

**NOTTINGHAM CITY COUNCIL**  
**EXECUTIVE BOARD CITY CENTRE COMMITTEE**

**Date:** Tuesday 19 February 2013

**Time:** 6.00pm

**Place:** Committee Room, Ground Floor at Loxley House, Station Street

**Councillors are requested to attend the above meeting on the date and at the time and place stated to transact the following business.**



**Deputy Chief Executive/Corporate Director for Resources**

**Constitutional Services Officer: Carol Jackson Direct dial - 8764297**

**AGENDA**

**1 APOLOGIES FOR ABSENCE**

**2 DECLARATIONS OF INTERESTS**

**3 MINUTES**

Last meeting held on 20 November 2012 (for confirmation)

Attached

**4 CITY CENTRE MAPPING**

Report of Corporate Director of Development

Attached

**5 NOTTINGHAM CASTLE DEVELOPMENT PROJECT – UPDATE**

Report of Corporate Director of Communities

Attached

**6 CITY CENTRE PLACE PLAN**

Report of Director of Development

Attached

**7 TO CONSIDER EXCLUDING THE PUBLIC FROM THE MEETING DURING CONSIDERATION OF THE REMAINING ITEM(S) IN ACCORDANCE WITH SECTION 100A(4) OF THE LOCAL GOVERNMENT ACT 1972 ON THE BASIS THAT, HAVING REGARD TO ALL THE CIRCUMSTANCES, THE PUBLIC INTEREST IN MAINTAINING THE EXEMPTION OUTWEIGHS THE PUBLIC INTEREST IN DISCLOSING THE INFORMATION**

**8 CITY CENTRE POLICING**

Deputy Director of Community Protection to report

**CITIZENS ATTENDING MEETINGS ARE ASKED TO ARRIVE AT LEAST FIFTEEN MINUTES BEFORE THE START OF THE MEETING TO BE ISSUED WITH VISITOR BADGES**

**IF YOU ARE UNSURE WHETHER OR NOT YOU SHOULD DECLARE AN INTEREST IN A PARTICULAR MATTER, PLEASE CONTACT THE CONSTITUTIONAL SERVICES OFFICER SHOWN ON THIS AGENDA, IF POSSIBLE BEFORE THE DAY OF THE MEETING, WHO WILL PROVIDE ADVICE IN THE FIRST INSTANCE.**

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**NOTTINGHAM CITY COUNCIL**

**EXECUTIVE BOARD CITY CENTRE COMMITTEE**

**MINUTES**

of meeting held on **20 NOVEMBER 2012** at

Loxley House from 6.33 pm to 7.45 pm

- ✓ Councillor McDonald (Chair)
- ✓ Councillor Urquhart (Vice Chair)
- ✓ Councillor Chapman
- Councillor Collins
- ✓ Councillor Norris
- ✓ Councillor Trimble

- ✓ indicates present at meeting

**10 APOLOGY FOR ABSENCE**

An apology for absence was received from Councillor Collins (on other Council business).

**11 DECLARATIONS OF INTERESTS**

No declarations of interest were made.

**12 NOTTINGHAM BUSINESS IMPROVEMENT DISTRICT ( BID) UPDATE**

The Chair of the meeting was of the opinion that this item, although not included on the agenda, should be considered as a matter of urgency in accordance with Section 100(b) (4) (b) of the Local Government Act 1972, in view of the special circumstances that the merge of the Leisure and Retail BIDs was due to happen in January 2013 before the next meeting of this Committee and it was important that members of the Committee were fully briefed ahead of this happening.

