

Report of the Strategic Director of Place to the meeting of the Executive Committee to be held on 7th March 2022

BI

Subject:

City Village Regeneration Scheme

Summary statement:

This report will seek the Executive's endorsement of the strategic regeneration proposals to create a new 'City Village' in the heart of the City Centre, and to authorise the procurement of a preferred private sector Development Partner to assist the Council in planning, preparing and delivering the project.

EQUALITY & DIVERSITY:

The City Village scheme is primarily about 'place making' with the intention of repurposing and reshaping part of the city centre to drive regeneration through new residential development. This will in turn contribute to the Council's priority aim of increasing the supply of the right type, quality and location of new homes to meet the needs of the local population. As such endeavours will be made to ensure that the type of housing to be delivered, highway improvements, transport facilities, public realm design etc. will be designed to be accessible to all and meet the housing needs of all residents regardless of age, background or ethnicity.

Careful consideration will also be given to designing the landscaping/ public realm elements of the scheme to adhere to the needs of young and old, families and singles, residents and visitors and to fully meet accessibility standards.

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Portfolio:

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Overview & Scrutiny Area:

Regeneration & Environment Overview and Scrutiny Committee

1. SUMMARY

This report will seek the Executive's endorsement of the strategic regeneration proposals to create a new 'City Village' in the heart of the City Centre, and to authorise the procurement of a preferred private sector Development Partner to assist the Council in the planning, preparing, funding and delivery of the overall project.

2. BACKGROUND

2.1 The Proposals - the Council's proposals to create the new 'City Village' (CV) are now at a stage where the vision and concept plans for the scheme need to be transformed into delivery actions.

The scheme's primary aim is to repurpose the City Village regeneration area (shown edged red on Plan No.1 at Appendix A) to create a green, healthy, sustainable and community friendly city centre neighbourhood of up to 1,000 new homes that with safer roads, landscaped public spaces, revitalised independent shopping, and business spaces will become a place where people will choose to live, work and thrive and where businesses will want to invest, trade and grow. As such the City Village proposals are made up of the following key elements:

2.1.1 Creating the optimum investment and living environment by aiming to carry out improvements to the highway infrastructure and landscaping/public realm to create a greener, traffic reduced, healthy and sustainable environment that will persuade Investors, developers/property owners and most importantly, potential occupiers that it is a place where they would choose to invest and live.

An initial phase of such improvements is currently being delivered by the Council for a number of streets in the 'Top of Town' part of the City Village area. These are being delivered by the Department of Place Landscape & Conservation Team who have secured external funding for the scheme. The aim is to roll-out similar improvements to treat other key streets in the city Village area in a similar way so that, together with new high quality green space created through the development process will go some way to establishing the proposed safe, attractive and healthy spaces and environment necessary to attract development investment in the existing buildings in the area and to attract new residents, businesses and visitors alike.

2.1.2 Encouraging private developers and owners of existing properties in the area to undertake more and better quality conversion schemes within the area to grow the supply of new city centre homes, and boost resident demand in order to establish a vibrant residential market, that will assist the prospect of the intended new build schemes in the city village area being delivered on a viable financial basis.

An example of such activity is the redevelopment of the former Yorkshire Building Society HQ building known as 'High Point'. Work is at an advanced stage in redeveloping this iconic 1970's building to provide 87 new high quality apartments in March 2021, which has been facilitated by E&DS securing WYCA grant funding to assist the delivery of the scheme on a timely and financially viable basis.

2.1.3 Facilitating the delivery of new-build homes through the identification of several large sites shown coloured pink on Plan No.1 at Appendix 1 below that will underpin the phased development of the City Village scheme. These include:

- The Chain Street housing extension area that includes Council owned surplus surface car park plots.
- The 'Top of Town' site (including the Council owned Oastler Centre site, temporary Rawson Road market hall and surface car parks off Simes Street).
- The Council owned Kirkgate Centre site

2.1.4 Revitalising the local retail, business and leisure activities in the City Village area

- (i) The major long-term changes in retail sector trends together with the opening of the new Broadway Shopping Centre had a profound effect on the City Village area, that was previously recognised as the City's primary High Street location, but characterised now by streets of vacant or low-value shops, has been further compounded by the Covid-19 crisis. Although the fundamental practices and trends of how we shop that the city has experienced in the last ten years or more are almost certainly irreversible, it is hoped that a large City Village community will create a new type and scale of demand that will stimulate the creation of a smaller independent retail offer that will differ to but complement that now centred on the Broadway Centre and Forster Square areas.

It is expected that the completion and opening of the new Darley Street Market will be the starting point for the creation of a new City Village shopping experience aimed both at meeting the needs of local residents but also complementing the destination retail offer now established in the Broadway/Foster Square areas that will also cater for the demands of city centre workers and visitors alike.

