

CITY CENTRE IMPROVEMENTS

Report of the Corporate Director Regeneration and Culture

1. Purpose of Report

- 1.1 This report presents the proposed Public Realm Strategy for the City Centre and a detailed design for Gallowtree Gate and seeks approval to the release of capital programme moneys to construct the Gallowtree Gate scheme.

2. Summary

- 2.1 At its meeting on 8th November 2004 Cabinet approved the proposed City Centre Development Project with a budget of £19.25m, of which £14.24m was for public realm improvements.
- 2.2 At its 16th May 2005 meeting Cabinet approved expenditure on preliminary design work for all the City Centre schemes together with expenditure for the delivery of the schemes in Market Street, Hotel Street, St Martins, Loseby Lane forming part of the extension of New Walk totalling £1.74 million; and instructed the submission of further reports to provide more detail on the schemes and their programming and for approval of spend for the two years 2006/07 – 07/08).
- 2.3 This report provides more detail on schemes by way of a proposed Public Realm Strategy and requests approval to release funding to enable the commencement of construction of the Gallowtree Gate scheme.

3 Recommendations

- 3.1 Cabinet is recommended to:
1. Approve the Public Realm Strategy for the City Centre.
 2. Approve the release of £656,000 capital programme moneys to fund the Gallowtree Gate scheme.

4 Financial & Legal Implications

Financial Implications

- 4.1 The total cost of the Gallowtree Gate scheme is estimated to be £1.296 million split over 2005/06 and 2006/07. This will be funded by LSEP contribution (£0.6m), LTP contribution (£40k), and City Council's Capital Programme contribution (£0.656m).
- 4.2 This scheme is part of the £19.39 million City Centre Development Programme of which the City Council contribution is £6.84m.

Paresh Radia – October 2005

Legal Implications

- 4.4 There will be a need for legal advice to be sought regarding procurement and contractual arrangements.
Peter Nichols – October 2005

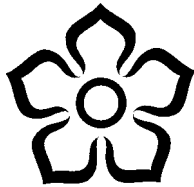
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DECISION STATUS

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



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Report

1. Background

- 1.1 At its meeting on 8th November 2004 Cabinet approved the proposed City Centre Development Project with a budget of £19.25m, of which £14.24m was for public realm improvements.
- 1.2 At its 16th May 2005 meeting, Cabinet approved expenditure on preliminary design work for all the City Centre schemes together with expenditure for the delivery of the schemes in Market Street, Hotel Street, St Martins, Loseby Lane forming part of the extension of New Walk totalling £1.74 million; and instructed the submission of further reports to provide more detail on the schemes and their programming and for approval of spend for the two years 2006/07 – 07/08).
- 1.3 This report provides more detail on schemes by way of a proposed Public Realm Strategy and requests approval to release funding to enable the commencement of construction of the Gallowtree Gate scheme.

2. Work so far

- 2.1 In order to provide a context within which the individual designs for streets could be progressed specialist designers were engaged to prepare a Public Realm Strategy for the City Centre. This has now been completed and is submitted today to Members for approval.
- 2.2 In addition, officers have commissioned a design for Gallowtree Gate in accordance with the direction of the draft Strategy.
- 2.3 The November 2004 report explained that the cost estimates for city centre work were very approximate and that better estimates would need to be based on the design strategy. Work undertaken for that strategy shows that the programme previously approved would require a budget of £16.2m compared to the £14.24m approved. Officers are exploring ways of reducing costs as well as considering the financial impact of deferring one or more of the schemes, or seeking additional funding. A bid for additional funding for this financial year has already been submitted to emda.

3. Public Realm Strategy

- 3.1 The design strategy proposes using traditional building materials particular to Leicester . In particular pink and grey granite used with a mixture of textures.
- 3.2 The strategy identifies areas with different character types in the City Centre reflected in different treatments.
- 3.3 Granite is an extremely hard wearing material and officers are looking at construction methods that will minimise future maintenance requirements and be compatible with our rigorous cleansing regimes.
- 3.4 The method of construction, and the use of contractors will concentrate on ensuring quality of construction and consistency of that quality throughout the programme.
- 3.5 The work described in this report has been co-ordinated with the public realm works proposed within the Cultural Quarter, around the Shires and for the New Walk Extension.
- 3.6 At the time of writing this report the consultation on the strategy was not complete. The findings of the consultation will be reported verbally to Cabinet.