The Committee considered a presentation delivered by Mr Jeff Allen, Retail and Leisure BID Chair, on the proposal to merge the Leisure and Retail Business Improvement Districts (BIDs), the key points of which were:

- a Business Improvement District (BID) covered a defined geographic area, was for a set period of time (maximum five years) and was funded by a small levy applied to the rateable value of each commercial property within the defined area. This ensured that businesses which were subject to the levy directly benefited from the improvements that the BID delivered;
- Nottingham's current BIDS were:

- the Leisure BID. This had 265 levy payers with a levy rate 1.5% (minimum £150 per annum) with a threshold £5,000. The levy cap was £5,000. The levy income was £230,000. This BID was due to expire in December 2012;
- the Retail BID. This had 575 levy payers and Friends of the BID. The levy rate was 1.29 % with a threshold £15,000. The levy cap was £15,000. The levy income was £640,000 This BID was due to expire in December 2015;
- it was proposed to merge the Leisure BID and the Retail BID to form the Nottingham BID which would have 750 levy payers and Friends of the BID. The annual levy would be £850,000, with a levy rate 1.29%. The threshold was £15,000 and the levy cap £15,000. By merging the BIDS, there would be reduced overheads, economies of scale, and more money for front line services;
- the Nottingham BID would benefit from improved marketing with the aim that Nottingham would be safer, cleaner, ambitious and proud and the retail and leisure destination of choice;
- access and parking were key features of the Nottingham Bid with improvements/initiatives in the areas of Street Ambassadors, Taxi Marshalls, car parking, signage and maps;
- environment and safety were also important in the Nottingham BID. Examples were Street Pastors, cleaning, Best Bar None Awards, Floral Trail, NBAC Radio Scheme, Child Safe and business services;
- joint initiatives with Nottingham City Council included; the deep cleansing machine, a parking study, addressing evening economy issues, business services, traffic wardens and vacant units.

**RESOLVED that Jeff Allen be thanked for his presentation and that the contents be noted.**

### **13 ENGLISH HERITAGE URBAN PANEL**

The Chair of the meeting was of the opinion that this item, although not included on the agenda, should be considered as a matter of urgency in accordance with Section 100(b)(4)(b) of the Local Government Act 1972, in view of the special circumstances that it related to a visit by members of the English Heritage Urban Panel which only took place in the second week of November and it was important that members of the Committee were updated on the Panels initial findings and the process going forward, before the formal report was published by the Panel.

The Committee considered a report of the Corporate Director of Development, copies of which were circulated at the meeting, updating the Committee on a recent visit to Nottingham by the English Urban Heritage Panel to the Broadmarsh/Southern gateway/Castle area of the City. The Panel had spent a day visiting Nottingham and analysing problems and potential, including the linkages between the developments, including the transport and road proposals;

- the English Heritage Urban Panel (the Panel) was made up of national urban design, architectural, development and heritage experts. It aimed to provide advice, examples of good practice and problem solving to authorities with development plans and/or issues to tackle. Its aim was to come to solutions that met the Panels priorities in terms

of a good townscape that respected the historic context, whilst meeting growth objectives;

- the Panel had last visited Nottingham eleven years ago to assess the Broadmarsh development plans. It was interested in the Broadmarsh/Southern gateway/Castle area of the City. The Panel had spent a day visiting Nottingham and analysing problems and potential, including the linkages between the developments, including the transport and road proposals;
- the Panel would produce a report concentrating their study around the master-planning for the 'Southern Gateway', with site appraisals of the Station area, the Broadmarsh Centre, 'People's College' and Nottingham Castle.

**RESOLVED that the report be noted**

#### **14 NOTTINGHAM CITY CENTRE STRATEGY**

Consideration was given to a report of the Corporate Director of Development, copies of which had been circulated, outlining the proposed way forward in the development of an overarching plan for Nottingham City Centre.

**RESOLVED**

- (1) **that an overarching City Centre Strategy be developed and that the composite strategies be launched in a cohesive way under that single City Centre Strategy;**
- (2) **that the scope of the strategy, as set out in the Report, be agreed;**
- (3) **that lead officers for the relevant Council strategies and individuals from lead organisations with responsibility for external policies and strategies relating to the City Centre, be commissioned to:**
  - **undertake a mapping exercise to ensure that all of the relevant City Centre strategies were co-ordinated;**
  - **suggest amendments to the relevant strategies to the extent that they were not co-ordinated;**
  - **report back to this Committee by the end of February 2013 with progress on the issue;**
- (4) **that the City Centre Strategy be launched by the end of March 2013.**

