



## ADDITIONAL / TO FOLLOW AGENDA ITEMS

This is a supplement to the original agenda and includes reports that are additional to the original agenda or which were marked 'to follow'.

### NOTTINGHAM CITY COUNCIL EXECUTIVE BOARD

**Date:** Tuesday, 18 December 2018

**Time:** 2.00 pm

**Place:** Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG

**Governance Officer:** Kate Morris, Constitutional Services, Tel: 0115 8764353 **Direct Dial:** 0115 8764353

### AGENDA

### Pages

- |           |  |           |
|-----------|--|-----------|
| <b>10</b> | <b>RE-ADMISSION OF THE PUBLIC</b>  |           |
| <b>11</b> | <b>BROADMARSH SHOPPING CENTRE - KEY DECISION</b><br>Report of the Leader of the Council/Portfolio Holder for Regeneration and Growth   | 3 - 30    |
| <b>12</b> | <b>BROADMARSH CAR PARK DEVELOPMENT AND NEW LIBRARY - KEY DECISION</b><br>Report of the Leader of the Council/Portfolio Holder for Regeneration and Growth  | 31 - 50   |
| <b>13</b> | <b>EXCLUSION OF THE PUBLIC</b><br>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 in the public interest in disclosing the information |           |
| <b>14</b> | <b>BROADMARSH SHOPPING CENTRE - EXEMPT APPENDICES</b><br>Report of the Leader of the Council/Portfolio Holder for Regeneration and Growth  | 51 - 246  |
| <b>15</b> | <b>BROADMARSH CAR PARK DEVELOPMENT AND NEW LIBRARY - EXEMPT APPENDICES</b><br>Report of the Leader of the Council/Portfolio Holder for Regeneration and Growth   | 247 - 402 |

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<b>Subject:</b>	Broadmarsh Shopping Centre
<b>Corporate Director(s)/Director(s):</b>	David Bishop, Deputy Chief Executive/Strategic Director of Development Chris Deas, Director of Major Projects
<b>Portfolio Holder(s):</b>	Councillor Jon Collins, Leader of the Council, Portfolio Holder for Regeneration and Growth
<b>Report author and contact details:</b>	David Bishop, Deputy Chief Executive/Strategic Director of Development
<b>Subject to call-in:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Key Decision:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Criteria for Key Decision:</b>	
<b>(a)</b>	<input checked="" type="checkbox"/> Expenditure <input checked="" type="checkbox"/> Income <input type="checkbox"/> Savings of £1,000,000 or more taking account of the overall impact of the decision
<b>and/or</b>	
<b>(b)</b>	Significant impact on communities living or working in two or more wards in the City <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Type of expenditure:</b>	<input checked="" type="checkbox"/> Revenue <input checked="" type="checkbox"/> Capital
<b>Total value of the decision:</b>	Contained within the exempt appendix
<b>Wards affected:</b>	All
<b>Date of consultation with Portfolio Holder(s):</b>	13 <sup>th</sup> November 2018/6 <sup>th</sup> December 2018/13 <sup>th</sup> December 2018
<b>Relevant Council Plan Key Theme:</b>	
Strategic Regeneration and Development	<input checked="" type="checkbox"/>
Schools	<input type="checkbox"/>
Planning and Housing	<input checked="" type="checkbox"/>
Community Services	<input type="checkbox"/>
Energy, Sustainability and Customer	<input type="checkbox"/>
Jobs, Growth and Transport	<input checked="" type="checkbox"/>
Adults, Health and Community Sector	<input type="checkbox"/>
Children, Early Intervention and Early Years	<input type="checkbox"/>
Leisure and Culture	<input checked="" type="checkbox"/>
Resources and Neighbourhood Regeneration	<input type="checkbox"/>
<b>Summary of issues (including benefits to citizens/service users):</b>	
<p>This report seeks final Council approval to the long awaited Broadmarsh Shopping Centre scheme, which will enable its partner intu to let the contract and start construction, unlocking huge economic benefits for the City of Nottingham in due course.</p> <p>This report follows on from the approval of a report to Executive Board in November 2013, entitled “Broadmarsh and other City Centre Shopping Centre Plans”, which amongst other things agreed to the entering into a partnership with intu to redevelop the intu Broadmarsh shopping centre via a Conditional Development Agreement subject to a further decision just before that agreement could go unconditional.</p>	
<b>Exempt information: State ‘None’ or complete the following</b>	
<p>Appendices to this report are exempt from publication under paragraphs 3 and 5 of Schedule 12A to the Local Government Act 1972 because they contain information relating to the financial business affairs of the Council and one contains information in respect of which a claim to legal professional privilege could be maintained in legal proceedings and having regard to all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information. It is not in the public interest to disclose this information because disclosure of the information at this stage could jeopardise the Councils financial and legal position.</p>	

**Recommendations: It is recommended that Executive Board:**

- |   |  |
|---|--|
| 1 | To approve the Broadmarsh Shopping Centre scheme under the terms of the Conditional Development Agreement with intu.   |
| 2 | Agree the Financing approach outlined in Appendix B, and include and update the Capital Program accordingly.   |
| 3 | Delegate authority to the Chief Executive and the Deputy Chief Executive/Strategic Director of Development, in consultation with the Portfolio Holder for Regeneration and Growth to agree any amendments to the Broadmarsh Shopping Centre project, subject to being contained within the financial envelope in Appendix B. |

**1 REASONS FOR RECOMMENDATIONS**

- 1.1 The Broadmarsh Shopping Centre scheme (BMSC) has been developed to this stage in partnership with intu after a Conditional Development Agreement (CDA) to undertake the project was agreed in late 2013. A considerable amount of resources have been expended by both parties since to get to this point, which is that we have a fully developed scheme, a contractor carefully procured via a comprehensive tender process who is ready to commence, finance arrangements in place, and all conditions precedent in the CDA now met, barring the last condition. The last condition precedent is the approval of both Boards to the Development proceeding under the terms of the CDA. Intu have secured the agreement of their Board (see Appendix A) to progress, and this report seeks the approval of the Council to do the same.

**2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)**

- 2.1 The Council is now in a position to progress the Broadmarsh Shopping Centre scheme with its partners intu, after a lengthy period developing the scheme, and addressing substantive issues along the way (e.g. the change from a refurbished car park to a new one). The world has changed significantly in this time, with high street retail facing huge changes in response to different drivers, but principally the inexorable rise of online shopping. The project has been changed accordingly, with much less emphasis on typical high street retail, but a stronger component of leisure destination (e.g. Cinema, Bowling, Food and Beverage), see appendices E and F.
- 2.2 More widely in Nottingham, the Shopping Centre scheme remains the centre piece of a wider transformation of the southern city centre. A number of neighbouring projects have come forward in the context of the BMSC project emerging at their heart, and the collective regeneration momentum is palpable. The Castle, the Skills Hub, the new Car Park including Bus Station and Library, (to say nothing of other private development schemes) are all progressing, and the combined economic uplift opportunity of this reinvigorated “destination” is ready to be realised. The opposite is also true in that this momentum could be significantly dashed, if the BMSC were not to proceed.

