

Report of the Strategic Director to the meeting of the Regeneration and Environment Overview & Scrutiny Committee to be held on 23rd October 2018

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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 March 2018.

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Overview & Scrutiny Area:
Regeneration and Environment

1. SUMMARY

- 1.1. This report updates Scrutiny Committee on progress with city centre regeneration since its scrutiny hearing in March 2018. An update on City Centre Markets has been provided under a separate report.

2. BACKGROUND

- 2.1 Bradford is a great northern city and an economy of significant scale. At the centre of the Northern Powerhouse and the UK, Bradford's economic growth is critical to the wider economic success of the Leeds City Region and the UK. Bradford has seen great progress in recent years, not least through the creative and business-led regeneration of our city centre.
- 2.2 Bradford is one of the biggest and fastest growing districts in the UK and is the youngest city in the UK. Business success, jobs growth, skills and improved transport connectivity are essential to our ambition to be the UK's fastest growing economy over the coming decade.
- 2.3 The district has great assets to draw upon, including our young and enterprising population, innovative and productive businesses, strong knowledge institutions, a tradition of private and public partnership and increasing momentum provided by the regeneration of our city and town centres.
- 2.4 The City Centre therefore remains a focus for the Council as part of our wider approach to economic growth across the district. Due to its size and scale it is also recognised as a Strategic Priority Area in the city region's Strategic Economic Plan.
- 2.5 Bradford City Centre is the key location for employment in the district and is home to over 2000 businesses that support one in five of all jobs in the district and generate a third of the District's £10 billion economic output.
- 2.6 The City centre is a key location for sectors with future growth potential such as financial and business services, digital and creative industries. It also hosts a number of important economic and cultural assets, including the University of Bradford, Bradford College, the Alhambra and the National Science and Media Museum. We will need to bring forward sites to support new and existing business growth.
- 2.7 To compete economically we have to ensure the city centre is a liveable and vibrant place to attract and retain businesses and talent.

3. City Centre Growth Scheme

- 3.1 The scheme continues to support the delivery of the City Plan outcome of making the City Centre a Place of Dynamic Business and Entrepreneurship. Over six years of operating it has contributed significantly in creating a great place to do business. The scheme has won awards for its innovative approaches to supporting business growth and is recognised as a key factor in Bradford being named by Barclays in December 2017 as the best place to start a business.
- 3.2 Supporting the economic growth and resilience of the City Centre, to date the scheme has encouraged 232 businesses to either open or expand their operations within the growth zone area.
- 3.3 The scheme provides a comprehensive package of support for new and existing businesses through advisor assistance, provision of business rate rebates and capital grants as well as access to grants and finance available in the City Region. In addition support is provided to source premises, to recruit and train staff via Skills House, and to access Council services.
- 3.4 739 jobs have been created as a direct result of the scheme's interventions as well as providing huge benefits to local supply chains.
- 3.5 We are seeing a contraction of our core retail area and like most cities have been impacted by national chain closures. Despite enormous challenges, the scheme has brought 92 vacant units back into economic use.
- 3.6 Food and beverage, leisure and office uses have been particularly encouraged, to support our retail offer and to re-purpose former retail units. Independent businesses are key to the future success of the City Centre, providing a unique and distinctive offer rather than a homogenised high street. The scheme has so far assisted 48 new businesses to start up in the City Centre.
- 3.7 Reducing resources has led to targeting of remaining capital funding to encourage investment into streets within the City Centre suffering from the highest levels of vacancies through the Priority Streets initiative. The scheme will support new investment, particularly independents, as we start to build our offer around our Markets development.
- 3.8 City Centre Growth Scheme funding is currently supporting the development of co-working and collaborative spaces, encouraging new and creative businesses to breathe life back into historic buildings, bringing new energy and ideas and additional footfall into the city centre.
- 3.9 Based on the success of the city centre based scheme, a district wide offer was launched in April. The District Growth Scheme provides a range of rate reliefs to attract new investment and encourage the bringing back into use of empty properties in town centres across the district as well as supporting new developments and re-use of listed buildings

3.10 Recent City Centre Growth Scheme awards include:

- Remy International - 15/17 Broadway (Former Acropolis café). Rate rebate application approved for a wine bar. New start business due to commence improvement works shortly and plans to open in November 2018
- Airobounce - Wardley Centre, Little Horton Lane (Former Mecca bingo hall). Rate rebate application approved for a children's activity centre including Trampoline Park, laser tag and a soft play area. The official opening is planned for 16th Nov 2018.
- Noodle Sing - 41 North Parade. New business - Noodle Bar. Due to open in October. Capital grant & rate rebate applications approved.

