

Report of the Strategic Director to the meeting of the Regeneration and Economy Overview & Scrutiny Committee to be held on 22nd September 2016

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Subject: City Centre Regeneration

Summary statement:

This report updates Scrutiny Committee on progress with city centre regeneration since its scrutiny hearing in October 2015.

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Overview & Scrutiny Area:

Regeneration and Economy



1. SUMMARY

- 1.1. This report updates Scrutiny Committee on progress with city centre regeneration since its Scrutiny hearing in October 2015.

2. BACKGROUND

- 2.1. Bradford city centre is a priority for the Council and it is also a Strategic Priority Area in the LEP's Strategic Economic Plan. Bradford is one of the biggest and fastest growing districts in the UK and a key part of the Leeds City Region economy. Business success, jobs growth and an increased evening economy are essential to the District's future and a strong vibrant city centre is needed to help secure the economic prosperity of the wider city.
- 2.2. Bradford city centre is the key location for employment in the district with a growing population of 526,000, and the place where investment and activity can combine collectively to maximum benefit. It is home to over 2000 businesses that support 22% of jobs (one in six of all jobs in the district) generating 31% of the District's Gross Value Added (GVA). The value of Bradford's economy at 2013 as measured by total GVA was £8.7 billion and was the eighth largest economy of any City or District in England and the eleventh largest in the UK. GVA estimates for 2013 onwards show a steady increase. The district is forecast to increase its output by £1.9 billion or 25.2% to reach £9.6 billion in 2025.
- 2.3. As a location for key sectors with identified future growth such as retail, business services and digital and creative industries, the city centre must play a vital role in our economy. We need to build on our existing strengths in further and higher education and continue to grow our retail and leisure offer
- 2.4. Bradford city centre is an important shop window to the district – the area with the highest concentration of visitor related facilities and a key visitor destination which is attracting increasing numbers of visitors.
- 2.5. Bradford's City Centre Growth Scheme has delivered impressive results, supporting businesses to create jobs and occupying vacant units and encouraging new investment in the City Centre.
- 2.6. The Broadway Shopping Centre opened in November 2015, supporting Bradford to move 59 places to 26th according to CACI's UK retail rankings forecast.
- 2.7. In October 2015 a report was brought before this committee to update Members on developments in Bradford City Centre. The report identified some of the next steps as: Business Rate Rebates being continued to be offered to businesses creating additional new jobs in the Growth Zone, Priority Streets Scheme, Completion of the Public Realm works and the Central Business District. An update on these activities is included in this report together with an update on other key regeneration developments in the City Centre.



3. City Centre Regeneration Update

3.1. City Centre Growth Scheme

- 3.1.1. The City Centre Growth Scheme has seen major physical improvements to the City Centre through investment in Public Realm, including improvements to Kirkgate, the stations and the West End. The scheme has also part funded the demolition of the former central Police Station and the relocation of custody suite into the Magistrates' Court as well as new visitor signage has been installed across the City Centre and landscaping has been provided around the Broadway Shopping Centre.
- 3.1.2. To date the scheme has provided capital grants to 102 businesses, supporting them with the costs of property improvements and the purchase of key machinery and equipment to assist their businesses to grow. In addition 166 businesses have been supported with Business Rate Rebates based on the creation of new and additional jobs in the Growth Zone.
- 3.1.3. The scheme has been revised to address the number of vacant units in the City Centre and is targeting funding at occupiers bringing vacant ground floor premises back into use. It is also supporting existing businesses to expand their operation into unused floor space, for example in upper floors of properties. Both interventions are based on increasing job numbers in the City Centre and also on securing long-term increases to business rates receipts.
- 3.1.4. The total number of jobs created to date has been verified as 570, this is made up of part-time and full-time posts with a full time equivalency of 483.5.
- 3.1.5. The scheme has supported 71 businesses to open in the City Centre, of which 39 are new start businesses and 32 are inward investors. The impact on the high street is over 70 vacant units brought back into use.
- 3.1.6. The key achievements delivered by the scheme to date are detailed below:

Deliverable	Volume	Comments
Businesses Supported	206	Includes Business Rates Rebates recipients and Capital Grant beneficiaries
Jobs Created and Verified	483.5 FTE	BIS Target for City Centre is 500 jobs outside of the Broadway Centre
Empty City Centre Units brought back in to use	72	As a result of Rebate and/or capital incentives
New start businesses	39	New Businesses starting up within the City Centre Growth Zone with the support of the



		scheme
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3.2. **Priority Streets**