## **Merits**

- 2.3 The merits of progressing the scheme remain much as they did at the outset and are detailed in the Business Case attached (see Appendix I) and in Appendix J.. In essence they include:
- income uplift
  - more valuable asset
  - major private investment
  - transformation of southern city centre confirmed
  - Bridlesmith Gate/Clumber Street strength enhanced
  - decline in City Centre economy halted
  - economic growth benefits secured (3,000 jobs, 200,000 visitors per year, £10 billion GVA)
  - Core city reputation as a “happening place” enhanced.
  - Core City Retail ranking restored
  - Complementary tourist destination opportunity with the Castle Project

## **Other Matters:**

- 2.4 Notwithstanding these, the Council has to tread carefully before committing nearly £50million to any Strategic Regeneration Project given its present financial pressures, particularly a scheme based to a substantial degree on retail, given that sectors difficulty. It has given due consideration to alternative options, other than progressing this scheme as can be seen in Section 3 below. It has taken reassurance however from the following:

- The final scheme has more reduced and realistic expectations of rental from retail, and has diversified significantly into Leisure, and still the rental income uplift is very significant and able to cover the cost of borrowing.
- Intu have full confidence in the scheme and are prioritising this investment ahead of others across the Country.
- Leading Property Consultants have fully endorsed the Nottingham market potential and this scheme (see Appendix G).

- 2.5 The Council proposals for financing its one third contribution to this scheme are detailed in Appendix B. Essentially the Council is borrowing to invest, against enhanced rental income, and contributing resources from capital receipts and other sources.

Given the combined attraction of this newly invigorated southern city centre, the extra visitors and turnover may well lead to rental projections being exceeded in future years, but given the changing face of retail the risk of reductions over the years is very real. Financial modelling has therefore been cautious with significant allowance for voids, and the potential to flex the financial modelling dynamics still available, should there ever be a negative impact on the Council’s ability to repay the borrowing required.

- 2.6 Going forwards, a proactive and ongoing Risk Management approach will be essential to ensure the BMSC project is not negatively impacted, and the latest version of the live project Risk Register is attached to the Business Case in Appendix I accordingly.

- 2.7 A number of legal, and property risks have been highlighted in previous reports as needing attention at this decision making stage and these are fully addressed in Appendices C and D.
- 2.8 This project will sit at the centre of a transformed roadspace and public realm area, the proposals for which are being developed. Funding of those proposals are separate, as resources allow, and are not formally linked to this decision.
- 2.9 The Chair of the Overview and Scrutiny Committee was consulted on 23<sup>rd</sup> November 2018. The Chair agreed to exempt this decision from the call-in procedure due to the risk of increased contract costs that would be incurred if the contract is not let as soon as possible after Executive Board take this decision.

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

- 3.1 As outlined above, the Council has considered its alternative options to proceeding with this scheme, and the detailed consideration of these options is set out in the Business Case attached. See appendix I.
- 3.2 Essentially they can be summarised as follows:
1. Do nothing – to not progress the CDA to unconditionality and rely on intu to progress improvement work to the Shopping Centre.
  2. Alternative Development Scheme – not go unconditional on the CDA, but seek to persuade intu to pursue a different scheme.
  3. Renegotiate CDA – not to go unconditional on the CDA but seek to persuade intu to agree different terms.
- 3.3 These options have been rejected, as they would seriously risk the significant strategic regeneration benefits that the Council can achieve through this scheme, yet with only a very small chance of an improved outcome, and potentially attract very significant reputational damage for the City Council, and the City of Nottingham.

### **4 FINANCE MATTERS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)**

- 4.1 See exempt appendix B

### **5 LEGAL AND PROCUREMENT MATERS (INCLUDING RISK MANAGEMENT ISSUES, AND LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)**

- 5.1 See exempt appendix C

### **6 STRATEGIC ASSETS & PROPERTY MATTERS (FOR DECISIONS RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE)**

- 6.1 See exempt appendix D

## 7 **SOCIAL VALUE CONSIDERATIONS**

7.1 The economic benefit of this scheme will bring considerable social value to the city.

## 8 **REGARD TO THE NHS CONSTITUTION**

8.1 N/A

## 9 **EQUALITY IMPACT ASSESSMENT (EIA)**

9.1 Has the equality impact of the proposals in this report been assessed?

No

An EIA is not required because:  
(Please explain why an EIA is not necessary)

Yes

Attached as Appendix H, and due regard will be given to any implications identified in it.