#### **Reasons for the decision:**

- in order to maximise the potential role that Nottingham City Centre had to play in transforming Nottingham's future economy, there was a need to make sure that all of its component parts were working to a common vision and that plans and strategies that related to the City Centre were all aligned. This involved developing an overarching strategy which articulated the vision and mapped activity against common objectives;

- a number of pieces of work had been focusing on making improvements within the City Centre which included the production of a City Centre Retail Strategy, a City Centre Spatial Strategy, an events strategy and amendments to the on-street car parking regime. In addition, over the next few months, there would be a need to review the licensing policy and refresh the Local Area Planning Policy and enforcement strategy for the City Centre. This was recognised as being an ideal time to ensure that all strategies and plans were complimentary;
- it was proposed that all the work which had been, and that which was currently being undertaken be brought together in a document which created an overarching umbrella framework under which all the activities would sit.

**Other options considered:**

Doing nothing and allow individual strategies to develop in an un-coordinated way.

**15 RETAIL STRATEGY RECOMMENDATIONS**

The Chair of the meeting was of the opinion that this item, although not included on the agenda, should be considered as a matter of urgency in accordance with Section 100(b) (4) (b) of the Local Government Act 1972, in view of the special circumstances that these recommendations had recently been significantly developed and there was a proposal to go out to consultation in December 2012. It was necessary to ensure that members of the Committee were familiarised with the content ahead of the consultation and had the opportunity to feedback any implications.

The report was introduced by Nicki Jenkins, Head of Economic Development, who highlighted the following matters:

- the vision was 'to create a dynamic and successful retail sector which re-positioned and kept Nottingham within the top five retail destinations nationally.'
- the key aim and priority was to increase the amount of shoppers visiting, and the level of spend within, the City Centre:
- the three priorities were:
  - strengthening Nottingham's retail and leisure offer in the City Centre, by growing the size and variety of both the comparison goods and independent sectors, and in doing so, increase the number of visitors from the catchment area;
  - to improve the Nottingham visitor experience, offering variety, quality and a joined up approach to leisure and retail, and therefore increasing the level of spending within the City Centre;
  - to improve the physical environment and infrastructure within the City Centre, so that it met the future needs of retailers and provided an attractive and welcoming place to visit.

**RESOLVED that Nicki Jenkins be thanked for her presentation and that the contents be noted.**

## **14 VACANT SHOPS ACTION PLAN**

Consideration was given to a report of the Corporate Director of Development, copies of which had been circulated, giving the Committee an overview of the action plan in relation to vacant units in the City Centre and on the progress made to date.

### **RESOLVED**

- (1) that the progress to date on activities to reduce the numbers of vacant retail units within the City centre be noted;**
- (2) that the target of reducing the number of vacant units in the City Centre by a third by September 2013 and reducing it by two thirds of its current rate by September 2014 be approved;**
- (3) that an interim report be brought back to this Committee every three months to report progress;**
- (4) that an annual report be delivered to this Committee in September 2013 and September 2014.**

### **Reasons for the decision:**

- the recent survey conducted by the City Council had revealed a figure of 16.8% vacant properties. Two core objectives were being focused on; bringing individual units back into use by the use of individual unit action plans, small grant funds, social enterprise and environmental improvements; and stimulating demand by allowing changes of use, identifying and rectifying regulatory blockages, business support and mentoring, independent advice and guidance on legislation, discounted rents, short term licenses, retail incubation centre, pop up shops, and a PR campaign to the National retail sector.

### **Other options considered:**

Doing nothing and risk the City's prosperity.