- 3.2.1. Launched in summer 2015 this is a targeted scheme to incentivise businesses to bring back in to use vacant ground floor units in key streets. The current priority areas are Darley Street, Kirkgate, Rawson Place, Rawson Square and Ivegate.
- 3.2.2. As part of the Priority Streets package capital grants towards property improvements and equipment purchases are available. This, along with business rate rebates discussed in point 3.1 above, will provide packages of support to eligible businesses of up to 200,000 Euros.
- 3.2.3. To date six businesses have benefitted from the Priority Streets funding. These have included two new start-up businesses and have led to four empty units being brought back into commercial use. Although take-up has been low compared to the wider City Centre Growth scheme it is noted that these investments have been made at a time when the full impact of Broadway is not yet realised and when the referendum decision may have created uncertainty for investors.

Business	Location	Description
Gustoso	Kirkgate	New-start business. Self-service noodle, pasta and salad bar
Bradford Bakery	Rawson Place	New-start business. Artisan Bakery specialising in African, Caribbean and East European breads.
That's Entertainment	Kirkgate	New retailer offering a diverse selection of new and used DVDs, music CDs and video games.
New to You Lifestyle	Upper Darley Street	New RSPCA store retailing vintage clothing, furniture and home ware
Blue's Hair Salon	Rawson Square	Expansion of existing business into unused upper floor-space to provide bar
Fuse Arts Space	Rawson Place	Arts venue incorporating a small shop.

- 3.2.4. None of the properties that fall within the Priority Streets are Council owned and it is not possible to influence rental values. Economy and Development Officers have engaged where possible with property owners and their agents to promote the scheme and to encourage meanwhile uses where appropriate. Work is on-going to encourage new footfall and improve the physical appearance of the properties through new shop wraps, for example.

3.3. **Public Realm**

- 3.3.1. The public realm works around the Alhambra, National Media Museum and Margaret McMillan Tower are all complete. The final element of the construction and installation of totems and fingerposts for the Bradford Navigator signage and way-finding scheme is about to be completed. These works were the final elements of the public realm programme funded through the City Centre Growth Scheme. The programme included works to Kirkgate, Market Street, around both stations as



well as surrounding the Broadway centre. The investment has had a significant impact on the physical appearance of the City Centre, providing a high quality built environment.

3.4. Central Business District

3.4.1. One City Park

3.4.2. Members received an update on the One City Park project at its meeting in June 2016. The One City Park scheme has the benefit of outline planning permission for circa 95,000sq.ft of office accommodation with the potential for A1 retail, A3 Café and A4 drinking establishment uses at ground floor.

3.4.3. Jacobs Well

3.4.4. In February 2015 the Council entered into an 'Option Agreement' with a private sector Developer Consortium consisting of Chiltington Land Ltd and McClaren Property Ltd for a term of 5 years, to construct a 200,000 sq ft Public Sector Office Hub on the former Jacob's Well office site.

3.4.5. The driver for the project is that HM Government is seeking to rationalise and improve the cost efficiency of property assets occupied by the Public Sector through the 'One Public Estate' initiative, which will see civil service jobs concentrated into a small number of 'Public Service Hubs'. Jacob's Well Public Sector Hub will ensure that the District and the City Centre in particular, is best placed to capitalise on these opportunities.

3.4.6. McClaren Property Ltd and Chiltington Land are still in detailed negotiations with a number of public sector occupiers looking at their individual requirements in terms of design and space planning.

3.4.7. It is anticipated that the Strategic Director Regeneration, the Assistant Director Economy and Development and the Assistant Director Estates and Property will receive an update from the developers in October 2016

3.4.8. City Centre Operational Estate

3.4.9. The Council has brought into the city centre approximately 1000 additional staff from outer district offices. The city centre property utilisation programme was part of the Council's rationalisation strategy to maximise efficient delivery of services and occupancy of buildings. A budget of £15.8m was approved at Executive in 2013, the cost of the programme was £14.6m and included:

- The relocation of the Central Library to City Library on City Park;
- The relocation of staff from Flockton House to Sir Henry Mitchell House;
- The relocation of the staff from Future House to Margaret McMillan Tower