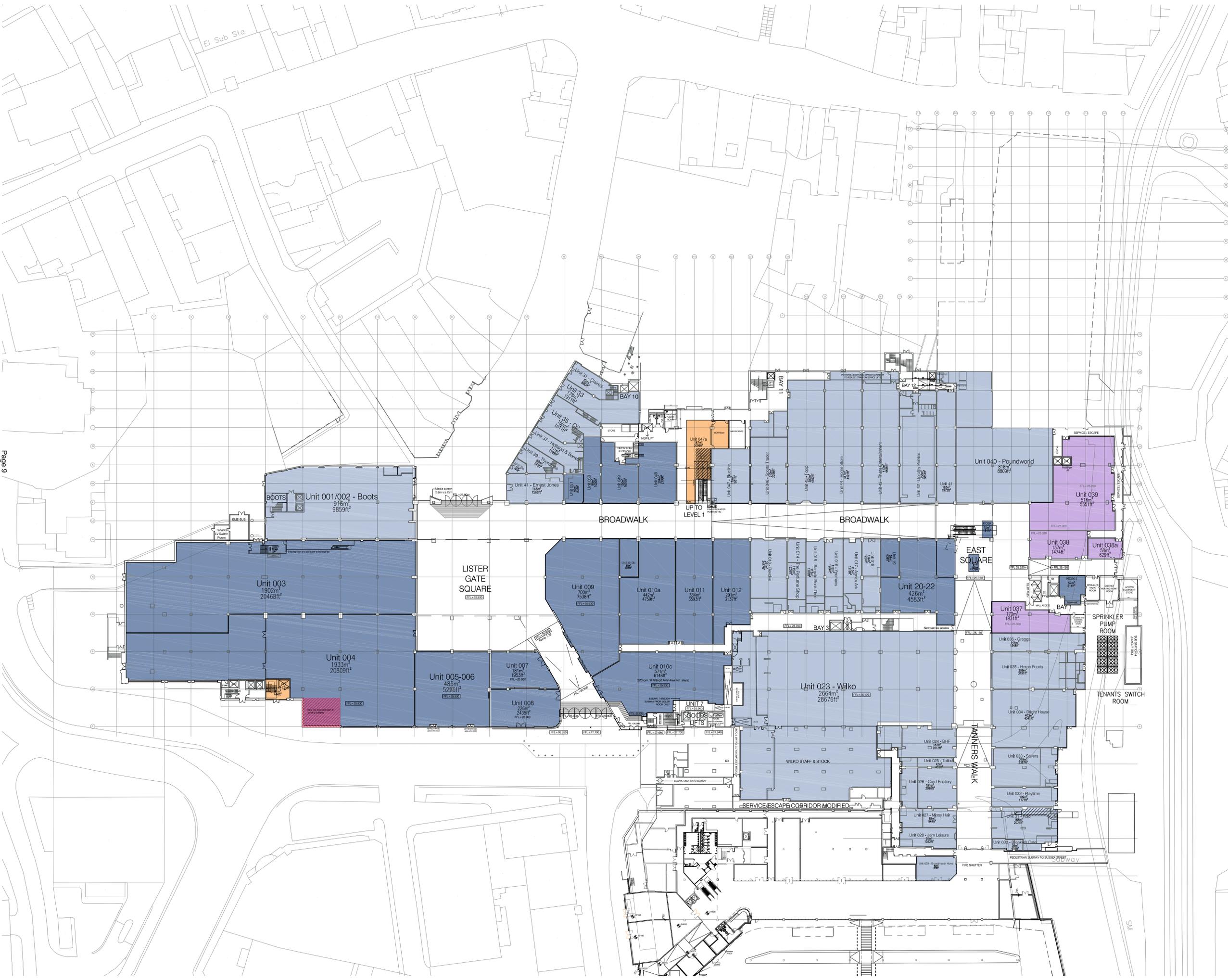
## 10 **PUBLISHED DOCUMENTS REFERRED TO IN THIS REPORT**

November 2013 Executive Board – Broadmarsh and other City Centre Shopping Centre Plans

## 11 **LIST OF APPENDICES**

- A - **Confidential** intu document
- B - **Confidential** Finance matters
- C - **Confidential** Legal matters
- D - **Confidential** Property matters
- E - Scheme Plans (intu)
- F - Scheme Visuals (intu)
- G - **Confidential** Scheme Projections and advice from external property advisors (intu)
- H - Equalities Impact Assessment
- I - **Confidential** BMSC Business Case – (including Risk Register)
- J - **Confidential** - History

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**Notes**

All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project architect.

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The CDM hazard management procedures for the Benyo aspects of the design of this project are to be found on the "Benyo - Design's Hazard Identification and Management Sheet" and/or drawings. The full project design team comprehensive set of hazard management procedures are available from the Planning Supervisor/Safety Coordinator appointed for the project.

**Tenant Plan Key**

- New Retail Units
- Individual Units
- Existing Retail Units
- Grab 'n' Go
- F&B Units
- Street Food Kitchen Style
- Cinema
- Leisure
- Leisure - other
- City of Caves
- Bridlesmith Gate Retail
- Vacant



