

EDTCE 7th Dec 2022

Levelling-UP 1/2 scheme updates

Levelling up round 1 schemes – funding secured

- Railway Station
- Pioneer Park – Dock 3-5/Abbey Court & Former Ian Marlow Centre workspace units
- Pilot House

Levelling Up round 2 bid – submitted and awaiting response

- Connecting St Margaret's

Railway Station Gateway – LU 1

- The Council is working with the rail industry to transform the station as a gateway into Leicester.
 - A new main entrance and public realm will be formed into the ticket office from Station Street
 - The public areas of the ticket office will be expanded and the ticket gate-line enlarged
 - The historic Porte Cochere will be refurbished and converted to a hospitality and retail destination with taxis relocated to the Station Street entrance
- Total Cost Estimate £22.6M; £17.6M secured from LUF, balance from LCC

Existing

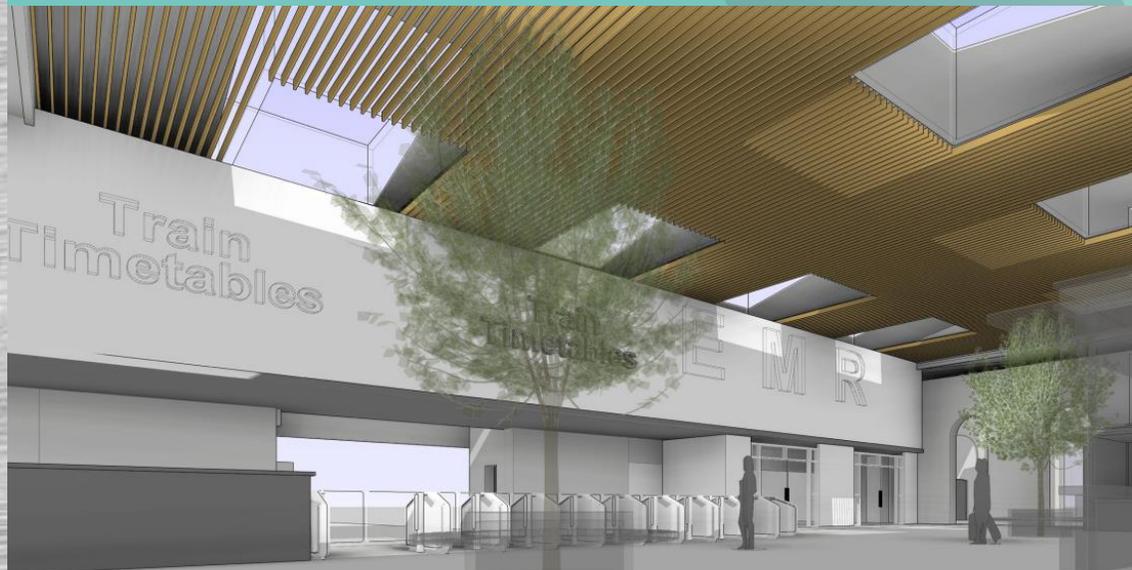




Proposed



Proposed



Rail Station Gateway - Progress

- Tri-partite legal agreement to deliver the scheme between LCC, Network Rail and East Midlands Railways signed
- RIBA 2 Architectural design work complete
- Planning Application programmed for February/March 2023
- Target to be on-site with enabling works Summer 2023 and main construction works end 2023
- Scheme complete and entry into service early 2025

Pioneer Park Workspace Programme LU1

- **Leicester City Council will undertake separate three projects:**
- 6,000sq.m of new office and industrial buildings (Dock 3-5) at Exploration Drive, opposite Dock
- 3,000sq.m of new small industrial units at the former housing depot, Blackbird Rd
- Prepare the 1.6 ha Abbey Court site ready for future high tech development. The aim is to expand and substantially complete the Pioneer Park/Space Park campus giving it regional/national significance.
- The new small industrial units will be the a much needed addition to the Council's portfolio and increase stock in an over subscribed sector
- The Total cost estimate at £24.6m. LUF contribution £19.4m. Balance from LCC

Dock 3-5 – Pioneer Park, Exploration Dr



Abbey Court Site and Blackbird Rd Workspace units



Pioneer Park - Progress

- **Dock 3-5** - planning permission obtained Aug 22, main contractor to be appointed Feb 23, completed Spring 24
- **Ian Marlow Centre** – Development partner appointed by Feb 23, demolition and planning consent by Aug 23, start on site Autumn 23 with completion Autumn 24
- **Abbey Court Site**-project team appointed Dec 22, scheme design and planning consent Summer 23, construction period to Spring 24

Pilot House - LU 1

- Leicester City Council will refurbish Pilot House, a cluster of 5 vacant commercial buildings.
- The aim is to create a destination that supports the growth of creative businesses in the city and attracts new investment, circa 60k sq ft of lettable space.
- The complex will include shared space for conferencing / training and seminar rooms, built around a high quality shared entrance that serves as a café / leisure and events space
- Total cost estimate at £11.9m. LUF contribution £8.567m. Balance from LCC



Pilot House - Progress

- RIBA design stage 3 complete
- Planning application submitted
- Expression of Interest uploaded to Framework
- Tender upload date 25th November 2022
- Target to be on site Summer 2023
- Construction work to complete End 2024
- Scheme opens Early 2025

Connecting St Margaret's LU 2 Bid

- **Scheme Description:** Reconstructing the St. Margaret's Way/Vaughan Way/Burleys Way junction by infilling the underpasses, building high quality pedestrian and cycle crossings, prioritising buses and improving the environment
- **Benefits:**
 - links to new St Margaret's Bus Station and adjacent cycleways/paths
 - potential for improved cycle, walking and bus connectivity
 - safety improvements by removal of underpasses
 - unlock regeneration potential in the area
 - improve environment - new landscaping /improve heritage - St Margaret's Church
 - strong stakeholder support
- **Scheme cost:** Total Cost Estimate £15m (£12m LU/£3m LCC)
- **Timetable:** Bid submitted in July, original decision expected in October but deferred to December 2022
If successful, reconstruction in 2024/25

Early closure of the underpasses: Closing the underpasses with Highways Act powers before reconstruction to improve public safety - works to commence January 2023





See Decision reports noted for the approved levelling up schemes including relevant legal and financial comments.

<https://cabinet.leicester.gov.uk/ieDecisionDetails.aspx?ID=1266> - Pioneer Park

<https://cabinet.leicester.gov.uk/ieDecisionDetails.aspx?ID=1242> - Levelling Up

<https://cabinet.leicester.gov.uk/ieDecisionDetails.aspx?ID=1239> - Pilot House