On a similar basis the small business and leisure sectors will be stimulated by the needs, demands and activities of the City Village resident community plus other users and visitors to the area.

2.1.5 Reinforcing linkages with the rest of the City Centre

- (i) The creation of a vibrant and diverse City Village community will have significant positive impacts on other sectors and parts of the City Centre.
- (ii) The Council's objective of stimulating economic growth by attracting more businesses and jobs to the city centre is being led by the delivery of the One City Park office scheme, which will in turn stimulate further commercial development and corporate investment. One of the key factors for the success of such a strategy is being able to convince inward investors and resizing/relocating businesses, that Bradford and its city centre is the right location for them and their employees. The ready availability of attractive places to live for key workers within easy travelling distance of the workplace is an essential consideration in these circumstances.
- (iii) On a similar basis easy access to high quality and exciting leisure activities for future City Village residents will also be an important factor in its success. The existing and exciting cultural and leisure offer in the City Centre that includes St Georges Hall, The Light Cinema, City Park, National Media Museum and the Alhambra will be further enhanced by the Bradford Live Venue plus new bars and restaurants making the experience of city centre living both practical and attractive.

- (iv) Following the award of the prestigious City of Culture status, Bradford will experience a year of exciting cultural activities throughout 2025, and as a result the attention of people throughout the World will be focused on the City and the wider District, not least from the people of Bradford themselves. The recognition of the diverse and vibrant leisure, retail, business and cultural offer that exists within the district, matched by the wealth of architectural heritage that exists in the city centre will help to convince both local people and visitors that this could be a viable option as a place for them to invest and live.

The timing therefore of bringing the City Village scheme forward now and the appointment of a development partner to assist the Council in driving the project through to delivery is most appropriate and important to ensure that the new development proposals draw the maximum benefit from the uplift in attention and interest in the City Centre that will inevitably be generated by City of Culture 2025, and as such the delivery and success of the City Village proposals will be seen as a fitting legacy outcome to that event.

2.2 Progress to Date

- 2.2.1 The Department of Place's Economy and Development Service (E&DS) commissioned property specialists Cushman and Wakefield to explore and produce a 'Master & Delivery Plan' for the City Village area that when completed in August 2019, provided an exploratory masterplan for the City Village scheme together with potential mechanisms, delivery timetable and programme of actions to make it happen.
- 2.2.2 As part of this feasibility process a Council Project Team was assembled made up of representatives from E&DS, housing, estates, planning and transportation, landscapes and conservation and public health to collectively examine and critique the CV concept and development proposals.
- 2.2.3 This was complemented by establishing a Project 'Think Tank' involving the Council Team, 'Integreat Plus' and Bradford Chamber of Commerce's Property Forum to similarly examine and critique the proposals which led to a comprehensive design review exercise led by the Yorkshire Design review team involving an Architect, Urban Designer, Planning Specialist and Landscape Architect together with members of the Council Project Team.
- 2.2.4 Additional targeted consultation was also undertaken using consultants, the 'Ahead Partnership' and Born-In-Bradford who presented the conceptual CV and city centre living ideas to pupils at a local secondary and primary school which was met with enthusiasm and provided useful data in both instances.
- 2.2.5 The preparation of the master delivery plan was an exercise intended to advise the Council on the need, feasibility, deliverability and viability of the City Village scheme, whilst at the same time providing a platform to be used to engage with key Public Sector partners, to place the project in the optimum position to secure essential future funding needed to deliver the project.

- 2.2.6 Department of Place officers have subsequently engaged closely with their counterparts from the West Yorkshire Combined Authority (WYCA) and Homes England to brief them on the rationale and master planning of the City Village concept and to explore potential delivery options. City Village has been identified in the emerging Strategic Place Partnership between Homes England and WYCA as one of the key Focus Areas for joint working.
- 2.2.7 The Combined Authority's commitment to the Scheme has been illustrated by the provision of funding from their Housing Revenue Fund to commission consultants WSP and Cushman & Wakefield to undertake preliminary feasibility work to prepare a demolition, remediation and enabling works strategy to prepare the key Council owned sites to be committed to the city village scheme for future development and to explore future delivery mechanisms and opportunities to secure essential funding to deliver the scheme.
- 2.2.8 Senior representatives of the Department of Levelling Up Communities and Housing (DLUCH) have also visited and been fully briefed on the City Village proposals and as a result have also expressed their support in principle. Several CGI images of how the City Village might look in the future are included at Appendix 1 below.