3.11 The current pipeline includes applications for an indoor activity centre, cafés, bars, a restaurant, a boutique hotel and a skin care clinic.

4. City Centre Management

4.1 Footfall

Footfall continues to shift in the city centre with the Charles Street and Broadway area outside The Broadway's entrance now the busiest area for footfall in the retail core. There are a number of cameras around the city centre that are outdated and will require investment if they are to remain usable. The reliable footfall cameras recorded over 20 million visits in the core retail areas from 1st April 2017 to 31st March 2018. This figure is now fairly settled since the Broadway effect of November 2015.

4.2 Vacancy rates

Vacancy rates have increased from 19.3% in June 2018 to 19.9% in September 2018, which equates to 183 vacant units in September 2018 out of 917 available. The "top of town" continues to see the majority of changes of use and vacancies, with some businesses reducing operating hours to meet footfall peaks and troughs. Alternative uses for former retail spaces are being encouraged.

4.3 Anti-Social Behaviour

Bradford city centre has so far escaped the worst of the issues surrounding the use of the synthetic cannabis "Spice" that has blighted many town and city centres. Ongoing ASB issues include the anti-social driving around the city centre, street drinking and begging at major junctions into the city. Police and ASB officers are targeting these areas with a proposal for anti-social driving to be included in the review of the new separate PSPO (Public Space Protection Order), which will be subject to a full consultation exercise.

5. City Centre BID (Business Improvement District)

5.1 Local business leaders formed the Bradford BID Development Group, to progress the creation of a Business Improvement District (BID) in Bradford City Centre. A BID is a business-led and business funded body formed to improve a defined area.

- 5.2 Most BIDs are governed by a board made up of businesses that represent the BID area. This means that businesses have a genuine voice and decide and direct what they want for the city. BIDs are considered to be the leading model of management and development of town and city centres, with over 300 currently operating across the United Kingdom.
- 5.3 Following extensive consultation, a Business Plan was launched in June which included plans for how the levy would be spent across the BID's four objectives, set timescales and included proposed BID Board membership.

Business owners were asked to vote on whether a BID should be formed. The ballot opened on the 13th September and closed 11th October. The BID would proceed if two tests were met: 1. That the majority of businesses voted in favour; and 2. That that business that voted in favour represented the majority of the total rateable value of the properties included.

- 5.4 The Bradford Business Improvement District was approved on 12th October after 79% of responding businesses voted in favour. A further verbal update will be provided at Committee.
- 5.5 It is anticipated that well over £500,000 per year could be raised in Bradford to promote and add to the vitality of the city, thus increasing footfall and vibrancy across the entire city centre area. This income would be generated via a levy of 1.25% of the hereditaments rateable value (0.94% payable by those businesses paying a management fee) paid by over 600 businesses within the BID demise area.
- 5.6 The four objectives for the Bradford BID are Clean, Safe, Alive and Promoted. Under each objective header will be a number of projects that will deliver the agreed outcomes. One example under the Safe objective is the Purple Flag accreditation, which evidences that a place meets certain strict criteria and is an indicator that the area is a safe place to go in the evening and night time economy environment.

6. Cultural Offer

6.1 City Centre Animation

6.1.1 Bubble Up

In September 2018 the city centre hosted "Bubble Up – a weekend event to celebrate the cities origins around water. There was a range of events around the city centre including a giant waterslide down Darley Street, live dances in the Mirror Pool, opening up of the Bradford Beck and temporary arts trails around the core areas. Unfortunately footfall for the events was significantly impacted by the poor weather.

Following on from Bubble Up there is a legacy project which will activate empty units across the city centre both following the weekend and as a more permanent legacy, bringing 20 long term vacant units back into use and supporting the cultural regeneration of the city centre by encouraging businesses and artists to work together to bring neglected parts of it back to life. The initiative got a special mention in the 2018 High Street of the Year Awards.

6.1.2 Sparkling Bradford

Key city centre stakeholders have worked collectively to produce a full marketing campaign known as “Sparkling Bradford”. This will showcase to the wider audience the offer available in the City Centre and Bradford District over the Christmas Period. Key stakeholders include The Broadway Shopping Centre, Visit Bradford, The Kirkgate Shopping Centre and visitor destinations including hotels, eateries and attractions such as Sunbridge Wells. The launch of the campaign is due for the end of October and has been funded by the stakeholders.

