



Leicester  
City Council

**WARDS AFFECTED**  
**All Wards**

**CABINET**

**23 SEPTEMBER 2002**

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**LEICESTER REGENERATION COMPANY; PROGRESS REPORT**

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**Report of the Corporate Director of Environment, Regeneration and Development**

**SUPPORTING INFORMATION**

**1. Report**

**1.1 Background**

1.2 At its meeting of 3 December 2001 the Cabinet endorsed the procurement of consultants to produce a Masterplan for the Leicester Regeneration Company area.

1.3 A consortium of eight consultants, led by Nora Galley from Roger Tym & Partners, was appointed. They commenced work in January 2002.

**1.4 Stage One of the Masterplan**

1.5 The Stage One report was completed in March. It has been placed in the Members' Library. It contains an extensive analysis of Leicester's economy and the problems and opportunities associated with a significant regeneration programme. It sets a firm basis for further work by establishing a series of objectives or strategic aims that form the brief for the Masterplan itself. These were endorsed by the Strategic Planning and Regeneration Scrutiny Committee in April 2002 when the consultants presented their findings. LRC Board members were present at this meeting. The objectives/ strategic aims of the Masterplan process are attached as Annex A

**1.5 Stage Two**

1.6 Responding to the brief, the consultants prepared a Stage Two report, which sets out a draft Strategic Framework for the area. This was presented, by the consultants, to a briefing session of the Strategic Planning and Scrutiny Committee on 1 July, to which all Council Members and the LRC Board were invited. At this meeting it was agreed that the comments made would be passed on to the consultants and the LRC. This was formally agreed and recorded at the Scrutiny Committee meeting on 5 September and the notes are attached as Annex C.

1.7 Presentations were also made to Directors' Board and Leader's Briefing. A number of issues were raised at both meetings and these were conveyed informally to the LRC. Annex D sets out the summary of the discussions between Members and officers on the Masterplan, so that these can be sent to the LRC as the Council's formal views as part of the consultation process. Members also asked for a report back after the consultation exercise.

1.8 The draft Strategic Framework continues to be the subject of consultation, although the key phase has been completed with a major public exhibition in the Shires, local presentations and publicity in The Mercury over the summer. A summary of the Strategic Framework is attached as Annex B.

### **1.9 Consultation on Strategic Framework**

1.10 There was considerable local media coverage in the lead up to the three day exhibition event in the Shires on 19-21 July ;

- Around 1,500 people visited the exhibition in the Shires. Staff recorded comments on flip charts. The comments, grouped by issue, can be found in a document placed in the Members' Library. It is entitled "Leicester Regeneration Company Masterplan; Stage 2 consultation responses". A special video was made including a voice over by Radio Leicester's Ben Jackson and exhibition boards displayed the ideas.
- There were daily features in the Mercury and positive editorial comment. The Mercury produced a colour, four- page pull out, including a freepost response form for public comment. Additional copies were printed free of charge and were handed out at the exhibition, sent to Members and left at central libraries.
- Radio and TV coverage was good, including local Asian radio and television. The LRC publicised the exhibition at the Belgrave Mela.
- LRC, BBC and The Mercury websites carried extensive coverage of the plan and enabled responses to be registered.
- Community groups were invited to contact the LRC for presentations. Indeed, presentations have been given and are being arranged for meetings such as the Area Forums around the City and the Society for the Blind.
- Tapes and large print versions, have been produced and translations are available on request.
- The LRC Masterplan community forum (Future City Group) has contributed to and supports the strategic ideas.
- The Stakeholder Panel, as well as individual major players, including Hammersons (Shires Extension), Bovis Lend Lease and Cultural Quarter consultants (MACE and Rafael Vinoly) also discussed and supported the proposals.
- City Council officer and Member forums have considered the Strategic Framework with the LRC and their consultants.
- There has been coverage in newsletters such as LABA and Chamber of Commerce.

1.11 The consultation responses are being analysed by the LRC, with the involvement of Council officers. Written responses have been received from around 450 people including the flip chart comments, The Mercury sheet and e-mails. The responses and

reactions from further public events will be fed into the process as it progresses. Public involvement is crucial to the success of the LRC activities.

1.12 The strategy as a whole has been very well supported.

1.13 However, the important messages from all the comments so far, that will be built in to stages 3,4 and beyond as appropriate, are;

- There is limited support for moving the Market. At the Shires event opponents outnumbered supporters by about two to one. However, there was support for further work, at some point in the future, involving the Council and key people, to look at how the Market functions, whether further improvements can be made, and in the longer term, whether the current location offers the best means to address any weaknesses.
- There is a requirement to see more detailed transport/accessibility work fed into the development of area frameworks. In particular: location of bus routes and interchanges; how downgrading of the ring road and the flyovers could be achieved; park and ride; car parking in the City Centre and pedestrian routes such as the proposed New Walk.
- A wish to see more work on linkages between the City Centre and Belgrave Road area.
- Further work on the retail circuit and linking ideas about The Shires extension into the LRC Masterplan ideas.
- A need to engage with groups representing people with limited mobility and disabilities.
- Potential role for the City as an inward investment destination for Asian ICT firms.
- More emphasis on leisure provision was mentioned by many people.
- The need to reflect our historic heritage and visitor potential was also emphasised.

