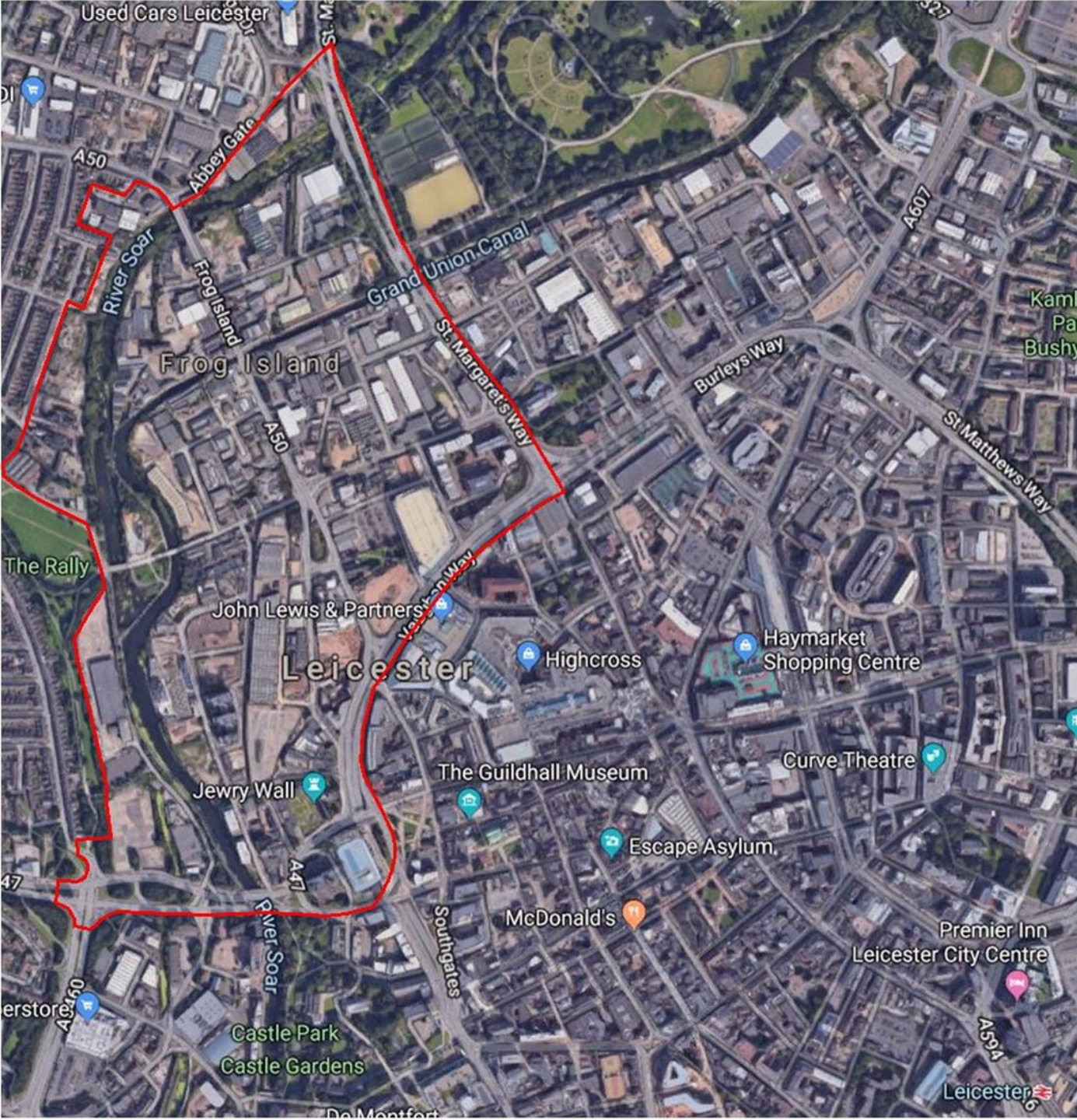




Leicester Waterside Regeneration

**Economic Development, Transport
and Climate Emergency Scrutiny
Commission
January 2023**



Presentation to cover:

- The regeneration challenge
- The development opportunity
- Progress to date

Waterside area 50 years ago



Waterside area 10 years ago

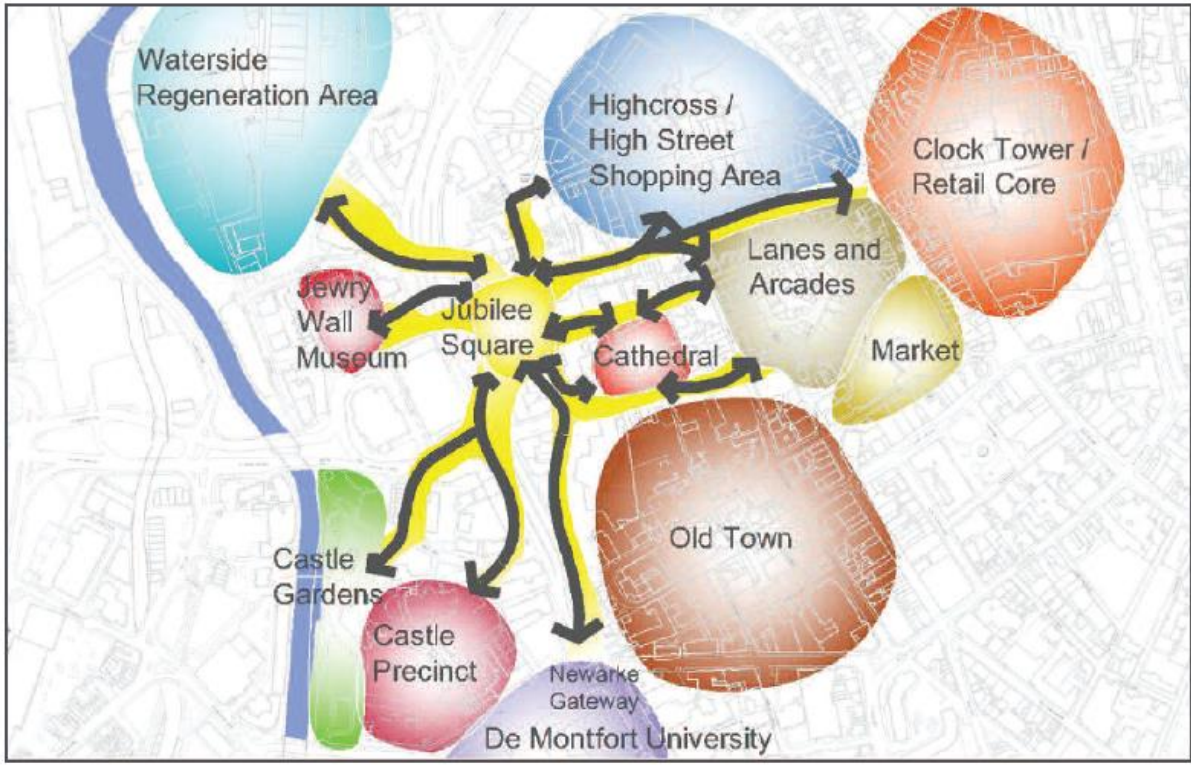


Illustrative masterplan for Waterside/Connecting Leicester Vision

Activities on the river including moorings for narrow boats | Rally park improved with new childrens & young peoples play space, outdoor gym, trim trail and sport pitches | Soar Island: a new destination with a mix of uses and green space | New homes overlook the waterfront | Employment sites next to the restored Mill Race | New & improved routes along the river



Friar's Mill is being restored as a business hub for small & medium enterprises | Improved connection to the city centre | Waterfront public space with natural edge | Crossroads improved to form a focal point connecting east & west | A50: a focus for employment, community uses and a local centre. Street improvements include cycle lanes & tree planting | Townhouses & apartments around a new urban square