6.2 Evening and Night-time Economy

6.2.1 Creating a safe, vibrant and well balanced evening and night-time offer is a challenge, but offers significant growth potential. Work is required to ensure that the right food and beverage and leisure offer is available to attract a wider range of people into the city centre, with a diverse range of venues and activities.

6.2.2 The City Centre Growth Scheme will continue to encourage businesses that add to the distinctiveness and diversify the offer within the city centre through the provision of grants and business support. The impact of the scheme can already be seen in areas such as North Parade, where the support offered has helped to encourage investment from a number of quality independent operators helping to create an evening destination.

6.2.3 In order to further stimulate the night time economy, work is being done to identify and promote details of those properties around the former Odeon which could be attractive to leisure operators once Bradford Live becomes operational.

6.3 Bradford UNESCO City of Film

6.3.1 Bradford continues to build on previous success as the world’s first UNESCO City of Film. The City’s influence and reputation is growing in national and international circles and preparations are underway to celebrate the 10th anniversary of the designation throughout 2019. The designation as UNESCO’s first City of Film continues to be used to drive regeneration and contribute towards sustainable development in the city and surrounding district.

6.3.2 Bradford is a key member of the Creative Cities Network, which currently has members across 72 countries. This influential network which strives to foster social and economic good, raise the profile of each individual city’s culture and communities and share good practice. As the world’s leading creative city of film, Bradford is currently working with the cities of Mumbai and Lahore in preparation for a call for new cities to join the UNESCO Creative Cities Network in early 2019.

6.3.3 Building on the success of 2017, when 35 film and TV productions were based in the District, production enquiries have increased by a further 35% in 2018 so far. The City has seen fewer productions but each production is staying for longer in the city, resulting in an increase in overall economic impact. Hotels in the city and other services have reported an increase in activity due to filming projects.

6.3.4 The Bradford Family Film Festival in 2018 was a huge success and for the first time included a pop up cinema in the Oastler shopping centre. All venues throughout the wider district are actively involved in plans for 2019.

6.4 St George's Hall

Work began on site in July 2017 on this Grade II listed building. The major refurbishment – the first in over 30 years – includes improvements to the external envelope, refurbishment of front of house areas and the auditorium as well as full re-wiring of the building. Scaffolding will be removed slowly over the next two months, allowing further external works to be undertaken. Internal works will continue into the New Year, with opening anticipated by the end of March 2019.

6.5 Former Odeon

6.5.1 NEC, a well-known exhibition and conference operator in the UK, have now entered into a lease agreement with Bradford Live.

6.5.2 Designs for the building are currently a RIBA Stage 3. Planning permission is expected to be granted in February 2019, following which works will be tendered and with a construction contract due to be awarded July 2019. The scheduled opening of the venue is October 2020.

6.5.4 A successfully redeveloped former Odeon will strengthen the night time offer in the city centre. NEC have predicted that they will attract circa 270,000 visitors a year to the city centre providing a substantial boost to the existing retail/leisure city centre businesses.

6.6 Creative Spaces

6.6.1 Like many other city centres, Bradford has developed an over-dependence on retail. With the current high vacancy rate we need to look at repurposing surplus shop units to create spaces for amenities, housing and creative/cultural uses.

6.6.2 The Council has already worked with organisations such as Brick Box and East Street Arts on a number of initiatives aimed at bringing vacant space back into use for creative purposes, but by their nature these have been primarily of a temporary nature.

6.6.3 Consideration is now being given to a specific creative sector initiative to further stimulate the variety of creative and leisure uses and widen the city centre offer beyond mainstream retail, thereby increasing footfall and unlocking future potential, particularly including those developments of a more sustainable nature. This could include identifying opportunities for retailers, particularly in craft products, to work together through makers markets or test trading to create a stronger offering and for other makers to create supportive hubs.

6.6.4 The Council is presently working with partners to create a baseline audit of units being used for creative purposes within the city centre, as well as helping to identify additional properties suitable for a number of specific users such as BCB radio which will be vacating its Oastler Centre premises.

7 City Centre Developments

7.1 One City Park

7.1.2 Executive Committee at its meeting of the 10th July 2018 approved the issue of the requisite Official Journal of the European Union (OJEU) notice to commence the process to procure a preferred Development Partner to deliver the One City Park scheme. The objectives are to deliver a minimum of 85,000sq.ft. of commercial accommodation on this key city centre site overlooking City Park.