4. Gallowtree Gate

- 4.1 The scheme for Gallowtree Gate applies the Strategy to create a simple paving scheme with minimised street furniture to maximise the space available for pedestrians who dominate this area.
- 4.2 At each end, around the Clock Tower and near Market Place Approach, spaces are proposed where people can meet, and activities can take place.
- 4.3 Some of the funding for the City Centre work must be spent this financial year so officers intend, if Members agree the recommendations of this paper, to start on site in Gallowtree Gate in January 2006 with completion in the summer of 2006.
- 4.4 A further report will be submitted to Cabinet in the new year at which time a detailed programme for the remainder of the works will be presented.

5. Budget

- 5.1 The total budget for the Project (including measures in addition to the public realm improvements) is £19.37m to be provided as follows:

Income	Total £m	Status
Local Transport Plan	7.20	Being allocated
LSEP	2.45	Approved
City Council Capital Programme	6.84	Approved
City Council car park income	0.50	To be allocated
Shires West Section 106 Contribution	1.27	Agreed
Other Section 106 Agreements	1.13	Not yet provided
Total	19.39	

6. Programme

6.1 The proposed programme is as follows:

- a. Start in January 2006
 - Gallowtree Gate (part)
 - Horsefair Street crossover (part of New Walk Extension)
 - Granby Street/Halford Street junction

- b. Start in April 2006
Schemes to an approximate value of £2.5m from the following (total value £3.415m):
 - Market Place Approach Square £1.280m
 - Granby Street North £0.536m
 - Hotel Street South £0.116m
 - Loseby Lane £0.182m
 - Market Street £0.465m
 - Cank Street/Cheapside £0.836m

- c. Remainder to start in January 2007

6.2 Costs will be monitored and no scheme will be commenced unless adequate budget provision is available. Sufficient budget will be ring fenced to ensure that High street can be constructed at the end of the programme.

7. Financial, Legal And Other Implications

Financial Implications

- 7.1 The total cost of the Gallowtree Gate scheme is estimated to be £1.296 million split over 2005/06 and 2006/07. This will be funded by LSEP contribution (£0.6m), LTP contribution (£40k), and City Councils Capital Programme contribution (£0.656m).
- 7.2 This scheme is part of the £19.39 million City Centre Development Programme of which the City Council contribution is £6.84m.

Paresh Radia – October 2005

Legal Implications

- 7.3 There will be a need for legal advice to be sought regarding procurement and contractual arrangements.
Peter Nichols – October 2005

7.4 Other Implications

OTHER IMPLICATIONS	YES/NO	PARAGRAPH REFERENCES WITHIN SUPPORTING PAPERS
Equal Opportunities	Yes	All the measures proposed will be implemented so as to ensure that the City centre is accessible and available to all.
Policy	Yes	The measures contained within this report are in line with existing policies to protect and promote the City Centre.
Sustainable and Environmental	Yes	The proposals in this paper will help to ensure the future sustainability of the City.
Crime and Disorder	Yes	The City Centre Development Project will ensure that it ensures that it helps deliver a safe and crime free city centre.

Human Rights Act	No	
Older People on Low Income	No	None specific but see Equal Opportunities implications above.

8. Risk Assessment Matrix

	Risk	Likelihood L/M/H	Severity Impact L/M/H	Control Actions (if necessary/or appropriate)
1	TRO's not delivered on time	M	H	Restructure programme to ensure continued delivery by autumn 2008
2	Contractor unable to deliver in timescale	L	H	Seek additional contractors, accept additional costs
3	S106 funding inadequate	M	M	Seek alternative sources of funding, defer part of programme
4	LTP funding inadequate	M	H	Seek reallocation of other LTP funds by deferring other works, seek alternative sources of funding, defer part of programme
5	Costs exceed estimates	M	M	Undertake value engineering, defer part of programme, seek additional funding
6	Internal staff resources inadequate	M	H	Engage external consultants using capital funds

L - Low
M - Medium
H - High

L - Low
M - Medium
H - High

9 Background Papers – Local Government Act 1972

- Report to Cabinet 8th November 2004 “City Centre Improvements”
- Report to Cabinet 16th May 2005 “Capital Programme 2005/06 – 2007/08 Regeneration & Culture Additional Information”

10 Consultations

This report was considered by Corporate Directors' Board on 1st November 2005. Public consultation has been undertaken on the Public Realm Strategy. Internal consultation has also taken place including with highway maintenance and cleansing.

11 Report Author

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