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**DRAFT**

Rev | Date | Description | By | Chkd



Design Architecture Masterplanning Interiors Graphics

Client  
intu

Project  
Broadmarsh  
Nottingham

Drawing Title  
GROUND FLOOR  
TENANT BASE PLAN  
WHOLE SITE

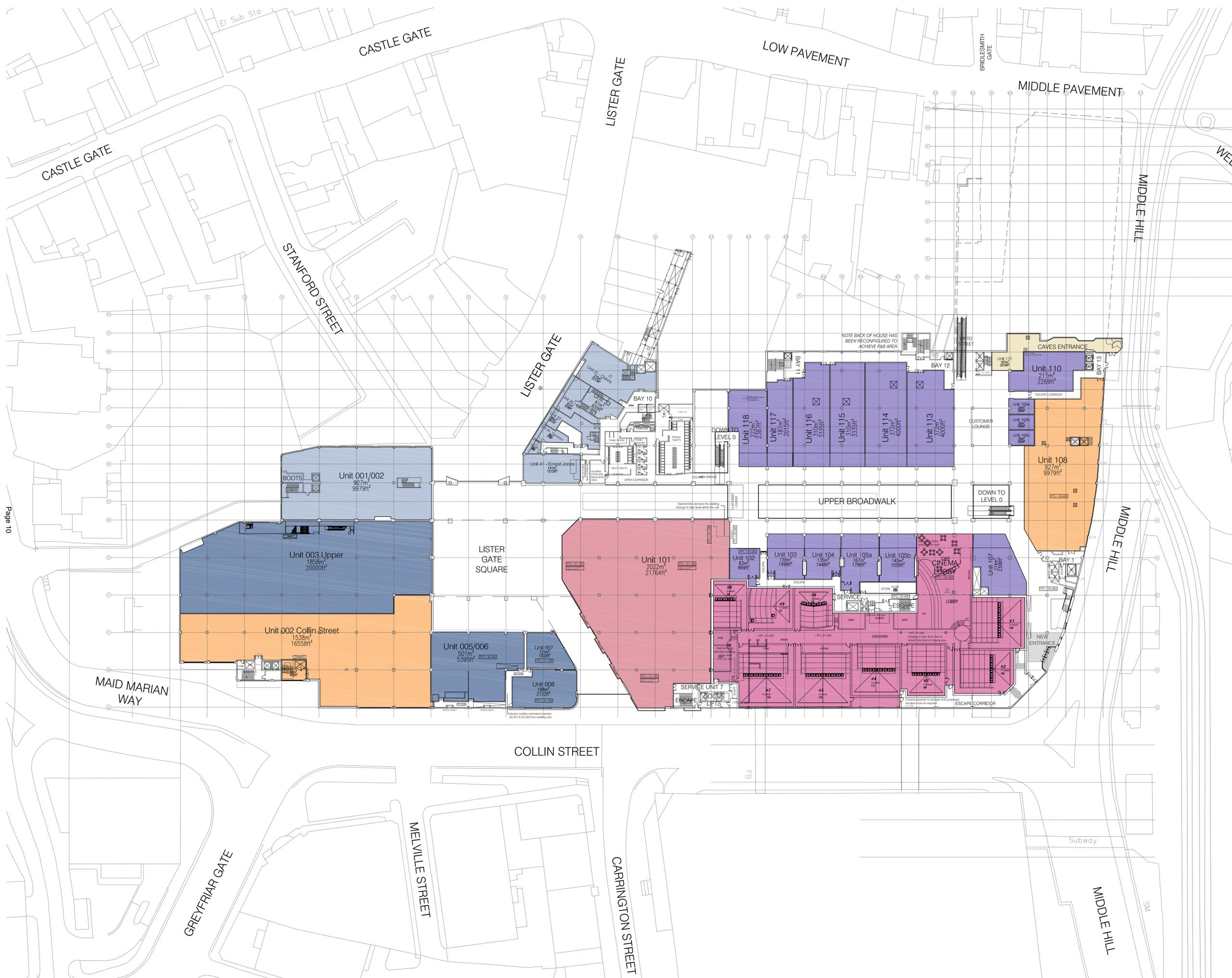
Drawn By | Checked By  
LC

Scale | Date  
1:500 @ A1 | FEBRUARY 2018

Project No. | Drawing No. | Revision  
4377 | BNY-SA- 09- 0001 | B12

Status  
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**DRAFT**

Rev	Date	Description	By	Chkd



Design Architecture Masterplanning Interiors Graphics

Client  
intu

Project  
Broadmarsh  
Nottingham

Drawing Title  
FIRST FLOOR  
TENANT BASE PLAN  
WHOLE SITE

Drawn By  
LC

Checked By  
LC

Scale  
1:500 @ A1

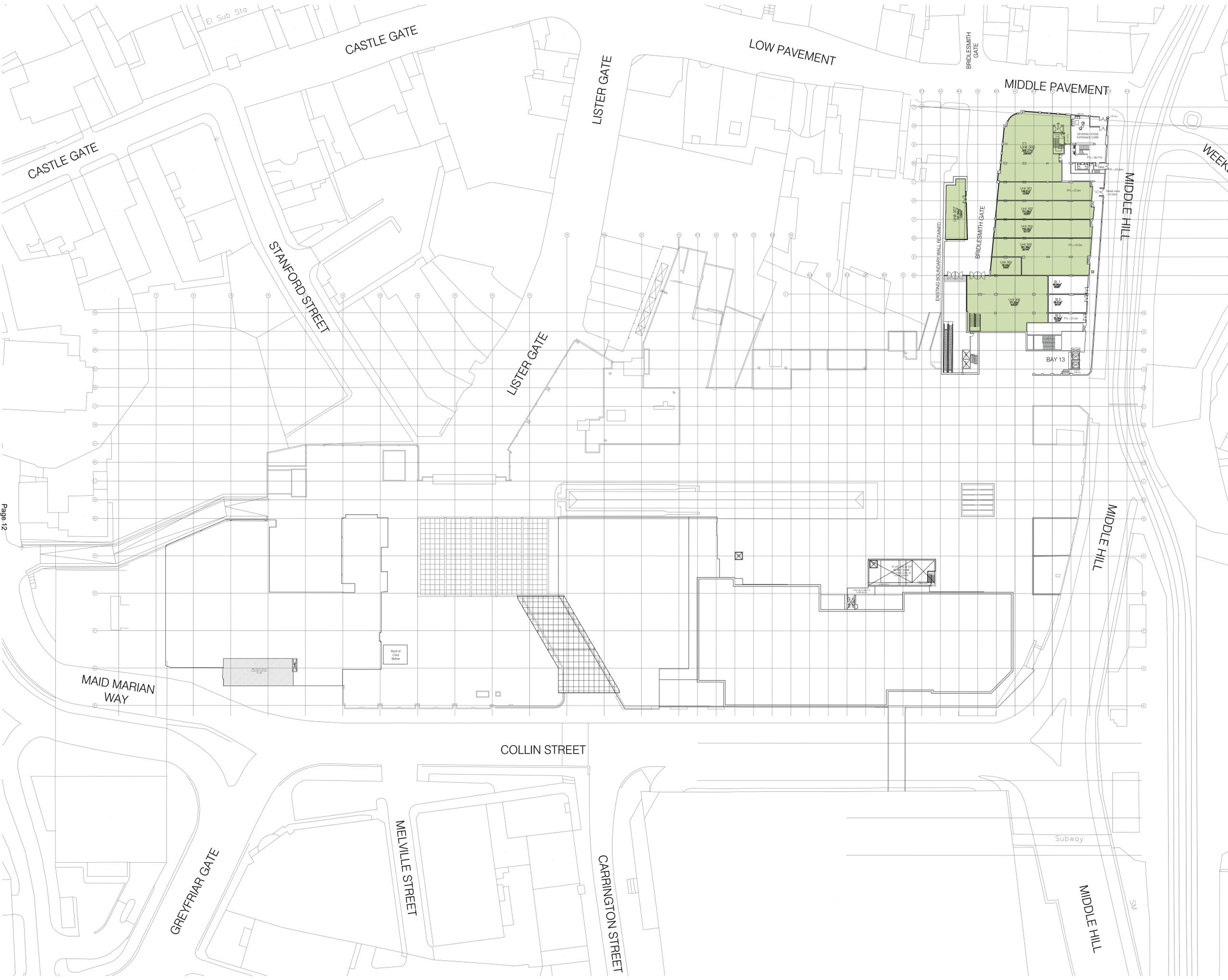
Date  
DECEMBER 2017

Project No. | Drawing No. | Revision  
4377 | BNY-SA- 09- 1001 | B13

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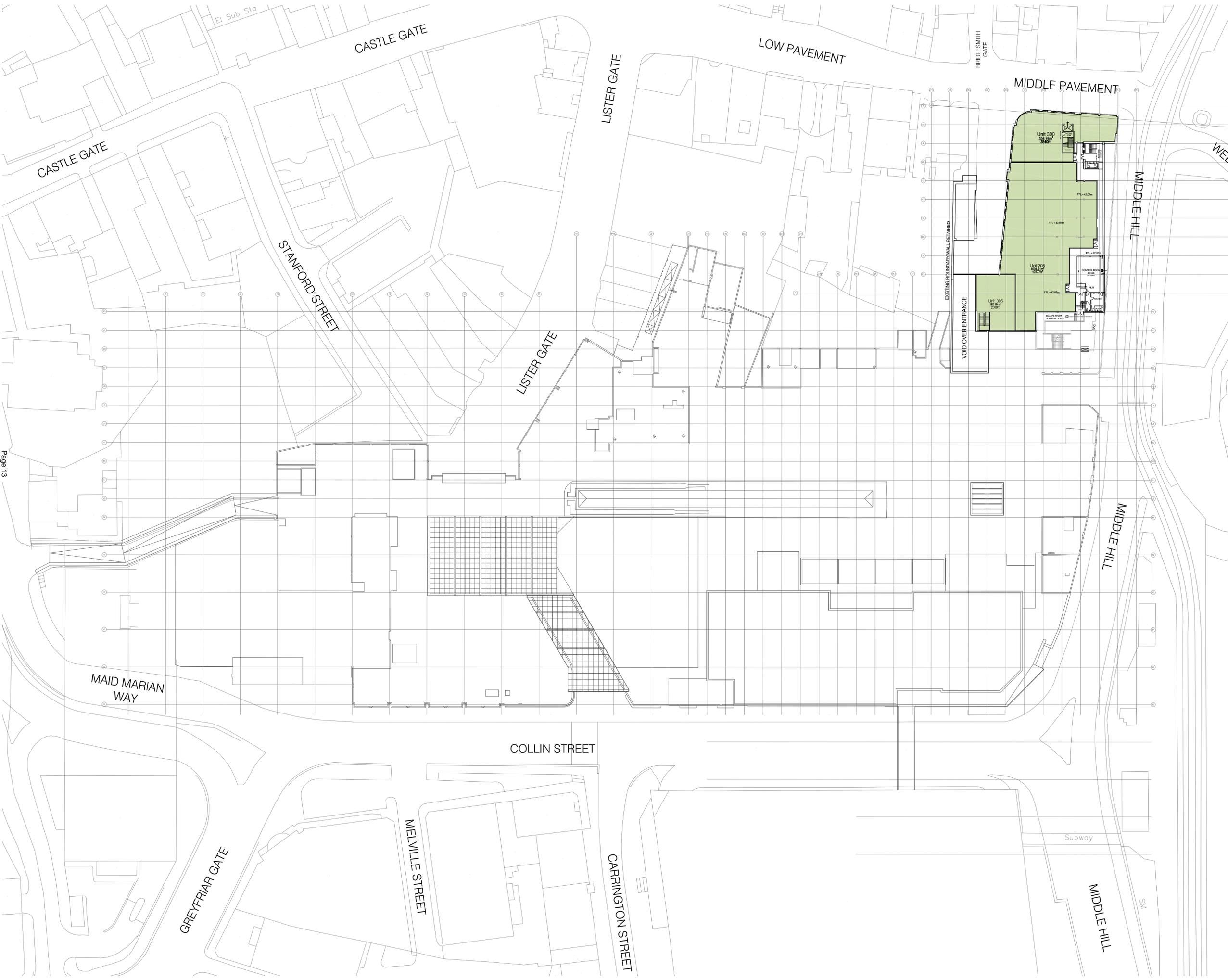
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Rev	Date	Description	By	Chkd