7.1.3 The procurement process is underway, with Selection Questionnaires (SQ's) having to have been submitted by the deadline of Friday 21st September. The seven returns received are now being assessed by the project team. The three highest scoring applicants will be invited to the Invitation to Submit Proposals stage of the procurement process.

7.2 City Centre Markets

Following approval by Executive Committee in July, detailed designs are now being prepared for both city centre markets which are expected to be submitted for planning approval in April 2019. Completion and opening of the new food market is planned for 2021 and the Kirkgate market in 2020. Stakeholder consultation events will take place from the end of October 2018, and continue to the end of the year.

7.2 No.1 The Interchange

Plans are underway to transform the building into "Grade A" office space once it is vacated by HMRC next September. The owners have now submitted a planning application for the refurbishment of the building, with the aim of attracting new tenants when the HMRC staff relocate. HMRC have confirmed to they will be moving out of the building in September 2019.

7.3 Godwin Street

Recent development has created 3,000 sq m of Grade A office accommodation adjoining Provident Finance premises on Godwin Street. Heads of terms are being negotiated with a tenant for a proportion of the space, details of which are expected to be announced shortly.

7.4 Jacob's Well

Demolition of the Jacob's Well building is scheduled for late November 2018 and will be confirmed after final designs for demolition are signed off. An option agreement is in place with a developer to create a public sector hub on the site. Negotiations with potential end users are on-going.

7.5 **Scorex House – NHS staff relocation**

In October, staff from the NHS Bradford Districts and Craven Clinical Commissioning Groups will be moving from their offices at Douglas Mill, off Manchester Road, to Scorex House. The office building, on Bolton Road near both The Broadway Shopping Centre and Bradford Cathedral, has been under used for a number of years, with entire floors of the buildings vacant. The transfer of 200 NHS staff into the city centre will boost footfall and trade for local businesses.

7.6 **6th Form College – Nelson Street**

7.6.1 Plans for a £19 million Bradford city centre sixth form college have been approved. New College Bradford, which will eventually have 1,200 students, is being built on the site of the former Britannia Mills, off Portland Street and next to Trafalgar House Police Headquarters. Following approval of plans by Regulatory and Appeals Committee work on site has now commenced, with the college due to open September 2019. In order to facilitate development a new location has been negotiated for the Bradford Soup Run.

7.6.2 Also impacting the area will be the locating of two schools just outside the city centre. **Dixons Academy Sixth Form College** will be based at Douglas Mill and is due to open in September 2019 offering 360 Year 12 places in its first year with the aim of increasing capacity to 440 pupils each year from 2020. **Bradford Girls Academy**, Feversham Education Trust plan to open a new all girls academy secondary school will be opening in September at Council's former offices at Future House on Bolling Road. There will be 120 pupils a year until it reaches a full capacity of 600 pupils.

7.6.3 These developments will mean significant increases in the number of young people travelling through and spending time in the city centre.

7.7 **Broadway, Cinema and former Royal Mail site**

7.7.1 The multi-screen Light Cinema opened for business in May of this year, the same month that women's fashion outlet Apricot opened. The end of October should see the opening of Specsavers in one of the new units below the cinema, as well as Frankie's Burgers in the former Veri Peri unit. Superdrug have announced that they are taking a large unit adjacent to Debenhams and intend to be trading by Christmas. September's student lockdown attracted 7,000 students. However, Aab has recently closed and the long delayed Popadoms opening was terminated by Meyer Bergman earlier this year.

7.7.2 The levelling and repaving of the former Westfield kiosk site has been taking place during October. Following completion, the replacement wayfinding totem [it was removed to facilitate the construction of the cinema development] will be installed at the neighbouring mall entrance. Meyer Bergman will then be installing a "ceiling of light" on Charles Street, decoration on lamp posts and a Christmas tree in front of the cinema. Working with the Council, they will also be arranging for a full deep clean of the area.

7.7.3 Planning permission for the former Royal Mail site was granted in April 2016 for demolition and redevelopment for primarily Class D2 (Assembly and Leisure) and Class A3 (Restaurants and Cafes) uses with associated car parking, pedestrian routes and landscaping. Further proposals for the site from the owners, British Land, are awaited.

7.8 Station Gateways

7.8.1 On-going work on **Forster Square station** continues to concentrate on finalising the full business case for WYCA (West Yorkshire Combined Authority), including agreeing scheme scope with such key stakeholders as Network Rail, Northern, land agents and the public, the formulation of the procurement and contracting strategy, requesting key health and safety information from the station's owner preparation of the "Invitation to tender" documentation and refining of scheme estimates and scheme programme. Further stakeholder engagement is taking place with MBU Capital, owner of Centenary Court over vehicle access arrangements to their building and the working relationship with the scheme.