4. City Centre Management

4.1. Anti-Social Behaviour

4.1.1. As with many City and Town centres, instances of anti-social behaviour (ASB) do occur within Bradford City Centre. The main cause of complaint and concern are



with two issues, one being “street drinking” and the other of what were formally known as “legal highs” – now known as “psychoactive substances”. To help combat these issues the Council has recently completed a consultation exercise and a report will be taken to Regulatory and Appeals Committee in September seeking approval to implement a Public Spaces Protection Order (PSPO) in the City Centre. This will allow authorised officers to deal with this type of ASB proactively rather than reactively and importantly will allow the confiscation of alcohol from known ASB cohorts in advance of them causing any nuisance, whereas at present under the current legislation they must already be causing a nuisance.

4.2. **Footfall**

4.2.1. Since the opening of The Broadway, footfall at the bottom of the City Centre, including both train stations, has increased. That said Darley Street footfall has seen a decline due to an increase vacant units and is likely to be impacted further by the relocation of the Post Office. Footfall in the City Centre on Sundays has increased significantly. There is a definite “shift” of footfall and consideration is needed as to how we support the top of town further.

4.2.2. **Footfall data**

Darley Street	April - June 2015	1,292,287
	April - June 2016	966,285
	Decreased by	326,002
Kirkgate	April - June 2015	2,090,818
	April - June 2016	1,663,396
	Decreased by	427,422
Broadway	April - June 2016	2,143,686
There was no footfall camera in this location in 2015		

4.3. **Vacancy Rates**

4.3.1. Vacancy rates historically in the City Centre have hovered between 18.5% and 22.5%. Since the opening of The Broadway there are now 894 available units and the current vacancy rate is 19.4%. This figure includes vacant units that are currently under re-development and we have a realistic target of 18.5% once these developments are completed.

4.3.2. The current National average vacancy rate stands at 12.5%. Rates vary from areas in London and South East reporting 0% to Burslem in the West Midlands with a rate of 33.1%. Other examples include Wigan at 27.8%, Bolton at 24.6% and Dewsbury at 25.3%.

4.4. **Working with Retailers and property agents**

4.4.1. The Council formally meets with city centre retailers on a quarterly basis to provide them with updates on city centre developments and discuss any issues or concerns the retailers may have. In addition to this the Council engages daily with retailers and property agents to assist them with any city centre issues they may have.



4.4.2. In 2014 Bradford City Centre was one of the first to be selected to the Healthy High Streets Partnership. The Bradford City Centre group is chaired by the Branch director of Santander and includes managers from Marks and Spencer, Boots, EE, Gregg's and Wilkos. This group works closely on three aspects: to increase footfall, to reduce the number of vacant units and to restore pride. The group meets monthly and feeds back to the Healthy High Street representative from Business in the Community on a quarterly basis.

4.4.3. The Council meet regularly with the management teams of both the Kirkgate and The Broadway shopping centres in order to continue to develop a joined up approach to City Centre Management.

4.5. **Events**

4.5.1. Events generate significant economic benefits through increased visitor spend. 2016 has seen various events take place in City Park including the popular Family Film Festival, which took place over the summer holidays and the Royal Opera House screenings which drew in audience of around 500 for each show.

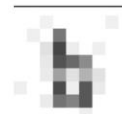
4.5.2. The Bradford Festival held over three days in July was another great success with approximately 150,000 people attending the event. Over 2000 children attended the schools day element on the first day of the festival and this was well received by children, parents and teachers.

4.5.3. The next major event planned for City Park will take place from the 6th to the 9th October 2016. This will see master light artists T.I.L.T return to City Park with an incredible new show called Forest of Light that has been designed specifically for City Park's mirror pool.

4.5.4. The Christmas Lights switch on will be held on Saturday 19th November 2016. Sheffield-based, External Combustion will bring their pyrotechnics and fireworks expertise to the show, building up to an incredible grand finale. The event will also feature the wonderful Spark! drummers with their vibrant musical arrangements, dazzling costumes, beautiful lighting design and dynamic choreography.

4.5.5. The table below shows the estimated visitor numbers and economic impact of City Park events for the last five years.