2.3 Current Position

- 2.3.1 With the benefit of the original master delivery plan feasibility work the Council has been able to illustrate the vision, objectives and benefits of the City Village scheme to its key public sector partners and get it positioned firmly as a priority in their forward planning.
- 2.3.2 Development Partner appointment
- (i) With no expectation of carrying out such major new development operations itself, it is considered essential that the Council appoints a preferred private development partner to provide the necessary development skills and expertise and limit the Council's risks. The development partner's role will be to oversee the development management process, prepared design work, secure planning permission, place construction building contracts, market and let schemes to occupiers, and secure the required funding commitments. Because of the unique nature of the Bradford City Village scheme which will depend on a high level of public sector support / backing, it is considered beneficial to engage a development partner with skills in public/private sector regeneration schemes early in the development process, to bring innovation and commercial skills to the process of scheme design.
 - (ii) In response to this the Council showcased the proposed development at the prestigious MIPIM property event in 2018, at which discussions took place between Council representatives and various developers/investors interested in the proposals, particularly Muse Developments and English Cities Fund who showed great interest in being involved in the project.
 - (iii) Procurement routes have been considered in conjunction with the Council's external specialist public procurement and commercial lawyers and following those considerations the preferred route would be a direct appointment of a developer through the use of the Pagabo Developer Led Framework.

- (v) Pagabo, is a national framework provider that has put in place a number of framework agreements with a range of providers to enable public sector bodies to purchase a range of services and works without the requirement of a stand-alone procurement exercise. The Pagabo Developer Led Framework provides an established procurement compliant framework for the appointment of development partners through either direct award or mini competition. If supported this approach will be explored and managed with the assistance of Legal, Finance, Procurement services and external legal advisers.

2.4 Key Issues

- 2.4.1 City Village is a large and ambitious regeneration initiative of a scale that has not been seen since the major city centre remodelling works carried out in the 1960s and 70s. It also involves the key objective to establish a new, large scale community in a location where the residential property market is still immature and emerging, making financial viability a key issue for its successful delivery. However, recent retailing and business trends have driven a downturn in fortunes for that part of the city centre, resulting in what once were quality high street shops becoming empty or accommodating secondary or low grade uses. The creation of a new city village community will bring the critical mass of demand and spending power that will help to boost retail, business and leisure sectors and produce a truly economically sustainable city centre.
- 2.4.2 Having considered the advice from our external lawyers DWF, officers recommend the use of the Pagabo framework for the direct award of the contract to appoint its preferred developer as its development partner for the scheme. Such an appointment will be made up of a two stage process involving a Stage 1 Pre Development Services Agreement (PDSA) which will involve the preferred developer working with the Council and its partners to crystallise the masterplan and devise a funding strategy to the satisfaction of the Council. This will include project managing feasibility work, masterplanning, stakeholder consultation, design, funding requirements/opportunities and securing innovative funding and delivery strategy mechanisms in order to present City Village as a high quality, sustainable scheme that can be delivered on a financially viable basis. Neither party will be obligated to move the process on to Stage 2 and doing so will not only depend on the identification of an optimum viable scheme to the Council's satisfaction, but also on agreeing mutually acceptable terms for the Stage 2 Development Agreement.
- 2.4.3 Depending on the outcome of the Stage 1 work, a further report is to be submitted to the Executive with an update on progress, scheme delivery details and funding proposals for consideration by Members and if appropriate seek further Executive approval to progress with the Stage 2 delivery elements of the scheme, that will include the securing of a suitable planning permission for the City Village scheme and delivery of the phased development of the three Council sites dedicated to the project as identified in 2.1.3 above.
- 2.4.4 The successful and viable delivery of the city village scheme will ultimately depend on a mixture of private and public sector investment, in a time when securing such funding is extremely challenging. In engaging with its key public sector partners, Homes England and the West Yorkshire Combined Authority, the Council has been able to gain their interest and support in

recognising the strategic importance of the City Village to the future of Braford and the Region, and having a delivery partner with a track record of successful delivery of similar urban regeneration schemes, such a three way public private sector partnership should be well placed to attract the essential funding needed to see the scheme through to fruition.