**Executive Board City Centre Committee****19 February 2013**

<b>Title of paper:</b>	<b>City Centre Mapping</b>	
<b>Director(s)/ Corporate Director(s):</b>	David Bishop	<b>Wards affected:</b> Arboretum, Bridge, Radford and Park, St Anns
<b>Portfolio Holder(s)</b>	Cllr McDonald	<b>Date of Consultation with Portfolio Holder(s);</b> 31 <sup>st</sup> January 2013
<b>Report author(s) and contact details:</b>	Nicki Jenkins Head of Economic Development nicki.jenkins@nottinghamcity.gov.uk	
<b>Other colleagues who have provided input:</b>		
<b>Relevant Council Plan Strategic Priority: (you must mark X in the relevant boxes below)</b>		
World Class Nottingham		X
Work in Nottingham		X
Safer Nottingham		
Neighbourhood Nottingham		
Family Nottingham		
Healthy Nottingham		
Leading Nottingham		
<b>Summary of issues (including benefits to citizens/service users):</b>		
<p>An effective city centre is made up of a complex system of activity, which depending upon how effectively it works together can make the difference between a city centre that is successful and drives the growth of the local economy or one that just fulfils the basic requirements of its users.</p> <p>While there are a number of activities underway there is no overarching vision or strategy for the City Centre, this report updates committee on the outcome of the workshop held to map city centre activity and proposes next steps in ensuring alignment of all city centre related activity.</p>		
<b>Recommendation(s):</b>		
<b>1</b>	To note the outcomes from the city centre mapping workshop.	
<b>2</b>	To agree to the City Centre Directors Group to undertake further analysis of the workshop outcomes and to develop an action plan to address the issues raised, as part of the Nottingham City Centre Strategy, as a holding strategy to coordinate other city centre plans and strategies.	
<b>3</b>	For a draft City Centre Strategy to be brought back to committee in April	

## **1. BACKGROUND**

An effective city centre is made up of a complex system of activity, which depending upon how effectively it works together can make the difference between a city centre that is successful and drives the growth of the local economy or one that just fulfils the basic requirements of its users.

In November last year, committee agreed to undertake a mapping exercise across the City Council to understand how far activity relating to the city centre was aligned and where improvements could be made.

On 31<sup>st</sup> January a workshop involving key representatives from across the council was held, which looked at a number of areas of work. The agenda for the workshop covered the following areas of work within the city centre;

- City Centre Future Plans
- City Centre Retail Strategy
- Leisure, Markets and Events
- Community Protection
- City Services

Overall all services were aiming to achieve similar objectives i.e. an effective well, run city centre, which is welcoming to visitors. However there were a number of areas identified where improvements could be made.

The key points of discussion from the workshop are detailed in appendix 1, however the areas of discussion can be summarised into 3 overarching points as follows;

- 1) Consideration of operational issues at the design stage can reduce problems and costs later on.
- 2) We need a clear understanding about who does what and where the gaps lie.
- 3) There are some practical examples (quick wins) where improvements can be made now, such as looking at how developments involving the caves link together, looking at the public realm strategy, street activation and events/markets plans to ensure they are aligned and looking at how we can apply some of the 'neighbourhood' practices such as ward walks to the city centre.

### **Next Steps**

It is proposed that following on from the workshop the City Centre Departmental Directors group will review the discussion points identified and establish a joint action plan for taking this forward.

## **2. REASONS FOR RECOMMENDATIONS (INCLUDING OUTCOMES OF CONSULTATION)**

There are a number of positive initiatives already underway which are aimed at ensuring that the City Centre remains successful and drives growth for the future.

While they are all interrelated and some have been developed in consultation with each other, there is still no overarching vision for the City Centre and there are still some gaps that need to be addressed.

This workshop is the first step in ensuring greater co-ordination in relation to city centre development and activity. Further work needs to be undertaken to ensure that these issues identified are addressed and to ensure that the vision for the future of the city centre is fully realised.

**3. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS**

One option would be for services to continue to operate as they currently do in isolation from each other. However to have no overarching strategy or co-ordination, could mean that future decisions and the delivery of services within the City Centre may not be contributing to a common goal or vision, and could potentially duplicate or conflict going forward.

In addition this could mean that the potential for the growth of the city centre is not met, which will have a direct impact on our ability to support the transformation of the Nottingham economy.

**4. FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY/VAT)**

There are no direct financial implications from the recommendations in this report, but the proposals may lead to more effective use of existing resources.