City Park Events						
Visitor Numbers and Economic Impact						
	2012	2013	2014	2015	2016	Total
All Visitors	223,600	150,210	265,800	219,200	263,700	1,122,510
Economic Impact	£2,662,948	£1,939,367	£2,795,052	£2,345,350	£2,693,968	£12,436,685
Produced by Bradford Council using a methodology developed by Ekosgen						



5. Darley Street and Top of Town

- 5.1. In advance of longer term solutions being secured, the short term strategy to support this area of the City Centre includes the encouragement of meanwhile uses for empty shop units– for example the former Marks and Spencers’ building which has been leased to East Street Arts. The Economy and Development Service will be supporting the organisation to maximise the potential of this property which will provide performance space, exhibition space and conference facilities. On Friday 28th October 2016 this venue is due to host 300 delegates from across the country for the Independent Street Arts Network conference, an event being delivered by arts organisation, the Brick Box.
- 5.2. In order to drive footfall and to support businesses in this area and the wider Top of Town, City Centre events will be delivered in additional venues and the benefits of events held in City Park will be shared across the City Centre.
- 5.3. As an example on the 6-9th October 2016 City Park will host the Forest of Light. A light trail will encourage footfall through the City Centre to the Top of Town. This will be enhanced by a six-week programme of animation activity focussed on Darley Street which will include street performances, dressing of street furniture and lantern making workshops culminating in a lantern procession around the City Centre.
- 5.4. Included in the programme will be a pilot for a series of markets sited in the City Centre promoting the best of local arts, crafts and produce. This will provide the opportunity to showcase the City Centre’s existing food and drink offer.
- 5.5. Officers are continuing to work with the new owners of the Kirkgate Shopping Centre to support them with their plans for the centre and to ensure occupancy levels are optimised.
- 5.6. The Council is seeking to employ an experienced commercial agent to work with individual property owners and agents to attract quality retail and leisure uses into the wide range of vacant units in the older “Top of Town” retail area. This area is identified as that experiencing the greatest level of churn, containing over 55% of the city centre’s recorded vacancies in June this year.
- 5.7. An application to the Heritage Lottery Fund was submitted in August 2015 for a Townscape Heritage Initiative for the City Centre.
- 5.8. Funding is sought to support bringing medium and long-term vacant and under-used historic buildings in the Top of Town back into appropriate and sustainable use. Works will focus on the restoration and improvement of building frontages, including shop fronts, fenestration and architectural detailing. The package of support also includes improvements to the public realm and pedestrian friendliness of the area.



5.9. As is the case with most first submissions, the application was unfortunately not approved. Following feedback from Heritage Lottery a revised bid was submitted on the 31st August 2016, the outcome of which is expected January 2017.

6. Oastler Centre Redevelopment Plans

- 6.1. Members of this Committee have been provided with progress reports on the strategic options for the two city centre markets on 31st January 2013, 5th September 2013, 23rd January 2014 and 14th October 2015.
- 6.2. Since the last report to this Committee on 14th October 2015, the Council has, following a comprehensive tendering process, appointed a project team of external consultants to prepare outline design and cost estimates.
- 6.3. The Project Team have been working alongside the Council's Landscape Architects and Highways team who have been appointed to undertake the design of public realm and highways improvements.
- 6.4. The outline design and cost estimates were completed in January 2016, however, in February 2016, Morrisons announced the closure of their Westgate store from 3rd April 2016.
- 6.5. The Morrisons store is the key trading anchor for the Oastler Centre and its closure has impacted on the number of shoppers that use the centre. Historically, many shoppers would shop at Morrisons for items that were not available in the Oastler Centre before then purchasing typically fresh foods in the centre.
- 6.6. In order to support market traders through this temporary period whilst Morrisons seek a new end user for their building, the Council has approved a temporary time limited financial support package of:
 - **10% rent reduction for all indoor traders** - To qualify for this reduction we expect all traders to be open for business during the centre's core trading times of 9am to 5pm each day
 - **£27,500 Marketing & Promotional Fund** - Traders have been invited to set up a small group that can determine how the marketing and promotional budget should be spent to increase footfall and how it can support traders' own marketing and promotional activities.
 - **£120,000 Business Improvement Fund** - A maximum of £2,000 is available for each tenant as a soft loan for improvements to their stall(s) that would be repaid on an interest free basis over three years together with the rent. This would improve the attractiveness of the venue in the short term whilst plans for the redevelopment of the center are progressed and will have a positive impact on customer footfall.