2.5 Basic Project Programme

Subject to Executive approval – Indicative Project key milestones

Stage 1				
Ref	Element	Activity	Start	End
1.0	Procurement			
		Appointment of Development Partner	Apr 2023	Nov 2023
		PDSA Services	May 2023	Nov 2023
		Negotiation of terms of Development Agreement	Nov 2023	Jan 2024
2.0	Design & Masterplanning			
		Public Consultation, masterplanning, design, funding strategy and planning application preparation	Oct 2023	Feb 2024
3.0	Demolitions & Enabling Works			
		Surveys and preparation of demolition Strategy	Apr 2023	Oct 2023
		Contractor Tender	Jan 2024	March 2024
		Phase 1 Demolition works start	June 2024	
		Phase2 Demolition works start	Jan 2026	
Stage 2.				
4.0	Planning Application			
		Pre-app, public consultation, submission	Dec 2023	March 2024
		Planning application determination, S106 Agt, Judicial Review		June 2024
5.0	Further Design & tender Docs			
		Detailed design for Main Contractor tender	June 2024	Oct 2024
		Production of tender documents	Oct 2024	Nov 2024
6.0	Main Contractor Procurement			
		Procurement and contract award	Dec 2024	March 2025
7.0	Construction			
		Phase 1 construction N.B. the project target start date of “May 2025 may need delayed if it is found necessary to make a CPO because there is little or no prospect of all the legal and equitable interests and any rights needed to achieve clean title and vacant possession of the Council owned properties that will be committed to scheme being acquired through voluntary negotiations.	May 2025	April 2027

3. OTHER CONSIDERATIONS

None.

4. FINANCIAL & RESOURCE APPRAISAL

It is anticipated that the cost of undertaking the Stage 1 works will be circa £750,000 (seven hundred & fifty thousand pounds) with such spending being incurred in 2023/4, and met from existing Department of Place capital budget allocations. However, discussions with Homes England and WYCA indicate a willingness by both parties to contribute significantly to the cost of the Stage 1 works, with such sums to be confirmed.

The Stage 1 works will, inter alia, include:

- Preparation of a Masterplan and Design Study
- Public and key stakeholder consultation
- Feasibility Cost Plan
- Utilities Capacity, Building & Demolition Surveys
- Technical and legal studies
- Planning Strategy
- Residential Market Analysis and Financial Appraisals

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

5.1 The following risks and mitigations are set out below:

Risks	Mitigation / management
Procurement challenge.	<p>The Council has had legal advice which has confirmed that provided the framework conditions for a direct award are met, the direct award would be a lawful procurement process.</p> <p>That requires the Council to (i) be able to determine from the framework tender price and quality responses which Developer is best placed to deliver the requirements; (ii) use the template Development Agreement without substantial amendment.</p> <p>As the template Development Agreement under the appropriate lot of the Framework Agreement (lot 3) relates to a single site development, it does not provide for phased completion dates and would, therefore, require modification. We are working through those issues with our external lawyers DWF.</p>

<p>Council / preferred developer unable to agree terms for Stage 2. The procurement methodology proposed is a two stage process with the first stage involving a Pre Development Services Agreement, and the second being a works Development Agreement. The purpose of Stage 1 will be to refine the masterplan for Bradford City Village, pinpoint funding solution and agree commercial terms for Stage 2. There will be no commitment on either party to commit to Stage 2 at the outset, and it will be necessary that a mutually acceptable solution is identified and appropriate commercial terms are agreed. This will incentivise the developer to produce a commercially viable and value for money solution for the Council.</p>	<p>In the event of being unable to agree terms, the risk to the Council is the financial commitment to the various professional and technical advice and studies. However, to manage this risk, the Council can ensure that collateral warranties/reliance transferred to Bradford Council to enable alternative procurement / partner selection process for stage 2 (construction).</p>
<p>Funding Challenges</p>	<p>Detailed financial assessment will be required and undertaken as part of the Stage 1 works to consider funding requirements as well as looking at funding contributions from other public sector bodies.</p> <p>It should be recognised that the potential to secure external time limited grant funding to assist the delivery project may be affected should the projected date of May 2025 be delayed by the Council's inability to secure clean title to and vacant possession of those Council owned sites to be committed to the Scheme. This position will be discussed with external funding partners as the project progresses and the conditions of such funding programmes are clarified.</p> <p>Mitigation of such risk will also be addressed by close liaison with Legal Services and Estates and Property officers in terms of preparing and instigating requisite CPO should these be required to address these matters as described in this table below.</p>

<p>The Council's ability to invest the Top of Town (Oastler Centre) and Kirkgate Centre sites into the City Village delivery process on an unencumbered basis and within a desired project timetable is dependent on the Council being able to secure clean legal titles on both sites, securing vacant possession on a timely basis and having both sites free from any restrictions to use or demolition of the existing buildings.</p>	<p>In terms of the vacant possession and title issues the Council is proposing, subject to negotiations to acquire land interests by private treaty and having defined scheme we may need further approval from the Executive for CPO powers to acquire any outstanding lease interests to ensure that vacant possession can be achieved. when required and that clean titles of both sites are secured.</p>
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6. LEGAL APPRAISAL