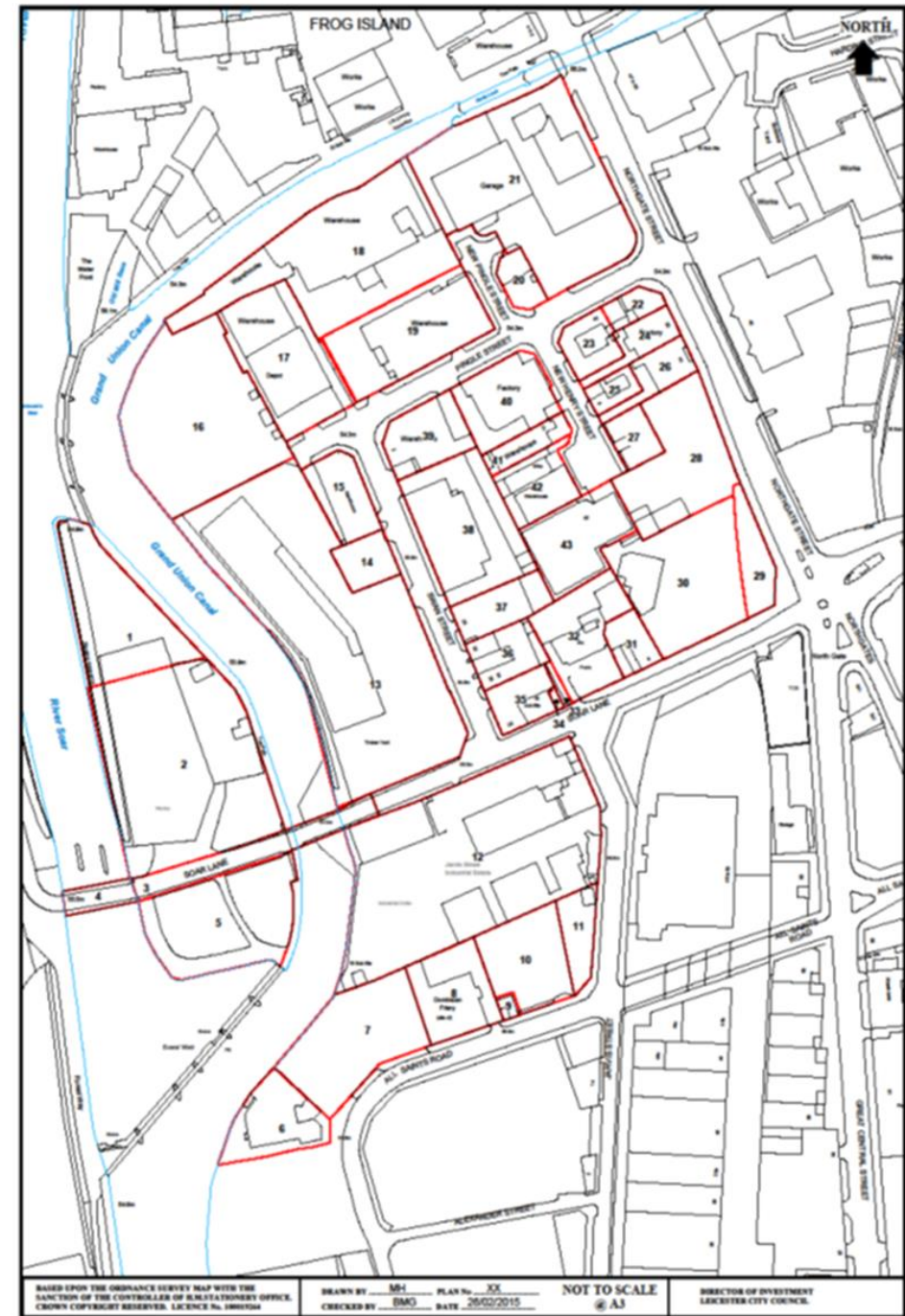






Waterside CPO

- 17-acres
- 80-interests in all
- Majority of affected businesses who wished to move successfully relocated.
- Partnered with Keepmoat Homes
- Predominantly housing and apartments for sale, to complement market apartments for rent
- Offices own-front-door, for-sale, to complement multi-tenure rented offices