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Design Architecture Masterplanning Interiors Graphics				
Client				
intu				
Project				
Broadmarsh Nottingham				
Drawing Title				
THIRD FLOOR / DRURY WALK TENANT BASE PLAN WHOLE SITE				
Drawn By		Checked By		
LC				
Scale		Date		
1:500 @ A1		NOVEMBER 2017		
Project No.	Drawing No.	Revision		
4377	BNY-SA- 09- 3001	B08		
Status				
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Page 13

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**Tenant Plan Key**

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- Vacant



Rev	Date	Description	By	Chkd
<b>Benay</b>				
Design Architecture Masterplanning Interiors Graphics				
Client				
intu				
Project				
Broadmarsh Nottingham				
Drawing Title				
FOURTH FLOOR / DRURY WALK TENANT BASE PLAN WHOLE SITE				
Drawn By		Checked By		
LC				
Scale		Date		
1:500 @ A1		NOVEMBER 2017		
Project No.	Drawing No.	Revision		
4377	BNY-SA- 09- 4001	B08		
Status				
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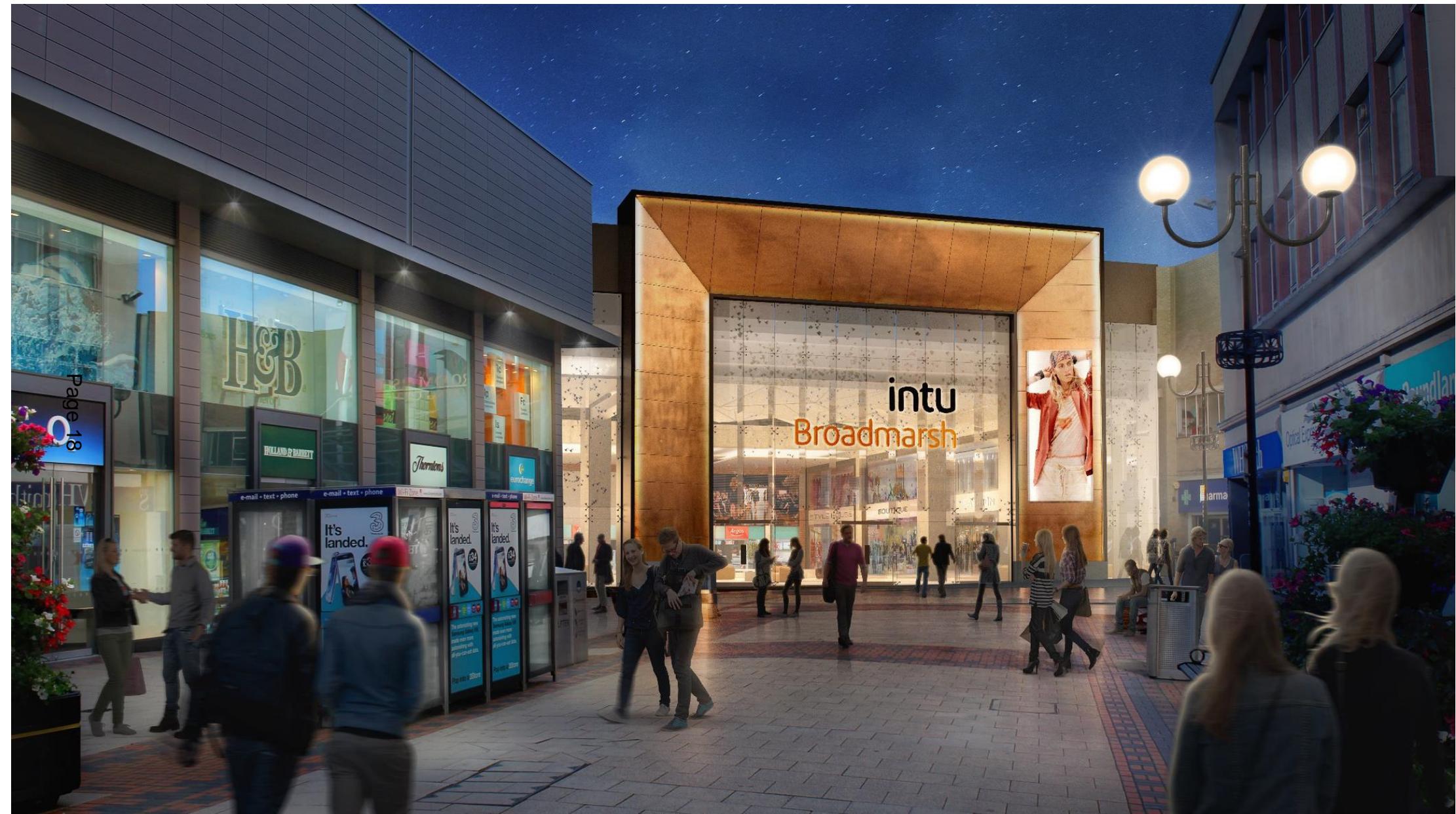
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Page 15  
intu  
Broadmarsh