6.7. The decision by Morrisons has meant that the Council is reviewing its plans for the redevelopment of the Oastler Centre and officers from the Economic Development Service are continuing to liaise with Morrisons in their search to find a new end use in the vacated building that supports the regeneration objectives for this area of the city centre.

6.8. The impact of Morrisons and the Broadway Centre to the trading performance of both city centre markets area continues to be monitored by way of automatic pedestrian counts, trader confidence and stall/shop vacancies.

7. The Broadway and cinema development

7.1. Following recent openings such as Veri Peri and Urban Chocolatier two other units have exchanged and engrossment is expected imminently for an independent restaurant on the first floor above Patisserie Valerie and Zizzis. Planning permission has now been submitted for a first floor gym operator. Negotiations are underway on the remaining units within the malls.

7.2. A new marketing programme is being developed to emphasis the leisure as well as retail opportunities within the centre. Summer holiday initiatives already in place include a kiddies train, storytelling, teddy bear picnics and sculptures.

7.3. Expansion of the centre to create a new six screen cinema and four restaurants in the neighbouring former BAE block was granted in March 2016. Partial demolition of the former structure started in August 2016 and the demolition works are due for completion in approximately three months' time. Construction work to link the two buildings is expected to commence before Christmas with a formal opening planned for autumn/winter 2017. The new six screen cinema will be operated by The Light. Leasing of the restaurant units is underway with offers made on two and discussions are taking place with a number of parties on the remaining two.

8. The Exchange

8.1. Seven restaurant and retail units have been created on the ground floor of the former Arndale House. Brighthouse and Bon Marche have been relocated onto the Market Street frontage and Greggs further along Broadway. Esquire Coffee and Five Guys are taking the two units facing onto Charles Street directly opposite Patisserie Valerie and Zizzi. Only two units facing onto Broadway opposite the forthcoming cinema complex remain to be let.

8.2. The first floor gym has been let and the ninety apartments that occupy the upper floors of the building are being successfully sold off plan by a separate developer.

9. Station Masterplans

9.1. Both the projects to develop Bradford Interchange and Bradford Forster Square Stations reached their first critical milestones in late 2014 with the completion of the Masterplan submissions. Since that point both stations continue to progress, albeit at different paces as dependent upon the circumstances set out below.



9.2. Forster Square

- 9.2.1. With the emergence of the British Land ownership at the former sorting office and comments received from colleagues at the West Yorkshire Design Review panel, it was determined that an Addendum would be required to ensure maximum quality from the proposed development on this site. The Addendum was completed in late 2015 and so, with the Masterplanning process finalised Forster Square is now moving with pace towards the scheme appraisal process that will lead to a construction programme currently due to commence in 2019 and be completed in 2021. As such CBMDC (working in partnership with WYCA and Network Rail) currently have a tender out for services to prepare the 'Gateway 1' submission document. After the Gateway 1 review process is complete we will have a well refined indication of the project cost, programme and on site requirements. Gateway 1 is expected for completion in the first quarter of 2017-18.

9.3. Interchange

- 9.3.1. Since the delivery of the initial Masterplan the circumstances relating to potential project scope and surrounding development projects for the Interchange site have changed significantly. The initial brief was restricted by a WYCA stipulation that the bus station area was not in scope and that budgets were contained within limitation that suggested any scheme should focus upon the train station element. An evolving understanding of the nature of the primary funding source (the West Yorkshire PLUS Transport Fund) allowed the key partners to review the approach and it was agreed that a wider scope should be considered within a new masterplanning exercise. This new masterplanning work has just been commissioned with the inception meeting with the procured delivery partners taking place in mid August. The works will look to consider what work can and should be done to create a new and transformative sense of arrival in the city with an impact to positively influence business location in the city and the potential to accommodate a Northern Powerhouse Rail station in the city.

10. Former Odeon

- 10.1. A report updating progress on the Bradford Live scheme was brought before this committee in July 2016. Bradford Live advisors are at an advanced stage of discussion with the preferred operator for the venue. The operator is looking at throughput for all three main auditoriums in the building and it is expected that they will provide further details to Bradford Live in the near future which will be shared with the Council.
- 10.2. Following the next stage of input from the preferred operator Bradford Lives advisors are proposing to submit a revised financial plan for the scheme for discussion with the Strategic Director of Regeneration and Director of Finance.