- 6.1 The City Village scheme will be led by Department of Place, Economy and Development Service officers in collaboration with other key officers from a variety of Council services including Legal, Finance, Procurement, Estates, Transportation & Planning.
- 6.2 It is proposed to appoint the preferred development partner using Pagabo Developer Framework. Pagabo, is a national framework provider which has put in place a number of framework agreements with a range of providers to enable public sector bodies to purchase a range of services and works without the requirement of a stand-alone procurement exercise. The Pagabo Developer Led Framework provides an established procurement compliant framework for the appointment of development partners through either direct award or mini competition.
- 6.3 Pagabo offer a number of different frameworks for various projects, whether it be major works, refurbishment works or goods and services; however, the focus of this exercise will be on using their 'Developer Led Framework' that has been proposed as appropriate in this instance. The Council has been advised that the Pagabo framework would allow the Council to engage contractors by way of direct award or via a further competition.
- 6.4 It is proposed that the Council would proceed under the Pagabo 'Single Site Development Agreement' lot, which in broad terms this would entail the Council appointing a development partner initially under a bespoke Pre-Development Agreement to undertake specific pre-development professional services as Stage 1 of the project process. Such services will include:
- Preparation of a Masterplan and Design Study
 - Public and key stakeholder consultation
 - Feasibility Cost Plan
 - Utilities Capacity, Building & Demolition Surveys
 - Technical and legal studies
 - Planning Strategy

- Residential Market Analysis and Financial Appraisals

6.5 Subject to the satisfactory completion of Stage 1, the identification of a robust and agreed funding and financing strategy and negotiation of mutually acceptable heads of terms, a further progress report will be presented to the Executive and if appropriate approval to progress to Stage 2 by contracting with the preferred development partner to progress the City Village scheme to final delivery.

6.6 Stage 2 will involve the Council entering into a Development Agreement(s) with the developer to execute the implementation of the agreed Masterplan. If the developer were subsequently selected to procure the development of the Project, it would be engaged under a template Development Agreement in accordance with Pagabo requirements, in turn entering into a building contract and professional appointments with its supply chain to deliver the Project.

N.B. In entering in an agreement for Stage 1, neither party will be bound / obligated to proceed to Stage 2. This should provide the incentive for both parties to work together to identify a deliverable, compelling, and mutually agreeable solution for the City Village scheme.

6.7 Process for appointment of Stage 1

Pagabo, is a national framework provider which has put in place a number of framework agreements with a range of providers to enable public sector bodies to purchase a range of services without the requirement of a stand-alone procurement exercise. These agreements are stated to have been conducted in accordance with the Public Contracts Regulations 2015.

Pagabo offer a number of different frameworks for various projects, whether it be major works, refurbishment works or goods and services; however, the focus of this note is on the 'Developer Led Framework' – the framework that has been proposed by Pagabo as appropriate in the instance.

The Pagabo framework would allow the Council to engage contractors by way of direct award or via a further competition.

Direct awards can be made when the Council has reviewed the framework tender price and quality responses from the range of appointed developers and the framework template project agreement, and is satisfied that the specific developer is best placed to deliver the project and the agreement does not require substantial modification.

The process for direct award via Pagabo is as follows:

- Pagabo will provide details of the developer's tendered quality and pricing ratios for checking by the Council;
- Pagabo can provide templates or assist in the preparation of a business case for the project;
- Pagabo provide template project agreements under the framework (the basis on which the framework was procured) which can be amended, on the basis the amendments are not substantial in terms of the Public Contracts Regulations 2015.

If satisfied that the preferred development partner is the best placed developer appointed to the applicable framework lot (the Council would proceed under the Pagabo 'Single Site Development Agreement' lot), it will proceed to appoint as a development partner using template Pre-Development Services Agreement.

The fee payable under the Pre-Development Services Agreement would be a lump sum fee payable in instalments set out in the agreement. The fee would be calculated in accordance with the pricing schedule submitted by the developer in its tender for appointment on the Developer-Led Framework.

6.8 Process for appointment of Stage 2

A similar process may be required to be undergone in relation to Stage 2 but should a Direct Award not be possible in the event that the template Development Agreement for use under the Framework Agreement under the appropriate lot (Lot 3) is not suitable for the scheme without substantial modification the Council could run a mini-competition through the framework to progress the matter.

7. OTHER IMPLICATIONS

7.1 SUSTAINABILITY IMPLICATIONS

The UK is committed to the delivery of the United Nations Sustainable Development Goal and in response the Council is committed to delivering on this agenda through becoming a Clean Growth City District; a test-bed location for sustainable economic growth which promotes and unlocks opportunities for economic development and regeneration to deliver wider social and environmental benefits.

To ensure the City Village project delivers on the Council's sustainability goals the Stage 1 feasibility works will consider a range sustainable development measures and whether they can be incorporated into the scheme. Such measures to be explored will include the provision of new landscaped public spaces together with significant improvements to the public realm in order to create green corridors and pedestrian and cycling priority routes, reduced traffic movements in the City Village area by reducing the width of existing highways, planting trees and shrubs to enhance the streetscape, providing sustainable drainage measures, reducing and calming traffic movements etc.