WELCOME TO THE LIGHT CINEMA

WELCOME TO THE LIGHT CINEMA

TICKETS

the light

the light

BUCK SHOP

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## Equality Impact Assessment Form

[screentip-sectionA](#)

### 1. Document Control

#### 1. Control Details

Title:	Broadmarsh Shopping Centre
Author (assigned to Pentana):	Rachel Mottram
Director:	David Bishop, Deputy Chief Executive/Strategic Director of Regeneration
Department:	Development and Growth
Service Area:	As above
Contact details:	0115 8764295
Strategic Budget EIA: Y/N	N
Exempt from publication Y/N	N

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#### 2. Document Amendment Record

Version	Author	Date	Approved
3	Rachel Mottram	4 <sup>th</sup> December 2018	

#### 3. Contributors/Reviewers

Name	Position	Date
Chris Deas	Director of Major Projects	4 <sup>th</sup> December 2018
Rex Littlewood	Programme Manager - Broadmarsh	4 <sup>th</sup> December 2018

[screeintip-sectionB](#)

**2. Assessment**

**1. Brief description of proposal / policy / service being assessed**

Redevelopment of the Broadmarsh Shopping Centre will reinvigorate the area with new places to shop, eat, relax and play, from daytime through to evening. The treatment of the neighbouring highway network provides an opportunity to deliver more clearly defined and accessible routes to and through the area. This could potentially assist disabled and older people.

[screeintip-sectionC](#)

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**2. Information used to analyse the effects on equality:**

Information the project team has received from members of the public/affected groups from a number of consultation processes on changes to the highway network and through the publicity of redeveloping the shopping centre.

The consultation process for the design of the shopping centre has primarily been led by intu. An exhibition unit on the ground floor of the mall was opened in June 2014 inviting members of the public to view the designs and provide ideas of what they would like to see.

Views and ideas were also invited via social media platforms facebook and twitter. More than 2,500 people expressed their views on the redevelopment proposals during a public consultation, exhibition and meetings with 89% of 1,600 people formally surveyed saying they were in favour of intu's proposals.

This feedback was considered and fed into the overall design process

**3. Impacts and Actions:**

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<a href="#"><u>screenip-sectionD</u></a>	Could particularly benefit X	May adversely impact X
People from different ethnic groups.	<input type="checkbox"/>	<input type="checkbox"/>
Men	<input type="checkbox"/>	<input type="checkbox"/>
Women	<input type="checkbox"/>	<input type="checkbox"/>
Trans	<input type="checkbox"/>	<input type="checkbox"/>
Disabled people or carers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pregnancy/ Maternity	<input type="checkbox"/>	<input type="checkbox"/>
People of different faiths/ beliefs and those with none.	<input type="checkbox"/>	<input type="checkbox"/>
Lesbian, gay or bisexual people.	<input type="checkbox"/>	<input type="checkbox"/>
Older	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Younger	<input type="checkbox"/>	<input type="checkbox"/>
Other (e.g. marriage/ civil partnership, looked after children, cohesion/ good relations, vulnerable children/ adults).	<input type="checkbox"/>	<input type="checkbox"/>
<b><i>Please underline the group(s) /issue more adversely affected or which benefits.</i></b>		

<p style="text-align: right;"><a href="#"><u>screen tip-section E</u></a></p> <p><b>How different groups could be affected</b>          (Summary of impacts)</p>	<p style="text-align: right;"><a href="#"><u>screen tip-section F</u></a></p> <p><b>Details of actions to reduce negative or increase positive impact</b>          (or why action isn't possible)</p>
<ul style="list-style-type: none"> <li>• Disabled groups</li> <li>• All groups but may particularly benefit older people</li> </ul>	<ul style="list-style-type: none"> <li>• More clearly defined and accessible routes to and through the area</li> <li>• Providing a traffic calmed area and more pleasant environment to access the area, creating a pedestrianised and pedestrian priority environment.</li> <li>• New, modernised entrances and walkways will improve accessibility and the new public square proposed for Lister Gate Square will provide additional seating and places for people to rest.</li> <li>• During construction works, the project management team will ensure that any accessibility issues are addressed as soon as possible.</li> </ul>

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**4. Have you considered the impact of any change on the Citizen’s experience? Work through the flowchart attached.**



Page

**5. Outcome(s) of equality impact assessment:**

<input checked="" type="checkbox"/>	No major change needed	<input type="checkbox"/>	Adjust the policy/proposal
<input type="checkbox"/>	Adverse impact but continue	<input type="checkbox"/>	Stop and remove the policy/proposal

**6. Arrangements for future monitoring of equality impact of this proposal / policy / service:**

- During construction works, the project management team will ensure that any accessibility issues are addressed as soon as possible.

**7. Approved by (manager signature) and Date sent to equality team for publishing:**

<p><b>Approving Manager:</b> David Bishop, Deputy Chief Executive, Strategic Director of Development:</p>	<p><b>Date sent for scrutiny: 12/12/2018</b> Send document or Link to: <a href="mailto:equalityanddiversityteam@nottinghamcity.gov.uk">equalityanddiversityteam@nottinghamcity.gov.uk</a></p>
---	---

<a href="mailto:david.bishop@nottinghamcity.gov.uk">david.bishop@nottinghamcity.gov.uk</a> , 0115 8763758	
<b>SRO Approval:</b>	<b>Date of final approval:</b>