11. Sunbridge Wells

- 11.1. Work on the Sunbridge Wells development continues, with the company directors confident of opening this autumn. The development comprises seven bars, 11 retail units and one restaurant. The developers report that nine of the units have now been let and fit out works are being undertaken. Sunbridge Wells Ltd have now



opted to manage three of the bars, which should see them being completed within their new deadline.

- 11.2. The Council has supported the scheme through the City Centre Growth Scheme. A final grant payment will be issued on completion of the scheme and when all Planning requirements have been satisfied.

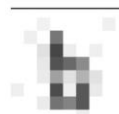
12. Other Key Sites

- 12.1 Sunwin House is a vacant listed building situated on Godwin Street and owned by Legal and General. The 106,000 sq ft, six storey building was constructed as a purpose-built department store in the 1930s and has been vacant since TJ Hughes department store closed in late 2011. The building is situated in what was regarded as the retail core of the city but in recent years changes have meant that it is likely that other uses would be considered for the building and this is reflected by the fact that it has been put forward for several large office accommodation enquiries in recent years. Letting the accommodation has been challenging due, at least in part, to its size and the difficulties involved in splitting it to accommodate smaller retail users. Legal and General have recently undertaken work within the building and have been in conversation with Planning..
- 12.2 Provident acquired and are looking to develop the Annexe to the building (the part that sits in between Sunwin House and Provident's current HQ) to provide around 25,000 sq ft of office accommodation. This would accommodate an extra 300 staff, as the company continues to grow. This refurbishment was the subject of a planning application in Spring 2016.
- 12.3 High Point is a prominent, 1970's building, situated on Westgate. Formerly occupied by Yorkshire Building Society, the building has been empty for some years. A scheme to refurbish the building to create 100 apartments, with associated retail, was abandoned in 2008. At the time the developers were concerned at a potential lack of demand for apartments post the world financial crisis.

Planning permission was granted in May 2009 for a mixed use development, including a hotel. This was followed by engagement with the owners in 2014 to attempt to bring forward an application for Growth Zone funding to potentially support ground floor retail units in the building. The project did not progress to application stage. The Business Rates Team is currently working with the owner and the building has been taken out of rating assessment.

13. Residential Developments

- 13.1. The city centre residential population is growing. It has increased by 10% between 2011 and 2014 to an estimated 10,900 residents within the city Ward boundary. Whilst a large percentage are students an increasing number of self-contained one and two bed apartments (as opposed to HMO's) are now in the pipeline indicating Bradford is beginning to experience an increase in investor confidence.
- 13.2. Over the last 12 months the city centre has experienced a number of completed conversion schemes to primarily HMO or single bed self-contained apartments. These have tended to focus on the Goitside area near the university or else to the

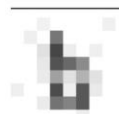


east side of the city centre. There is now a more than adequate supply and choice of student accommodation.

- 13.3. In terms of family housing the affordable houses for rent completed at Chain Street have proved very popular and are all now fully let, whilst marketing of the new build family homes for sale has commenced.
- 13.4. In terms of other social housing achievements, the Council led 'temporary accommodation for the homeless scheme' at Clergy House and Jermyn Court in Cathedral Quarter is nearing completion and is due to be fully completed and commissioned during October 2016.
- 13.5. Significantly as investor confidence in the city grows we are now experiencing a notable increase in the number of residential applications across the city centre following national relaxation in planning controls. These range from proposals for 1 and 2 bed conversions of Victorian buildings in Little Germany and elsewhere and a number of larger scale residential/mixed use developments.
- 13.6. Whilst not all these applications result in starts on site many do. The completion of Broadway is already having a regeneration impact as the conversion of the former Arndale House for leisure and residential use and the former BAE block opposite for leisure and residential (both currently on site) bear witness.