**5. RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS AND CRIME AND DISORDER ACT IMPLICATIONS)**

The proposals set out in the report raise no significant legal issues.

**6. EQUALITY IMPACT ASSESSMENT**

Has the equality impact been assessed?

Not needed (report does not contain proposals or financial decisions)

No

Yes – Equality Impact Assessment attached

**7. LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION**

**8. PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT**

Executive Board City Centre Committee Paper, Nottingham City Centre Strategy, 20<sup>th</sup> November 2013.

**Summary of Discussion Points from City Centre Workshop  
31<sup>st</sup> January 2013**

**1) Consideration of operational issues at the design stage can reduce problems and costs later on.**

- Public spaces need to be set up to 'plug and go'
- Transport to tourist attractions needs to be factored in to planning.
- We need to consider the wider implications of on street trading/markets – particularly on property.
- Developments need to consider the 'hidden infrastructure', i.e. operational services and how they are built in.
- We need to future proof our developments – how do we become a smart city of the future?
- When designing schemes or looking at issues such as change of use we need to factor in consultation with operational services.
- We need to consider the implications for the family friendly zones vs the reality of existing venues.
- We need to look at how the proposed zones link to identifiable locations for visitors.
- Crime linked to operational issues could be designed out.
- We have operational co-ordination and planning co-ordination but the two need to come together.

**2) We need a clear understanding about who does what and where the gaps lie?**

- There is no clear lead for street activation and it needs to link up to work on improving the public realm.
- We are lacking one point of contact for operational issues relating to the city centre (city centre management).
- We need a shared understanding of the roles and relationships with key partners.
- There is a gap that hasn't been considered – street lighting and electrical supply. Who is their client?

**3) There are some practical examples (quick wins) where improvements can be made now.**

- Cultural agenda needs to link up with the visitor economy.
- Need to link up work on activating the public realm to the 'linked trail' plan.
- Need a more joined up offer to encourage overnight stays.
- Developments focusing on caves in castle needs to link up to consideration of caves in Broadmarsh.
- Need to move to more of a commissioning approach for events rather than the organiser.
- The neighbourhood 'ward walk' approach would be beneficial in the city centre.
- There is a lack of funding for small scale operational issues within the city centre - ward budgets focus on the wider ward rather than the city centre.

Executive Board City Centre Committee19 FEBRUARY 2013

<b>Title of paper:</b>	<b>Nottingham Castle – Development Project – Progress Update</b>	
<b>Director(s)/ Corporate Director(s):</b>	John Kelly – Corporate Director Hugh White - Director	<b>Wards affected:</b> All
<b>Report author(s) and contact details:</b>	Nigel Hawkins – Head of Culture and Business Management Tel 0115 8764969	
<b>Other colleagues who have provided input:</b>	Ian Greatorex - Finance Business Partner for Communities Department - Tel 0115 8763703 Glen O'Connell – Director of Legal and Democratic Services – Tel 0115 87 64330	
<b>Relevant Council Plan Strategic Priority: (you must mark X in the relevant boxes below)</b>		
World Class Nottingham		<b>X</b>
Work in Nottingham		<b>X</b>
Safer Nottingham		
Neighbourhood Nottingham		
Family Nottingham		
Healthy Nottingham		
Leading Nottingham		
<b>Summary of issues (including benefits to citizens/service users):</b>		
<p>In November a bid was submitted to the Heritage Lottery Fund (HLF) in respect of improvements and development of Nottingham Castle. The proposals have been derived following extensive work by the business led Castle Working Group, public consultation and a range of specialist advice provided as part of the scheme's initial scoping.</p> <p>The work to redevelop Nottingham Castle forms part of the City's key ambition expressed for Nottingham Castle to become a world class heritage attraction and nationally significant centre for learning about protest and rebellion. At the same time it tells the story of Nottingham Castle and its role in shaping the history of Britain together with the stories of the key people who have lived and worked here.</p> <p>The scheme accords closely with the broader strategic goals and ambitions of the City Council, in the Council Plan, City Growth Plan and is complementary to the recent City Deal for the Creative Quarter. The proposals also take into account outcomes and objectives in the City's emerging Spatial Plans, Retail Strategy and Nottinghamshire's Destination Management Plan for future tourism growth.</p> <p>The proposal and scope of the ambition for Nottingham Castle development would represent a step change in the way that the City is perceived and following redevelopment could act as a major economic regenerator for the Castle Quarter area of the City.</p>		

