008/09; and £50,000 from Leicestershire County Council’s Environment and Heritage Services) for the Leicester Castle Project – Options Appraisal and Feasibility Study.

Martin Judson – Head of Resources R&C (Ext.297390)

5.2 Legal Implications

- 5.2.1 Not all of the property within Castle Yard is in the ownership of the City Council. Appointed consultants should consult with Legal Services for the undertaking of a title investigation as to any rights, easements, covenants or other matters which affect the property.'

David Jones – Property Team Leader (Legal Services) (Ext.296343)

6. OTHER IMPLICATIONS

| OTHER IMPLICATIONS | YES/NO | Paragraph References within the report |
|-------------------------------|------------|--|
| Equal Opportunities | Yes | 4.4 |
| Policy | Yes | 4.1, 4.6, 4.10, 4.11 |
| Sustainable and Environmental | Yes | 4.3-4.6, 4.8, 4.11 |
| Crime and Disorder | No | |
| Human Rights Act | No | |
| Elderly/People on Low Income | No | |

7. RISK ASSESMENT MATRIX

| RISK ASSESMENT MATRIX | | | | |
|------------------------------|---|-------------------------|------------------------------|---|
| Risk No. | Risk | Likelihood L/M/H | Severity Impact L/M/H | Control Actions (if necessary/or appropriate) |
| 1 | Unexpected additional work, deemed essential to achieve overall objective may impact on available project budget | L | M | <ul style="list-style-type: none"> Detailed outlined in Consultant's fee proposal, of all key work activity, minimizing risk of unexpected additional work Regular project team meeting to be held to highlight emerging issues |
| 2 | Provisional sum allowed for Funding Applications / Development Briefs may not be sufficient, and may need reviewing | L | M | <ul style="list-style-type: none"> Project Team meetings to track and monitor with view of highlighting early indication to inform Project Management Board |
| 3 | Level of competency applied may not be adequate and may compromise validity of the studies and recommendations | L | H | <ul style="list-style-type: none"> Use of Framework Contract to ensure level of professional competency of the Consultant Regular Project team meeting to track, monitor and highlight emerging issues Internal and External stakeholder involvement throughout the project to ensure validity of research materials, debates and conclusions drawn Programme incorporates member and stakeholder consultation / approval stage |

L - Low L - Low
M - Medium M - Medium
H - High H - High

8. BACKGROUND PAPERS – LOCAL GOVERNMENT ACT 1972
Leicester Castle & Castle View Properties Conservation management Plan (1st Draft)

9. CONSULTATIONS
Martin Judson, Head of Resources, Regeneration & Culture
David Jones, Property Team Leader, Resources

10. REPORT AUTHOR
Bakim Dayaram
Operations Manager

Ext 39 4983



Email: bakim.dayaram@leicester.gov.uk

| | |
|--------------------------------------|---------------------|
| Key Decision | No |
| Reason | N/A |
| Appeared in Forward Plan | N/A |
| Executive or Council Decision | Executive (Cabinet) |

Appendix 1: Geographical Scope



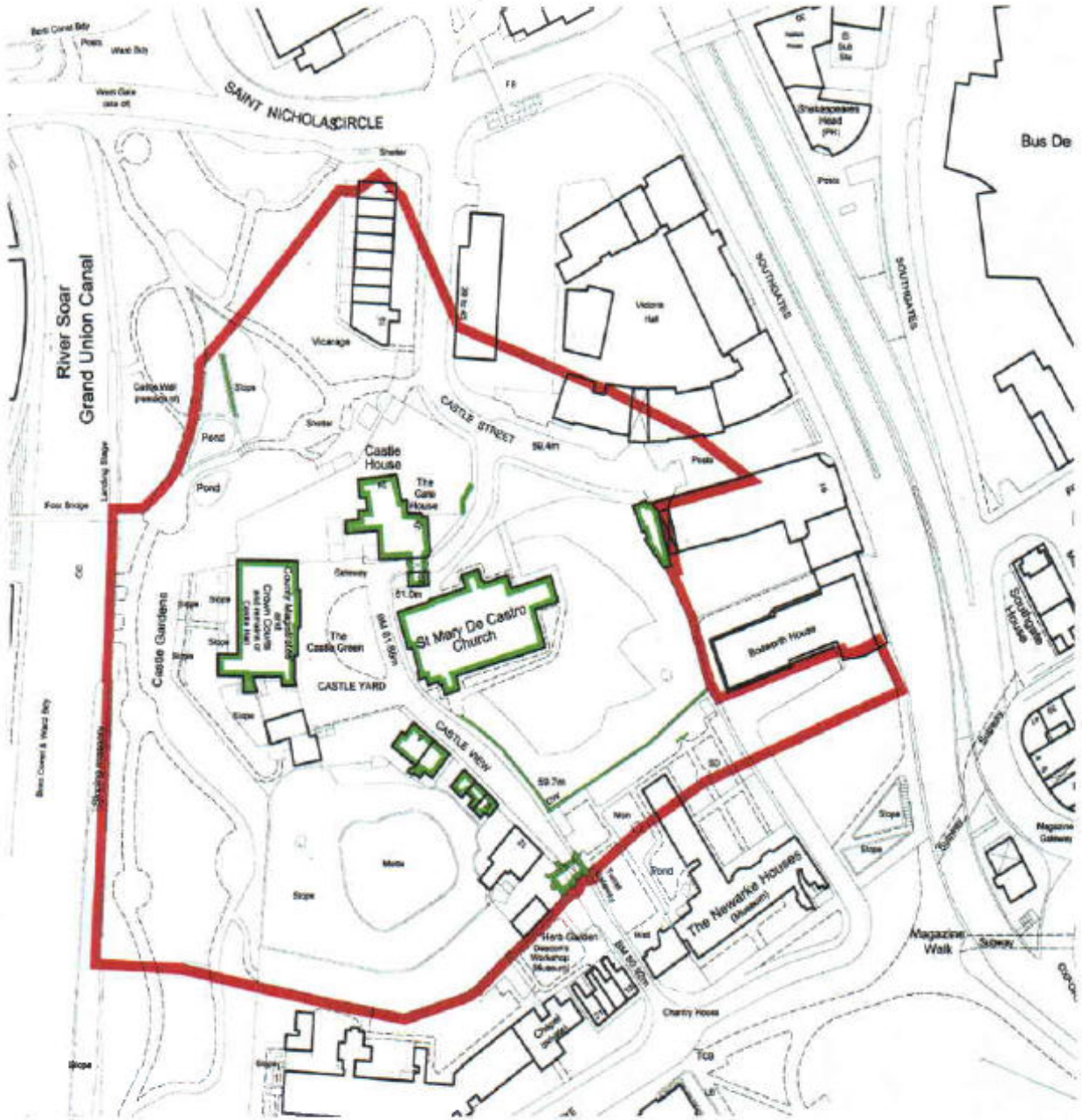
1. Scope and Context

-  Site Context
-  Scope of the Study



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Appendix 2: Castle and Castle View Properties



2. Statutory Constraints

- ▬ Scheduled Ancient Monument
- ▭ Listed Buildings

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