14. Flexible Planning Regime in City Centre

- 14.1. The Council have created a flexible planning regime, known as Local Development Orders or LDOs, to tackle relatively high vacancy rates of commercial units in the area around Broadway (LDO1) and underused or vacant upper floors in the wider city centre (LDO2). These were also introduced to complement the Growth Zone and encourage residential and city centre uses such as restaurants and bars in the area. The same principle has been applied to bringing underused or vacant Victorian warehouses back into use through the Little Germany LDO (LDO3). The general principle behind the LDOs is to automatically grant planning permission for developments which would generally be granted permission anyway. Acquiring planning permission can sometimes be seen by potential investors as a significant barrier to bringing new uses into vacant buildings. By creating LDOs this perceived barrier is removed.
- 14.2. This approach has proved successful in bringing city centre buildings back into use. LDO 1 granted consent for commercial development across a small area between the new Broadway Shopping Centre and the City Park and LDO 2 allowed for the creation of up to 9 residential units in the upper floors of properties across the City Centre. These Orders were adopted in September 2014 and analysis carried out in June 2015 showed that 51 residential units had been created or were planned to be created and six commercial units had opened and others are planned to be created under LDO 1.
- 14.3. A third LDO was adopted in the Little Germany Conservation Area which allowed for a number of uses including the creation of residential units, bars and restaurants. This was adopted by the Council on 21 July 2015 alongside a Local



Listed Building Consent Order which is the first in the country. The Council has already received confirmation that a number of conversions will create 168 residential apartments and a cafe.

15. City Plan

15.1. Central to the on-going relevance and longevity of City Plan is a process of regular review and in July 2016 the Council undertook an internal review workshop to:

- review the successes of City Plan to date
- remind key officers of their commitment and endorsement of City Plan
- re-invigorate and renew efforts to deliver the objectives of City Plan
- rank priorities for the next 12 months around the five themes of Business and Enterprise, Excellence in Education, City Living, Transport and Connectivity and Destination and Experience.

15.2. This internal review workshop gave officers the opportunity to:

- review and discuss progress to date
- review identify potential issues and ways to overcome these hurdles
- confirm priority actions for the next 12-18 months
- offer further reflections

15.3. An external stakeholder engagement plan is currently being prepared to be implemented in the autumn. The City Centre Area Action Plan is progressing which outlines the planning policy framework for delivering key regeneration sites, infrastructure and housing growth in the City Centre. An Examination in Public in The City Centre Area Action Plan is scheduled for next month which will be a major step towards its adoption.

16. Skills House

16.1. As a result of the Broadway development and the continued regeneration of the City Centre, significant employment opportunities for local people have been generated and continue to increase. In order to maximise these opportunities, SkillsHouse was established and launched in June 2015 to support retail, hospitality and visitor economy businesses and to help local people find jobs.

16.2. A key priority is to support unemployed people in the district, by up skilling them and providing them with qualifications in Retail, Hospitality and World Host Principles of Customer Service. Individuals undertaking pre-employment training with SkillsHouse are also guaranteed an interview and additional support in order to secure employment in the district.

16.3. Though the core team members who work within SkillsHouse are Bradford council staff; assessments, support and training are delivered in partnership with a range of providers across the District, including Jobcentre Plus, Aspire-i, Bradford College, Shipley College and Skills for Work. SkillsHouse operates as a 'finishing school', up skilling individuals to ensure they are ready to meet the specific needs of employers. As such the model is reliant on stakeholders referring suitable clients onto the Assessment days. SkillsHouse is currently working with around thirty



organisations from across the District who refers individuals to the assessment days.

- 16.4. Since launching, SkillsHouse has worked with over 120 employers to support them to recruit local people and has supported 628 unemployed people into work.

16. LEGAL APPRAISAL

Not applicable

17. OTHER IMPLICATIONS

EQUALITY & DIVERSITY

At this stage there are no specific equality and diversity issues.

SUSTAINABILITY IMPLICATIONS

At this stage there are no specific sustainability implications

GREENHOUSE GAS EMISSIONS IMPACTS

N/A

COMMUNITY SAFETY IMPLICATIONS

There are no community safety implications at this stage however these will be monitored as work progresses

HUMAN RIGHTS ACT

There are no Human Rights implications

TRADE UNION

There are no Trade Union implications

WARD IMPLICATIONS

None.

NOT FOR PUBLICATION DOCUMENTS

None.

18. RECOMMENDATIONS

- 18.1 Members are recommended to welcome progress on city centre regeneration since its meeting in October 2015.

19. APPENDICES

None

20. BACKGROUND DOCUMENTS



- 20.1 More information on Public Spaces Protection Order -
<http://www.legislation.gov.uk/ukpga/2014/12/part/4/chapter/2/crossheading/public-spaces-protection-orders/enacted>.