<b>Recommendation(s):</b>	
<b>1</b>	The City Centre Committee endorse the vision and key themes as agreed by Executive Board on 20 <sup>th</sup> November 2012 and support the development of Nottingham Castle noting progress being made.
<b>2</b>	To support the integration of the Nottingham Castle development within the regeneration of the wider Castle Quarter area and City Centre strategies in terms of delivering new tourism opportunities / accessibility/ facilities, new public spaces and appropriate development.
<b>3</b>	To report back to the City Centre Committee following the outcome of the Heritage Lottery Fund Bid decision in April 2013.

## **1. BACKGROUND**

On the 30<sup>th</sup> November 2012 Nottingham City Council submitted a comprehensive bid to the Heritage Lottery Fund (HLF) in order to secure funding for the redevelopment of Nottingham Castle. The total cost of the redevelopment scheme is estimated at £26 million with the initial bid to the HLF seeking to secure a £1 million contribution towards a £1.5 million detailed design phase required, prior to being able to submit a stage two application to the HLF for a large capital contribution to assist in undertaking the scheme.

The proposals for the redevelopment were developed working with a business led partnership led by Professor Ted Cattle and from a large public consultation exercise undertaken. The concept plans for the Castle consisting of:-

- Improved Gatehouse entrance, re-establishing medieval moat and bridge.
- Customer welcome centre, with café, reception and retail outlet.
- Groundwork's to the Castle site.
- New Ducal Palace two storey extension, with Robin and the Rebels discovery gallery.
- Improved access and interpretation of the sites caves.
- Re-laid out museum and improved temporary exhibition galleries for touring international exhibitions.
- Improved Ducal Palace café offer.
- Lift access between Castle site and Brewhouse Yard.
- Revamped handling and collections stores in the Waterworks Building.
- Revitalised Museum of Nottingham Life.
- Improved use of technology for display and interpretation to encourage participation using 3D projectors and smart phone and tablet technology within a "future-proofed" equipment

The bid contains the following 3 core themes:

### **Theme 1 - Nottingham Castle: Mediaeval fortress to Ducal Palace today**

- To uncover and tell the rich and multi-layered history of the Castle site over the centuries (learn).
- To open up access to experience the Caves and understand their history (explore).
- To reveal more of the mediaeval site and improve the area to allow greater access for activities and events (participate).
- To provide exciting access between the Castle site and Brewhouse Yard / Waterworks site and across into the City Centre (link).

## **Theme 2 – Robin and the Rebels: Protest, Rebellion and the rise of Democracy (New interactive and participative gallery)**

- To use Robin Hood to help lead visitors through 1,000 years of the history of Nottingham, to explore national issues around protest, rebellion and democratic freedoms, citizenship and civil engagement, involving people with the present as well as the past
- To stimulate through debate, participation, reflection, challenge and incorporate users' contributions
- To bring the story of mediaeval Nottingham Castle to life in an exciting and fun way that will appeal to all the family.

## **Theme 3 - Creative City: Building upon the existing Ducal Palace Art Galleries**

- To understand the founding vision of the current museum by exploring how creative design continues to stimulate manufacturing and the Nottingham economy
- To enhance access to and improve understanding of the Museum's extensive heritage and art collections
- To use and celebrate the cultural connections of the world, to Nottingham

## **2. Progress Update**

Since submission of the bid to HLF on the 30<sup>th</sup> November 2012 a range of work has continued to take place in order to progress this development.

