

Report of the Strategic Director, Place to the meeting of the Regeneration and Economy Overview & Scrutiny Committee to be held on 14 November 2017

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Subject:

One City Park Project

Summary statement:

This report updates Scrutiny Committee on progress with the One City Park (formerly known as The Tyrls) redevelopment project since its scrutiny hearing in June 2016

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1. SUMMARY

- 1.1. This report updates Scrutiny Committee on progress with the One City Park (formerly The Tyrls) project since its scrutiny hearing in June 2016

2. BACKGROUND

- 2.1 The Committee will recall that the Council agreed to the transfer of ownership of the Tyrls building from the Homes and Communities Agency (HCA) in 2013.
- 2.2 The police station was demolished and the redundant holding cells relocated to the basement of the existing Magistrates Court. The new cells and Youth Court have been operational since August 2015.
- 2.3 An outline application for the development of 8,500 sq m (90,000 sq ft) of Grade A office with potential for ground floor restaurant and bar uses was granted in December 2014 and the project known as One City Park.
- 2.4 Dialogue has taken place between a potential end user and developer during this time to secure a development, but unfortunately this did not result in a formal offer and discussions were concluded.
- 2.5 In order to progress a scheme officers from Economic Development have begun an initial Expression of Interest process to bring the development to the attention of end users and developers.
- 2.6 The proposed scheme was launched in London at the MIPIM (UK) event on 18 October 2017 and it is intended to market the opportunity to the developers and target end users directly. As retained agents for the scheme Cushman Wakefield will be tasked with identifying potential occupiers.
- 2.7 In early 2018 it is intended to move to a more formal Invitation to Submit Proposals process targeting the developers and end users that have expressed an interest.
- 2.8 This will be followed by a formal selection process to secure a preferred developer/end user by the end of 2018.
- 2.9 Detailed design and planning will follow with the intention of having a completed development by 2021.

3. OTHER CONSIDERATIONS

- 3.1 One City Park is a key location for new Grade A offices in the city centre and this is reflected in the city centre area action plan.
- 3.2 Whilst the development has existing outline permission this expires in December 2017.

- 3.3 Whilst this existing permission could be extended it is not felt appropriate at this time to do so.
- 3.4 The approved outline application demonstrates a development has been agreed in principle for the site.
- 3.5 The preferred development partner will be responsible for submitting a new full planning application once design, highways principles and other significant matters have been agreed with the local planning authority through the formal planning pre application process.

4. FINANCIAL & RESOURCE APPRAISAL

- 4.1 Officers in Financial Services have assisted with the initial funding agreement for the £400,000 and this was drawn down in March 2016. There is an additional facility of £4.8m held by West Yorkshire Combined Authority which has been made available to contribute in bringing the project to fruition.
- 4.2 The funding from WYCA is ring-fenced for the One City Park Project and cannot be redistributed or transferred to any other WYCA project.
- 4.3 The majority of the funding for the project will be secured from the selected private sector development partner or end user through the completion of an appropriate development agreement.
- 4.4 The formal process of inviting submissions of scheme proposals from interested developers or end-users will include a requirement for the interested parties to present their funding and delivery models for full Council appraisal, consideration and comparison before selecting a preferred development partner.

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

Not applicable

6. LEGAL APPRAISAL

Not applicable

7. OTHER IMPLICATIONS

7.1 EQUALITY & DIVERSITY

At this stage there are no specific equality and diversity issues. Equality and diversity issues will be identified as part of the project development process.

7.2 SUSTAINABILITY IMPLICATIONS

The regeneration of the City Centre is a strategic priority for the Council. The redevelopment of Grade A offices will contribute to the vitality and continuing success of the City Centre. The successful development of this site will have a central role in promoting the economic, physical and environmental sustainability of the city centre

7.3 GREENHOUSE GAS EMISSIONS IMPACTS

Any potential impacts will be identified as part of the project development process

7.4 COMMUNITY SAFETY IMPLICATIONS

There are no community safety implications at this stage however any design will incorporate secure by design principles.

7.5 HUMAN RIGHTS ACT

There are no Human Rights implications

7.6 TRADE UNION

There are no Trade Union implications.

7.7 WARD IMPLICATIONS

The development is wholly within City ward and will meet the objectives of the City Centre Area Action Plan.

8. NOT FOR PUBLICATION DOCUMENTS

None.

9. RECOMMENDATIONS

9.1 Members are recommended to note progress on the One City Park project since its meeting in June 2016 and the current anticipated timeline for the next stages of delivery.

10. APPENDICES

10.1 One City Park informal expression of interest brochure

11. BACKGROUND DOCUMENTS

None