1.14 Community consultations have highlighted the importance of linking the development opportunities to local people, in terms of jobs, training and local procurement of materials and services. This important consideration is being picked up by partners such as Emda, Leicestershire Strategic Economic Partnership, the Leicester Partnership and the Training and Skills Council.

1.15 The five projects which together make up the strategic framework, all received positive support. Although The Mercury's piece asked the public to rank the five in order of preference, there was very little to choose between them, in terms of votes. This is important, particularly because it reinforces the consultants' view that the Framework is a jigsaw of five projects which together make up a whole, (that is greater than the parts) in addressing the concerns highlighted in Stage One and making a success of regenerating the LRC area. It is also important to note that these five projects are expected to go ahead alongside a series of complementary projects. Which are;

- **the retail proposals that involve an extension to The Shires shopping centre;**
- **The DMU and Leicester University masterplans;**

- **The ideas for “Old Town” being considered by the City Council and Bovis Lendlease, which link to the city’s heritage and**
- **A series of projects such as the Cultural Quarter, encouraging more residential property in the City Centre, and enhancing sporting facilities which are among other important initiatives that will move forward in parallel, helping to deliver the joint objectives of the LRC Masterplan and other agencies’ strategies, including the City Council.**

1.16 The five major projects that comprise the Strategic Framework for the LRC are set out in Appendix B and are;

- **Reuniting the City with the waterfront;**
- **Live/work area in St. Georges North;**
- **Office core and remodelled station;**
- **Enhanced retail circuit, and**
- **Science and technology based business park.**

1.17 The general principles of this Framework can be used to inform a series of further strategies and decisions that will need to be taken to initiate the implementation of these ideas. Once agreed by the Partner organisations, including the City Council, further work can continue.

1.18 There are many areas where the Framework is needed to inform more detailed work, which will need to be brought back to Members for decision in the future. Such work includes preparing the Second Deposit draft of the replacement City of Leicester Local Plan; ensuring that the Local Transport Plan and the LRC strategy are complementary; and considering entering into Joint Ventures and /or Compulsory Purchase procedures to enable site assembly on strategic development sites. The use of City Council land and property assets to help achieve the Masterplan vision will also be an issue of importance.

1.19 The discussion at Directors’ Board highlighted such further work and the implications for the City Council’s activities over the ten year life of the LRC. There are implications for future main programme allocations both capital and revenue, which will need to be reflected in Departmental Business Plans. Although many of the complementary projects that are supported by the Masterplan, such as the Cultural Quarter are already Council priorities.

1.20 To support any new residential accommodation, as proposed in St. Georges North, there will be implications for new community facilities such as education and health.

1.21 New housing developments need to address issues of quality, affordability and size to attract higher earners to live in the City Centre, as well as offer suitable accommodation for employees in the anticipated growth employment sectors of public service, business services and retail/leisure.

1.22 To support the Strategic Framework, consideration will need to be given to developer contributions on individual developments, towards broader environmental improvements and infrastructure, such as bridges, pedestrian routes, as well as mechanisms to ensure ongoing maintenance.

**1.23 Stages Three and Four**

1.24 The consultants are currently working with the LRC on the production of more detailed Area Frameworks and Delivery Plans for the five key projects listed above in para. 1.16.

1.25 A public presentation of the Masterplan, is planned for 8<sup>th</sup> November.

**2. Consultation**

2.1 All Directorates, LRC.

**3. Financial, Legal and Other Implications**

**(a) Financial Implications**

As above and in covering report

**(b) Legal Implications**

As above

**(c) Other Implications**

OTHER IMPLICATIONS	YES/NO	Paragraph references within this report
Equal Opportunities	Yes	LRC Masterplan seeks to address issues of equal opportunity and social exclusion
Policy	Yes	Mentioned throughout report
Sustainable and Environmental	Yes	Best practice underpins Strategic Framework
Crime and Disorder	Yes	An aspect of sustainable development that is an integral part of the Framework
Older People/people on low income	Yes	Economic regeneration and encouraging additional jobs are part of the LRC proposals. Older people's needs will also be taken into consideration.
Human Rights Act	No	

**4. Background Papers - Local Government Act 1972**

5.1 Report to Strategic Planning Regeneration Scrutiny Committee 17 April, 2002.