This work includes;

- (i) Stakeholder and interest groups engagement - a variety of ongoing engagement meetings and briefings have taken place to support both the national profile for the scheme, alongside more local resident and business support. Examples include the chair of the Castle Working Party, Professor Ted Cantle visiting the Secretary of State for Culture, Media & Sport in January, Invest in Nottingham Club briefings and hosting local / park residents briefings. Plans are also being developed with the Invest in Nottingham Club to present the proposals at a forthcoming London event in March.
- (ii) Considerable work has been taken place to fully integrate the Nottingham Castle development into broader Castle Quarter and City Centre scheme proposals and future planning and spatial themes work currently taking place. This includes: a recent workshop across the council; integration with emerging development proposals on adjoining / nearby sites; area property disposals (Castlegate), and the initiation of designs for new public realm improvements for Castle Road.
- (iii) Work has commenced to scope out and then procure the necessary professional team requirements in order to progress the detailed feasibility work if the HLF bid is successful.
- (iv) Advice has been taken through PWC and Freeth Cartright to help develop a suitable Charitable Company for future operation and to help lead the fundraising strategy that the scheme requires.

- (v) Considerable preparation work is ongoing to ensure the bid is placed in the strongest position for the forthcoming HLF Trustee site visit.

### **3. REASONS FOR RECOMMENDATIONS (INCLUDING OUTCOMES OF CONSULTATION)**

The proposals look to address declining visitor numbers to the site and through a significant programme of investment realise the potential for Nottingham Castle to become a World Class heritage attraction and significant economic catalyst for the regeneration of the city.

The investment will also safeguard against future maintenance liabilities of the Castle and enhance both visitor and City residents' appreciation of the history and national significance of Nottingham's role in delivering social justice.

An extensive public consultation exercise was undertaken which re-emphasised the expectations and ambitions that people would like to see Nottingham Castle better fulfil.

### **4. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS**

Do Nothing - This option would result in the following:-

- A continuation in the decline of visitor numbers.
- A decline in income to the City.
- A need to increase the subsidy required for the maintenance and running costs.
- A failure for Nottingham Castle to achieve its full potential as a visitor attraction.

Apply to the HLF based on a series of regional applications for more modest funding – This option would result in the following:-

- A significant risk through a repeated programme of competitive bidding rounds.
- Increased management and project costs due to the multiple projects being managed over a longer period of time.

### **5. FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY/VAT)**

A high level business case has been developed looking at the implications for the management of the redeveloped Nottingham Castle site (post development). The business case recognises that the most cost efficient management arrangement would need to be pursued, and the business case has modelled the operation on a Trust style management arrangement.

The capital cost of the scheme is estimated to be £26.0m based upon an independent assessment of cost. **Table 1** shows the indicative profiled expenditure on the project.



**Table 1 – Capital expenditure analysis – Castle project**

Description	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total
	£m	£m	£m	£m	£m	£m	£m	£m	£m
Feasibility study	0.750	0.750							1.500
Build costs			1.250	7.500	7.500	7.500	0.400	0.350	24.500
<b>TOTAL</b>	<b>0.750</b>	<b>0.750</b>	<b>1.250</b>	<b>7.500</b>	<b>7.500</b>	<b>7.500</b>	<b>0.400</b>	<b>0.350</b>	<b>26.000</b>

The capital financing is as yet unsecured.

A high level business case for the future operation of the Castle concluded that it should be operated by a Trust, based on prediction of future income generation and operating costs concludes that the Castle project will reduce the current subsidy of the service from 2022/23 with a projected break-even position from 2025/26.

**6. RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS AND CRIME AND DISORDER ACT IMPLICATIONS)**

The City Council has legal powers to undertake this project. More detailed legal comments were made within the Executive Board report dated 20 November 2012.

**7. EQUALITY IMPACT ASSESSMENT**

Has the equality impact been assessed?

Not needed (report does not contain proposals or financial decisions)

No

Yes – Equality Impact Assessment attached

**8. LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION**

None.