**EXECUTIVE BOARD – 18th December 2018** Agenda Item 12

<b>Subject:</b>	Broadmarsh Car Park Development and New Library
<b>Corporate Director(s)/Director(s):</b>	David Bishop, Deputy Chief Executive, Director of Development Andy Vaughan, Corporate Director for Commercial and Operations Chris Deas, Director of Major Projects Hugh White, Director of Sport and Culture
<b>Portfolio Holder(s):</b>	Councillor Jon Collins, Leader of the Council/Portfolio Holder for Regeneration and Growth Councillor Dave Trimble, Portfolio Holder for Leisure and Localities
<b>Report author and contact details:</b>	Chris Deas, Director of Major Projects Email: chris.deas@nottinghamcity.gov.uk Tel: 0115 987 63758
<b>Subject to call-in:</b> <input checked="" type="checkbox"/> No	
<b>Key Decision:</b> <input checked="" type="checkbox"/> Yes	
<b>Criteria for Key Decision:</b>	
(a) <input checked="" type="checkbox"/> Expenditure <input checked="" type="checkbox"/> Income <input type="checkbox"/> Savings of £1,000,000 or more taking account of the overall impact of the decision	
<b>and/or</b>	
(b) Significant impact on communities living or working in two or more wards in the City <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Type of expenditure:</b> <input type="checkbox"/> Revenue <input checked="" type="checkbox"/> Capital	
<b>Total value of the decision:</b> Contained within exempt appendix	
<b>Wards affected:</b> All	
<b>Date of consultation with Portfolio Holder(s):</b> 13 <sup>th</sup> November 2018	
<b>Relevant Council Plan Key Theme:</b>	
Strategic Regeneration and Development	<input checked="" type="checkbox"/>
Schools	<input type="checkbox"/>
Planning and Housing	<input checked="" type="checkbox"/>
Community Services	<input type="checkbox"/>
Energy, Sustainability and Customer	<input type="checkbox"/>
Jobs, Growth and Transport	<input checked="" type="checkbox"/>
Adults, Health and Community Sector	<input type="checkbox"/>
Children, Early Intervention and Early Years	<input type="checkbox"/>
Leisure and Culture	<input checked="" type="checkbox"/>
Resources and Neighbourhood Regeneration	<input checked="" type="checkbox"/>
<b>Summary of issues (including benefits to citizens/service users):</b>	
This report seeks approval to commence the Broadmarsh Car Park (BMCP) development to create a new car park, bus station, library and complementary retail. The BMCP development is an integral part of the wider Broadmarsh programme which will deliver significant regeneration in the southern part of the City.	
<b>Exempt information:</b> Appendices to this report are exempt from publication under paragraph 3 and 5 of Schedule 12A to the Local Government Act 1972 because they contain commercially sensitive information relating to contract negotiations and because one contains information in respect of which a claim to legal professional privilege could be maintained in legal proceedings and having regard to all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information as disclosure of this information at this stage could jeopardise the Council's negotiating position.	
<b>Recommendation(s):</b>	
1 To approve the award of the BMCP development construction contract to the highest scoring bidder.	

2	To delegate authority to Director of Major Projects to accept the Local Growth Fund funding when confirmed.
3	To note the amended scope to include the Library shell and core and the revised project costs as set out in Exempt Appendix D, and amending the capital programme accordingly
4	To approve the library outline business case and subject to remaining within the funding envelope to delegate authority to the Corporate Director for Commercial and Operations in consultation with the Portfolio Holder for Leisure and Localities to: <ul style="list-style-type: none"> <li>a. Finalise the business case;</li> <li>b. Commence a procurement for the library fit out; and</li> <li>c. On completion award the contract to the contractor offering the most economically advantageous tender.</li> </ul>
5	To approve the lease and licence arrangements for the BMCP development as set out in Exempt Appendix F
6.	To approve the ongoing project resourcing required to deliver the development and the above works as set out in Exempt Appendix D
7.	To delegate authority to the Director of Major Projects, in consultation with the Portfolio Holder for Regeneration and Growth, to agree any amendments to this scheme, subject to such amendments remaining within the financial envelope at Appendix D

## **1 REASONS FOR RECOMMENDATIONS**

- 1.1 The recommendations will enable the BMCP development, incorporating a new library, to be achieved.

## **2 BACKGROUND**

- 2.1 As part of it's wider Growth Plan, the Council has been progressing a comprehensive regeneration of the Southern City Centre, to maximise the positive economic impact on the local economy, bringing new jobs and greater prosperity to the City. This follows on from the completion of the Transport Hub at the railway station, the new tram extensions arriving there, transformation of Station Street, and more public/private investment in Carrington Street.

- 2.2 The new Nottingham College project has now commenced and transformation of the Castle is progressing well. The next major projects to commence will be the BMCP and Broadmarsh Shopping Centre (BMSC) developments.

- 2.3 Procurement of the BMCP development construction contract is substantially completed, and a decision on awarding the contract, including the incorporation of a new library, now needs to be made.

### **2.4 Project Progress**

- 2.5 It has always been the aspiration of the Council to transform the BMCP and bus station to complement the BMSC redevelopment scheme. This is also a requirement of the Development Agreement between the Council and intu. It had been hoped that this could be achieved by refurbishing the existing Car

Park and bus station building, but as is the case with many similar structures from the 60's and 70's, this proved to be very challenging.

- 2.6 During 2016, efforts were made to bring forward a comprehensive refurbishment scheme, but ultimately contractor prices for doing this were simply too costly and warranties were not forthcoming. Following a cost benefit analysis, a report to the February 2017 Executive Board led to the decision to progress towards a demolition and rebuild option.
- 2.7 The Council resolved at the 1<sup>st</sup> June 2017 Executive Board to proceed with the decant and demolition of the BMCP to facilitate a new development.
- 2.8 The Council secured planning approval for the new BMCP development on the 22<sup>nd</sup> February 2017 and resolved at the 31<sup>st</sup> July 2018 Executive Board to commence the BMCP development subject to procurement being finalised in accordance with the project business case, including the approved financial model.
- 2.9 The opportunity to establish a new library in the BMCP development has also been progressed. This has included a very positive public consultation. More details on the results of this consultation are included in Appendix A. Following the public consultation, a revised BMCP development planning application was submitted and planning permission was secured on the 21<sup>st</sup> November 2018. This provides approval to enable a new library to be included in the BMCP development.
- 2.10 The new library would be located within the BMCP development facing Collin St and Carrington St and include up-to-date facilities for a 21<sup>st</sup> Century central library. This new library would play a key role in Nottingham's work to improve literacy and would have a special emphasis on children and young people, looking to give them the best start in life. Reading and creativity are life skills that make a massive difference to young people's employment outcomes.
- 2.11 The financial case for developing a new library is based on the opportunity to cost effectively establish space for a library in the BMCP development and the receipt of a financial contribution from the redevelopment of the current Angel Row library site. Further details of the library outline business case are included in the exempt Appendix B
- 2.12 The procurement of the BMCP development has been undertaken through a competitive negotiated procedure. This has enabled tenderer proposals to be developed to incorporate a library 'shell and core' and four replacement Tanners Walk retail units. This procurement is now substantially complete and three strong, competitively priced bids have been received.
- 2.13 In addition to establishing the most value for money construction price and contract terms, £15m Local Growth Fund funding has also been secured from government through the Local Enterprise Partnership, which adds to monies previously awarded for the Bus Station upgrade. Formal approval is expected at the 20<sup>th</sup> December Infrastructure and Investment Board. As a result, the combination of grant, new car park and retail income and development receipts from the Angel Row library site has established a robust funding solution for the BMCP Development. Further details of the procurement and the BMCP final business case are included in exempt Appendix C.

