



Leicester
City Council

WARDS AFFECTED
All Wards

CABINET

23 SEPTEMBER 2002

LEICESTER REGENERATION COMPANY: PROGRESS REPORT

Report of the Corporate Director of Environment, Regeneration and Development

1. Purpose of Report

- 1.1 To update Members on the progress made by consultants in the preparation of the Masterplan for the Leicester Regeneration Company (LRC) area. In particular, to give Members a formal opportunity for comments on stage 2 of the Masterplan process. Stage 2 was the preparation of a draft Strategic Framework for the LRC area, which was subject to widespread public consultation over the summer. (A summary of the Strategic Framework is included in the supporting report as Annex B, and has already been circulated to all Members). The report also asks for Members' endorsement of the officer summary of the discussions between Members and officers on the Masterplan, so that they can be sent to the LRC as the Council's formal views as part of the consultation process (Annex D).
- 1.2 The Stage 2 Strategic Framework, if accepted, will have a number of policy implications for the City Council. In particular it will have an impact on the Second Deposit of the City of Leicester Local Plan and the disposal of Council land in the regeneration areas. Such key policies will be brought back to Members for consideration in due course.
- 1.2 The purpose of this report is to seek Members' endorsement in principle of the proposals of the Strategic Framework, Stage 2 of the Masterplan. This means that approval is being given to move ahead to the next stage of the Masterplan preparation, on the basis of the five priority proposals that together make up the Strategic Framework for the LRC area. It does not mean that the City Council has agreed to all the detailed aspects of the Strategic Framework that will be worked up in more detail in Stages 3 and 4, through the more detailed Area Development Frameworks and Delivery Plan for the LRC. In particular, it confirms that the Council is at present not convinced about proposals to move the Market.

2. Recommendations

- i) That Members endorse the officer summary, drawn up as a result of officer and Member discussion, in relation to Stage 2 of the Masterplan, (attached as Annex D) and that these are sent to the LRC and their consultants.**
- ii) That Members give in principle support to the proposed Strategic Framework for the LRC area, as summarised in Annex B, but remain unconvinced at this stage about proposals to move the Market. Members also, note that further more detailed work will be required on the implementation and delivery of the Strategic Framework and the City Council will need to give further consideration to the implications of this work.**
- iii) That the Leicester Regeneration Company is advised that the City Council looks forward to seeing the Strategic Framework developed and asks for continued priority to be given to; public consultation; linking benefits to all who live in the City; delivering a balanced programme of social, economic and physical regeneration and a continued emphasis on promoting sustainable development.**
- iv) The City Council, in giving its in principle support for the Strategic Framework, trusts that this will enable the private sector and other partners to be confident in making their own contribution to the successful regeneration of the City.**

3. Financial and Legal Implications

- 3.1** At its meeting on 30th July 2001 Cabinet gave formal approval for the City Council to join and fund the Leicester Regeneration Company (LRC) and to provide a contribution of £250,000 for the first year of the Company's existence. Approval in principle to a similar level of funding for a further two years was also given. As part of the Council's contribution Cabinet, at its meeting on 3 December 2001, endorsed the procurement of consultants to produce the Masterplan.
- 3.2** All partners in the LRC will have a responsibility to contribute towards the delivery of the appropriate elements of the LRC Masterplan. These partners include East Midlands Development Agency and English Partnerships and the main benefit to Leicester of the Masterplan process is to secure possibly substantial project funding from these and other bodies that would not be available otherwise. It will also give greater confidence to private developers to invest in the City. However, there will also, inevitably be financial and legal implications for the City Council. The extent of the implications are not yet clear as detailed delivery plans have yet to be drafted. However, they are expected to include, possible re-prioritising of the Capital and Revenue Programmes; the need to apply for funding for transport related projects, perhaps through the Local Transport Plan; the need for community facilities to support new concentrations of residential development; the release of Council land and buildings in line with the

Masterplan's intentions; resource implications arising out of the proactive use of Joint Ventures/ Development Agreements/Compulsory Purchase Powers to facilitate land assembly; and, ensuring that people across the City benefit from the development through job and training opportunities. These issues will be detailed in future reports when details of the Area Development Frameworks and Delivery Plans become available.

4. Report Author/officer to contact:

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DECISION STATUS

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