**9. PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT**

Executive Board Paper – 20<sup>th</sup> November 2012



**EXECUTIVE BOARD – CITY CENTRE SUB-COMMITTEE**

<b>Subject:</b>	City Centre Place Plan – draft for consultation		
<b>Corporate Director(s)/ Director(s):</b>	David Bishop		
<b>Portfolio Holder(s):</b>	<b>Councillor Jane Urquhart Councillor Nick McDonald</b>		
<b>Report author and contact details:</b>	Sue Flack <a href="mailto:Sue.Flack@nottinghamcity.gov.uk">Sue.Flack@nottinghamcity.gov.uk</a> 0115 876 5896		
<b>Key Decision</b>	<b>No</b>		
<b>Reasons:</b> Expenditure <input type="checkbox"/> Income <input type="checkbox"/> Savings <input type="checkbox"/> of £1,000,000 or more taking account of the overall impact of the decision	Revenue <input type="checkbox"/> Capital <input type="checkbox"/>		
Significant in terms of its effects on communities living or working in an area consisting of two or more wards in the City	<input type="checkbox"/> Yes      No <input type="checkbox"/>		
<b>Relevant Council Plan Strategic Priority:</b>	<b>Wards affected:</b>		
World Class Nottingham	<input type="checkbox"/>	<b>Date of consultation with Portfolio Holder(s): 20 November 2012</b>	
Work in Nottingham	<input type="checkbox"/>		
Safer Nottingham	<input type="checkbox"/>		
Neighbourhood Nottingham	<input type="checkbox"/>		
Family Nottingham	<input type="checkbox"/>		
Healthy Nottingham	<input type="checkbox"/>		
Leading Nottingham	<input type="checkbox"/>		
<b>Summary of issues (including benefits to citizens/service users):</b>			
<p>The draft Place Plan makes proposals for character Quarters and other spatial areas for development and for other types of special focus.</p> <p>The plan also introduces the Southern Gateway Development Area which includes the Broadmarsh area, the Castle area and development sites near the station and NET interchange.</p> <p>It supports the Nottingham Growth Plan by demonstrating how development and activity can be arranged in the City Centre in order to take best advantage of the City Centre to promote growth opportunities. However it also includes an assessment of improvements that are required to support these proposals as well as where certain types of development should be constrained.</p> <p>It is now proposed to consult specialist interests (developers, retailers, BID, landowners) as well as the general public and other interested agencies.</p>			
<b>Recommendation(s):</b>			
<b>1. That the draft City Centre Place Plan and associated Southern Gateway plan be approved for consultation with relevant external organisations and the general public.</b>			
<b>2. That the results of consultation be brought back to City Centre Committee in April for further consideration, amendment and approval of the draft Plan.</b>			

**1 BACKGROUND**

The City Centre Place Plan is one of a suite of documents that supplement and support the City's Growth Plan. In particular, the Place Plan will link with the Nottingham BID's Retail Strategy to provide a comprehensive vision for the City Centre.

The Place Plan is not a statutory planning document but some relevant parts of the plan will be included in the emerging Local Plan (LAPP), which is proposed to be made available for formal consultation in April 2013.

The proposals within the Place Plan have already been subject to informal consultation but it is now proposed to engage in a two month consultation and publicity programme including press and other communications media. Results of the consultation will be collated and reported back to the City Centre Committee.

Copies of the draft Place Plan will be available at the meeting.

**2 REASONS FOR RECOMMENDATIONS (INCLUDING OUTCOMES OF CONSULTATION)**

The recommendation is to consult on the proposed City Centre Place Plan.

**3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS**

The option of not doing a Place Plan was considered but rejected because of the need to demonstrate how the City Centre will contribute to the Growth Plan and also to flesh out relevant land use, transport and planning proposals.

**4 FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY/VAT)**

There are no immediate financial implications in this report although later implementation proposals may have financial requirements.

**5 RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS AND CRIME AND DISORDER ACT IMPLICATIONS)**

Following approval after consultation a project management approach (with risk management) will be taken to implementing the Place Plan.

**6 EQUALITY IMPACT ASSESSMENT (EIA)**

This will be carried out at a later stage.

**7 LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION**

None

**8 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT**

Nottingham Growth Plan, 2012 (available on Council's web site)

**9 OTHER COLLEAGUES WHO HAVE PROVIDED INPUT**

None