7.8.2 Present work on **Bradford Interchange phase 1** is concentrated on producing feasibility study estimates for the proposed relocation of cars from the front of the station and preparation of the necessary communications plan and passenger surveys to fully understand the station usage /modal breakdown between rail and bus. A technical specification is to be prepared to enable tendering for the structural survey required for **phase 2**, which involves proposals to develop a more comprehensive reorientation of the interchange environment, creating a much higher quality gateway into the city.

7.9 City Village Master Delivery Plan

7.9.1 A consultant has been appointed to produce a Master Delivery Plan for the City Village area, the development site that will be created following the demolition of the Oastler Centre, to stimulate innovative thinking / new ideas for housing design and delivery along with a programme of actions to make it happen. This was previously known as the Top of Town Masterplan.

7.9.2 This Master Delivery Plan forms part of a wider Council programme funded through the Design Quality stream of the government's Planning Delivery Fund. The overarching aims of the programme are to achieve a step change in the quality of housing development and to improve health outcomes through design. The consultant has been appointed and the Master Delivery Plan will be completed by 31st March 2019.

8. City Centre Residential Development

8.1 Bradford's City Plan sets out a vision for Bradford city centre providing an excellent place to call home, allowing people from many different households the opportunity to benefit from the advantages of city centre living. Work is on-going to support retail, leisure and evening economy to encourage city centre living. Current residential developments currently on site in the city centre include:

8.1.1 City Exchange

Work has started on the refurbishment of this large city centre building, which recently sold to a property developer for £2 million. The former office building on Hall Ings, has planning permission to be converted into 119 apartments. The developers have submitted a planning application for the re-cladding of much of the structure and the replacement windows.

8.1.2 Conditioning House

Plans have now been approved to redevelop Bradford's grade-II listed, Conditioning House, for residential and commercial use. Priestley Homes, the Leeds-based developer which specialises in the regeneration of historic buildings, will soon carry out £8.5million of restoration works on the Cape Street building. A total of 133 one, two and three-bedroom apartments are being built for the young professional market, while retaining many of the building's original features.

8.1.3 Pennine House

An application has been submitted to turn a disused six-storey Grade II listed city centre building into more than 100 apartments. If successful, the application will see Pennine House in Well Street, Little Germany, changed from offices into flats. The development would also include a media centre, concierge entrance, a gym with changing facilities and music studios.

8.1.4 Xchange

The Xchange is a mixed use redevelopment of a nine storey former office block, opposite the Light cinema. In addition to retail and restaurant units at ground level, the scheme houses a gym to the first floor with plans for residential units above. The residential development on upper floors stalled when the developer, Pinnacle Properties Bradford Ltd, went into administration. There are hopes that new agreements may be put in place to allow development to continue and avoid development stalling further.

8.2 City Centre Residents

A city centre resident meeting took place on the 27th September and was very well attended. Present at the meeting were elected members as well as Police colleagues and services including City Centre Management, Cleansing, Wardening, Enforcement, Parking and Anti-Social Behaviour officers. Whilst the findings will be collated shortly, the main areas of concern raised were anti-social behaviour, cleanliness, parking in Little Germany and the perception of Bradford in general. An action plan is to be drafted, which will set out the priorities for the next twelve months.

9 Townscape Heritage Scheme

- 9.1 Bradford City Centre Townscape Heritage is now live. The Heritage Lottery Fund (HLF) have approved £1,938,200 for the scheme, matched with £250,000 from the Council's the Capital Programme. A further £61,800 will need to be identified within the four year delivery period. Small grants (less than £100,000) will be assessed by the Townscape Heritage Grants Board (a mixture of local community stakeholders and Council officers), with larger grants requiring HLF approval. £50,000 of the budget will be spent on complementary activities, such as training, links with local schools and publicity.

A website for the scheme has been published, which contains all the documents and guidance necessary for grant applications from property owners.

The scheme's target area is within the City Centre Conservation area and centres around Rawson Place, North Parade, Northgate and Darley Street. The four year scheme will offer property owners grant contributions of up to 60% to repair and reinstate traditional features such as shop fronts and windows, and bring vacant floor space back into use. The public realm around Northgate and Nutter Place, and the statue of Richard Oastler will also be improved.