Such measures will not only help to create the optimum living environment needed to attract the interest of developers, investors and new residents they will also encourage active travel, reducing noise and improving road safety and air quality in the area.

The feasibility work will also explore sustainable options for the delivery of the proposed new homes themselves including whether the use of modern methods of construction could be considered on some of the sites, which homes could embody the principals of flexible living whereby living spaces can be adapted to suit changing requirements throughout a lifetime, whether the new build homes could be delivered to a net zero carbon basis and achieve a high energy efficiency rating (grade A EPC rating) with communal external spaces incorporated into the masterplanning process to help form community cohesion, create a sense of place, and improve health and wellbeing.

If the project progresses to Stage two and delivery, then the development projects will be fully appraised at that time in terms of their wider impact and sustainability considerations.

7.2 GREENHOUSE GAS EMISSIONS IMPACTS

The project will support the Council's Climate Emergency agenda by delivering measures that help to reduce Greenhouse Gas Emissions

However, whilst acknowledging the principle that the refurbishment and renewal of redundant buildings is a preferred approach when considering the effect of regeneration schemes on carbon emissions, it is considered that the Oastler and Kirkgate centre properties are generally unsuitable for such treatment when considering the options for the provision of the new scale and type of housing needed to create the proposed city village environment.

However, such considerations will be taken into account during the Stage 1 feasibility and masterplanning exercises and should the project progress to Stage 2 and delivery, then this will include the securing of a suitable planning permission and in order to do so the masterplan and planning application would need to ensure that it complies with the relevant national and local policies in place at that time in relation to promoting sustainable development and minimising/reducing climate change impacts.

7.3 COMMUNITY SAFETY IMPLICATIONS

Full consideration of Community safety implications attached to the City Village scheme will be addressed during the proposed masterplanning stage of the process and if the project moves forward after Stage 1 will be appropriately managed through the requisite planning application process.

7.4 HUMAN RIGHTS ACT

Should the project move to stage 2 and a project planning application is prepared, then the application will be subject to consultation and engagement in accordance with relevant planning legislation and Government regulations at that time. The local planning authority will also be required to consider their obligations under the Public Sector Equality Duty as defined in the Equalities Act 2010.

7.5 TRADE UNION

There are no Trade Union issues associated with the Project.

7.6 WARD IMPLICATIONS

The City Village scheme will be a significant development within the Council's City Ward in which it is situated, with the development phases and final outcomes of new housing, a revitalised retail offer and growing business sector offering training, job, housing and leisure opportunities for local people and as such efforts will be made throughout the project's feasibility and delivery processes to engage and consult fully with both Ward Members and their constituents.

7.7 AREA COMMITTEE ACTION PLAN IMPLICATIONS

(for reports to Area Committees only)

N/A.

7.8 IMPLICATIONS FOR CHILDREN AND YOUNG PEOPLE

There are no direct implications for children and young people at this stage however as stated in Section 2.2.4 above the original draft masterplanning work undertaken in 2019, did include several very useful and informative workshops with pupils from local primary and secondary schools. As such full consideration of such interests will be at the forefront of the City Village aims and objectives and will be addressed again through similar school and community based exercises during the proposed public/stakeholder consultation, masterplanning and planning application stages of the process.

7.9 ISSUES ARISING FROM PRIVACY IMPACT ASSESMENT

There are no issues arising from the Privacy Impact Assessment.

8. NOT FOR PUBLICATION DOCUMENTS

None.

9. OPTIONS

9.1 The Project Options are:

- (i) To do nothing and dispose of the identified parcels of Council land on the open market – accepting this option is likely to result in the area earmarked for the City Village scheme continuing to perform as an outdated, retail led secondary and under-used part of the City Centre with its current decline continuing over coming years. Whilst the sale of the assets concerned could produce a capital receipt it is unlikely to be anything but a relatively low figure due to the abnormal costs associated with demolishing the exist, remediating and preparing the large sites involved. In addition, such a piecemeal approach is unlikely to result in the comprehensive regeneration plans proposed by the City Village scheme and failing to deliver the transformation change that the City Centre requires. The Council would also be limited in its ability to control the quality and timing of redevelopment, with little over and above standard planning regulation being able to be used.
- (ii) Proceed with the scheme as planned but use a competitive procedure to procure a preferred development partner. A competitive procurement would provide the Council with the reassurance that value for money has been achieved. However, it would add additional time, costs and potentially risks associated with the competitive process. Moreover, the benefits of value for money are balanced by the fact that under the Pagabo framework the developer's profit rates have already been competitively tendered Whilst such an approach would be workable it is considered that a procurement compliant direct appointment of the developer

would provide the Council with a partner of the highest quality, a track record of delivering major regeneration projects with Local Authority partners and with close associations with key funding partners.