Waterside area 2 years ago

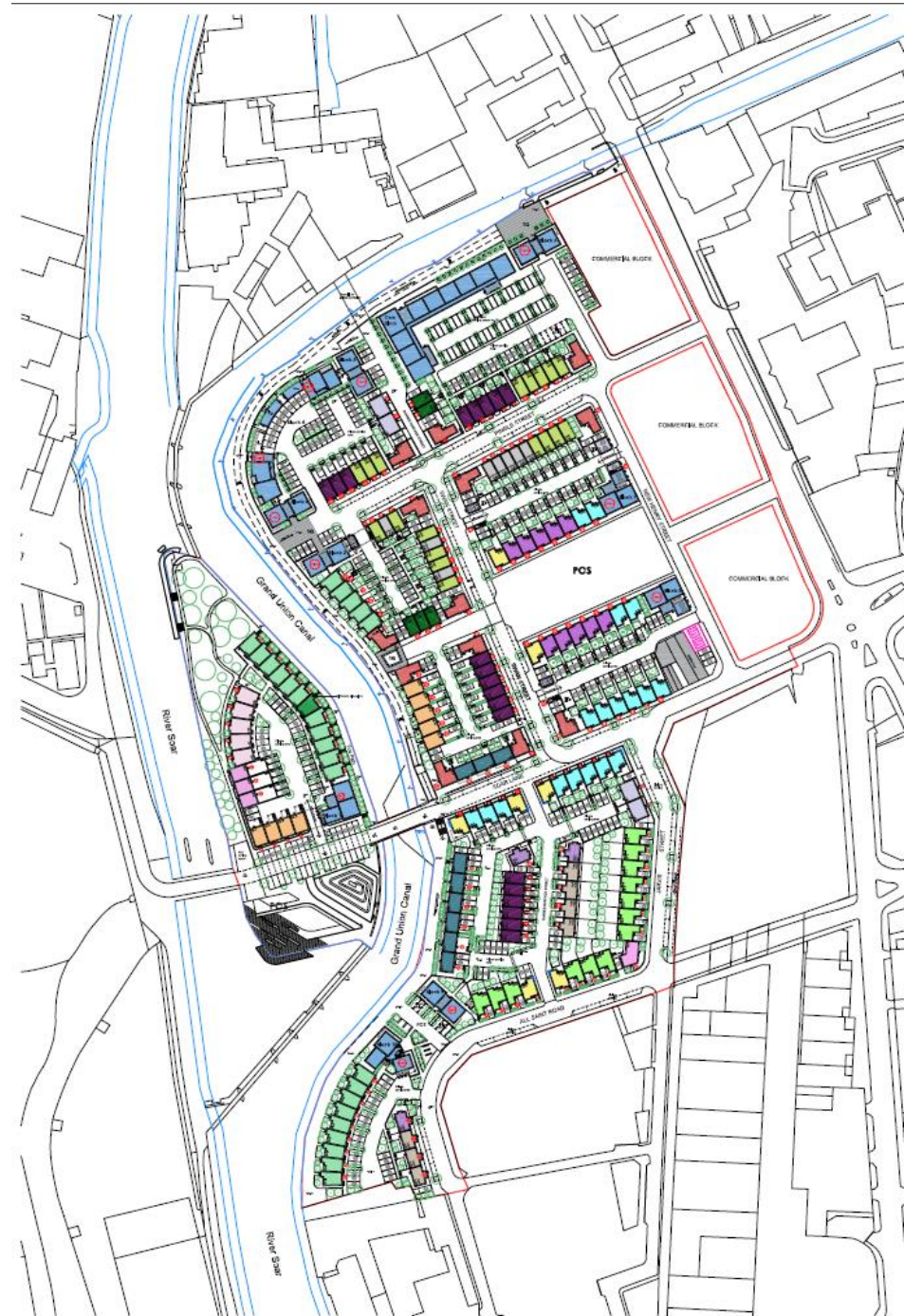


Waterside CPO site today



LCC/Keepmoat Investment and Outcomes

- 363 homes in total comprised of:
 - 288 market-for-sale houses and apartments
 - 75 affordable supported living apartments (20%)
- 55,000sqft of office space (400+ jobs)
- Public Open Space
- All to be complete by 2027. To date, first 100 homes and first phase of three office blocks complete and occupied.
- Public funding of:
 - £5M LCC capital programme (land and infrastructure)
 - £20M Local Growth Fund (land and infrastructure)
 - £4.9M Right to Buy (affordable homes provision)
 - Potential further contribution to affordable homes from Homes England















Keepmoat Homes

WATERSELE

WATERSELE

LICH

WATERSELE

WATERSELE

WATERSELE

Castle Mead Academy

Opened Sept 2019

1,200 students
years 7-11

140 Staff



Planned Transport Improvements

- £10M Improvements to A50 through Waterside (Transforming Cities Programme)
- Through-road to become neighbourhood scale route
- Reduce carriageway width, widen footways
- Improved provision for cyclists/pedestrians
- Street trees and landscaping
- Works to start imminently



Delivered to Date

- **Homes for sale:** Keepmoat, 100
- **Homes for rent:** Wullcombe (301); Tannery (179); Merlin Wharf (354); Kubeck (69) – Total 1,003
- **Student Accommodation** – Merlin Heights & Tannery c.1,000-beds
- **Office Space:** Friars Mill; YU (Keepmoat); No 1 Great Central Square. Total c. 7,000sqm or 500+jobs
- **Hotel and Leisure** – Novotel/Adagio (200-beds); Lane 7 leisure

(Total Private investment value c.£300M)

- **1,200 student and 140 staff school**