10. City Centre Heritage Properties Scheme

This City Centre Heritage Properties scheme proposal submitted to WYCA is to fund the remediation and enabling works at three heritage properties in Bradford City Centre to make them viable to be developed commercially. The initial high level cost estimates suggest the scheme would require funding from the Local Growth Fund of £7.4m. Work is now progressing on the Outline Business Case which Bradford hope to submit to WYCA in the next few months.

11. Planning Update

11.1 City Centre Local Development Orders

- 11.1.1 Agreement has been given to extend the existing City Centre Local Development orders (LDO) for a further three years.

- 11.1.2 Following agreement by Council Executive Committee on 11th September 2018, Planning are consulting on a new Local Development Order, aligned to the Priority Streets area, which will simplify the planning process and make it easier for businesses to change the use of properties in line with demand. Subject to no issues arising through consultation the LDO will be formally adopted and come into effect from November 2018.

- 11.1.3 The LDOs complement the range of incentives in the city centre that help support growth and regeneration. By allowing a wider range of uses in the city centre without the need to apply for planning permission, the LDOs can offer benefits for business including greater certainty, time and costs savings.

11.2 Traffic Calming

A new 20mph zone has been proposed for the city centre. The plan aims to protect vulnerable road users including children, pedestrians and cyclists by improving road safety at key locations of the district. It is hoped the new plans will encourage more people to take up walking and cycling.

12 City Plan Delivery Update

12.1 Bradford's City Plan draws together a series of actions and activities into a prioritised list, framed around five strategic outcomes. Current activities that are delivering against these outcomes include:

12.2 Bradford City Centre as a Place of Dynamic Business & Entrepreneurship

- City Centre Growth Scheme
- Development of Bradford City Centre BID
- One City Park development - Support for creation of "Grade A" Office Accommodation
- Townscape Heritage Scheme underway
- Work on-going to provide a range of attractive & creative spaces for business & enterprise growth in the city centre
- Provision of business support for existing businesses within the City Centre and promoting new business start-up.

12.3 Bradford City Centre as a Centre of Excellence for Learning

- New 6th Form College on Nelson Street
- Dixons Academy and Bradford Girls Academy adjacent to city centre
- Through Education Covenant creating more opportunities for work placements in local businesses for undergraduates and other students to gain experience of business needs as part of their core studies.

12.4 Bradford City Centre as an exemplar of 21st Century Urban Living

- Master Delivery Plan for City Village underway
- Housing Design Guide in preparation
- Major residential developments on site
- Heritage Buildings bid in preparation
- On-going support to provide retail, leisure and evening economy to encourage city centre living

12.5 Bradford City Centre as a Major Transport Hub

- Next Stop Bradford campaign to secure a new 'high-speed' railway station in Bradford city centre as part of Northern Powerhouse Rail.
- Interchange proposals for two stage development underway
- Forster Square gateway programme underway

12.6 Bradford City Centre as a Destination & Experience

- Development of Bradford City Centre BID
- Cultural offer –
 - Former Odeon Development underway
 - St. George's Hall Refurbishment underway
 - The Light Cinema now open
- Support to develop evening economy

13. FINANCIAL & RESOURCE APPRAISAL

There are no financial issues arising from this update report.

14. RISK MANAGEMENT AND GOVERNANCE ISSUES

There are no risks arising from this update report.

15. LEGAL APPRAISAL

There are no legal issues specifically arising from this report.

16. OTHER IMPLICATIONS

16.1 EQUALITY & DIVERSITY

There are no specific equality and diversity issues.

16.2 SUSTAINABILITY IMPLICATIONS

There are no specific sustainability implications arising from this report.

16.3 GREENHOUSE GAS EMISSIONS IMPACTS

There are no specific impacts.

16.4 COMMUNITY SAFETY IMPLICATIONS

There are no specific community safety implications

16.5 HUMAN RIGHTS ACT

There are no Human Rights implications

16.6 TRADE UNION

There are no Trade Union implications

16.7 WARD IMPLICATIONS

All activity detailed in this report is focussed within the City Ward.

16.8 IMPLICATIONS FOR CORPORATE PARENTING

There are no corporate parenting implications.

16.9 PRIVACY IMPACT ASSESSMENT

There are no data protection or security matters arising.

16.10 NOT FOR PUBLICATION DOCUMENTS

None

17. RECOMMENDATIONS

Members are asked to consider the content of this report.

18. BACKGROUND DOCUMENTS

Regeneration and Economy Overview & Scrutiny Committee reports –
6th March 2018, 8th March 2017, 22nd September 2016, 14th October 2015

Full background information on the Bradford City Centre BID development -
www.bradfordbid.co.uk