- (iii) Proceed with the proposed direct appointment of the preferred developer through the Pagabo framework which will secure the services of the ideal partner within a shortest possible timeframe that will help to keep the City Village project on a programme to begin the building of new homes by 2024/5. The mechanism for procurement would be in two stages with the first stage being focused on finalisation of the masterplan and funding strategy, and the second stage being a development agreement, with the latter being subject to the caveat that a mutually acceptable solution is identified and appropriate commercial terms agreed. This will provide safeguards to ensure that the optimum solution is identified offering value for money for the Council.

10. RECOMMENDATIONS

That Executive Members:

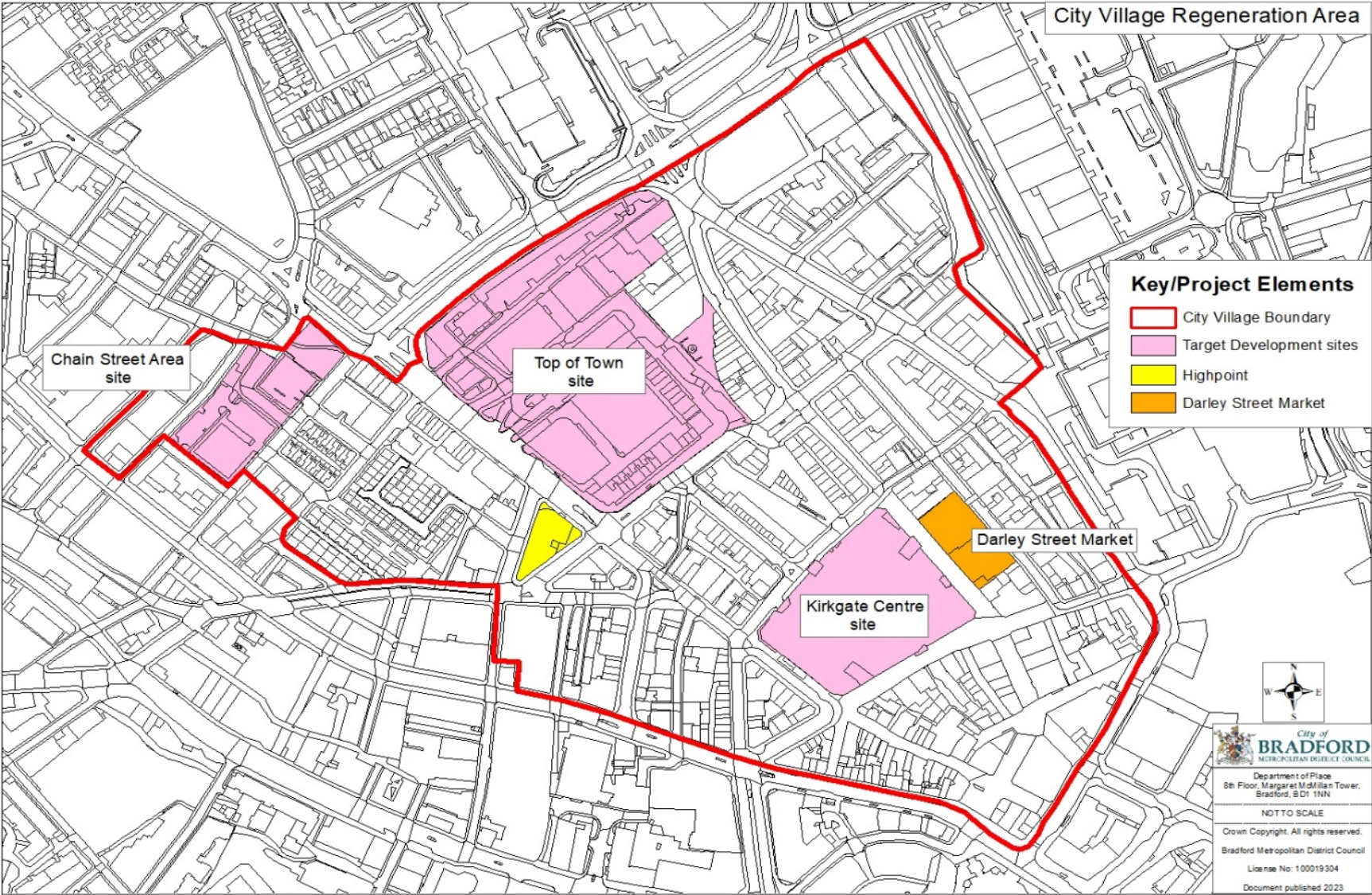
- (i) approve the strategic regeneration concept, objectives and proposals to create a new 'City Village' at the heart of Bradford City Centre,
- (ii) authorise the Strategic Director of Place, in conjunction with the Strategic Director of Corporate Resources to proceed with the appointment of preferred developer under the Pagabo framework as the Council's preferred Development Partner for the Stage 1 Pre Development Services Agreement.
- (iii) Request the Strategic Director of Place to provide a further report in due course to the Executive with a project update, delivery plan and funding proposals and if recommended to request Members' approval to progress to the Stage 2 delivery elements of the Scheme.

11. BACKGROUND CODUMENTS

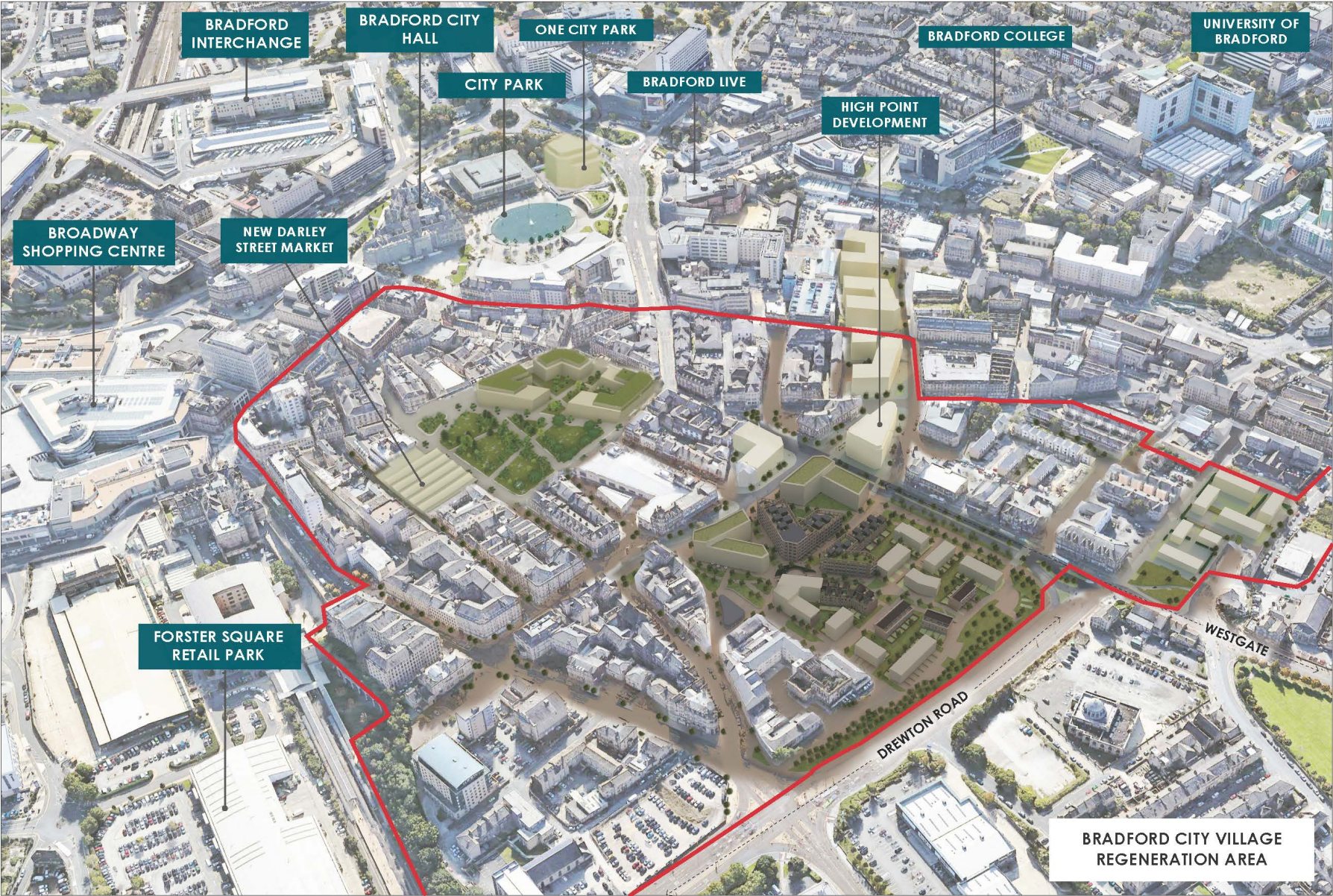
None

APPENDICES

Appendix 1. - The Proposed City Village Regeneration Area



Proposed City Village Regeneration Area – Indicative Developments



City Village – artist impressions of indicative development style principles