- 2.14 To facilitate the BMCP development, amendments to current lease and licence arrangements with intu are proposed as set out in exempt Appendix C.
- 2.15 This report now seeks approval to award the BMCP development contract, including the library 'shell and core', which enables a library to be included in the development. Should approval be given to the commencement of the BMCP development it is expected to be complete in 2021.
- 2.16 This report seeks approval to progress the library fit out design and operating model, working with key stakeholders to ensure the design meets the objectives set out in paragraph 2.10. It also seeks approval to procure and award the fit out contract, subject to delegated approval of the final business case, including Council costs being within the financial envelope set out in exempt Appendix D.
- 2.17 The Library service is actively working with UNESCO City of Literature to pursue additional external sources of funding to assist with the overall library project. It is also developing a new operating model for the new Central Library as part of the detailed design process to support the ambition 'to be Britain's best Children's library' ensuring a long term sustainable Library network across the city.

### **BMCP Development**

- 2.16 The scope of the BMCP development includes the following within a bright, safe and clean environment:
- a 1226 space car park with dedicated accessible spaces, dedicated parent and child spaces, electric car charging spaces and a taxi drop off zone.
  - a 'shell and core' for a new public library.
  - a modern and operationally more efficient Bus Station which delivers an enhanced user experience and reinforces the transport hub at Nottingham train station.
  - retail units located on Carrington Street and along the concourse area fronting onto the Bus Station.
  - digital media screens. Three panels situated on key entrances to the BMCP.
  - photovoltaic panels situated on the roof of the building to feed into the operational power demand of the new building
  - secure cycle parking.
  - four replacement Tanners Walk retail units.

### **Strategic Context**

- 2.17 In combination, the positive impact of the wider Broadmarsh programme (total investment £250m) is forecast to be a very significant return for the local economy – 3000 jobs, £10 billion GVA uplift over 10 years, circa 3 million new visitors per year, with restored City centre profile and reputation.

- 2.18 The positive impact of these planned investments, and the elements already delivered outlined above, can already be seen in the vicinity with property market interest galvanised and other private developments coming forward. The commitment of this scheme is expected to further promote regeneration momentum in this part of the City with undoubted economic benefit to the City Centre economy.
- 2.19 The establishment of the BMCP development alone is expected, once fully open, to create over 100 direct jobs and add almost £3m additional Gross Value Added to the Nottingham economy. The new development will be a very significant modern building in the south of the city, and a high quality addition to the townscape between the railway station and the city centre, contributing to the transformation of the wider Broadmarsh area.
- 2.20 The Chair of the Overview and Scrutiny Committee was consulted on 23<sup>rd</sup> November 2018. The Chair agreed to exempt this decision from the call-in procedure due to the risk of increased contract costs that would be incurred if the contract is not let as soon as possible after Executive Board take this decision.

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

3.1 The following options have been considered:

- Do nothing – this has been rejected as this would be in breach of the lease agreement with intu, would miss the opportunity for the Council to secure car parking income and other revenue and would have a significant detrimental impact on the economic vitality of the city and fail to deliver the council's ambition to regenerate the Southern Gateway to the city. It is however recognised that the BMCP development will bring greatest benefit if all parts of the Broadmarsh regeneration programme, including the BMSC development, are also achieved.
- Delaying the start of the BMCP development until after the Broadmarsh shopping centre development is confirmed – this is rejected as the BMCP development benefits highlighted above would be delayed. There is also potential that a delay would have a detrimental impact on investment decisions potentially slowing the growth momentum that is currently evident in this part of the city. It is however now expected that the BMSC decision will be made in a similar timescale to the Council decision on the BMCP development.
- Pursuing a lower cost option – although a reduced scope development could meet the lease agreement with intu, this option is rejected as it would not achieve the Council's economic growth ambition for the area nor would it maximise future Council income from the development.

### **4 FINANCE COLLEAGUE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)**

4.1 Finance advice – contained within exempt Appendix D

### **5 LEGAL AND PROCUREMENT COLLEAGUE COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)**

5.1 Legal and Procurement Advice – contained within exempt Appendix E

## **6 STRATEGIC ASSETS & PROPERTY COLLEAGUE COMMENTS (FOR DECISIONS RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE)**

6.1 Strategic Assets and Property comments – contained within exempt Appendix F

## **7 SOCIAL VALUE CONSIDERATIONS**

7.1 The merits of these proposals for the City are clear, offering the prospect of more jobs, prosperity, and better quality of life for citizens.

## **8 RISK MANAGEMENT**

8.1 There are a number of risks associated with the proposals contained in this report, and these are discussed in more detail in the Risk Register contained in Appendix G. Key risks are as follows:

- Financial projections deteriorate due to:
  - increasing build costs during delivery;
  - projected income from car park, bus station, retail and digital screens is less than forecast
- User clauses in the amended leases/licences are found to be restrictive in construction or operating periods;
- Construction delay causing failure to deliver new development by longstop date agreed with intu leads to claims against the Council;
- Construction works interfere with BMSC trading;
- Not proceeding with this project thereby threatening the Shopping Centre scheme and the LEP funds essential for this project;
- Delay now leading to loss of tenderer interest and ultimately higher costs as a result

8.2 A risk mitigation plan is in place to actively manage these and other project risks.

8.3 A Project Appraisal Group (PAG) review has been undertaken and the PAG recommendations actioned.

## **9 EQUALITY IMPACT ASSESSMENT (EIA)**

9.1 Has the equality impact of the proposals in this report been assessed?

Yes ✓

Attached as Appendix H and due regard will be given to any implications identified in it.

10 **LIST OF BACKGROUND PAPERS RELIED UPON IN WRITING THIS REPORT  
(NOT INCLUDING PUBLISHED DOCUMENTS OR CONFIDENTIAL OR EXEMPT  
INFORMATION)**

10.1 None.

**Appendices:**

- A Library public consultation
- B **Confidential** - Library outline business case
- C **Confidential** - BMCP final business case
- D **Confidential** - Financial matters
- E **Confidential** - Legal matters
- F **Confidential** - Strategic Assets and Property matters
- G **Confidential** - Risk Register
- H Equality Impact Assessment

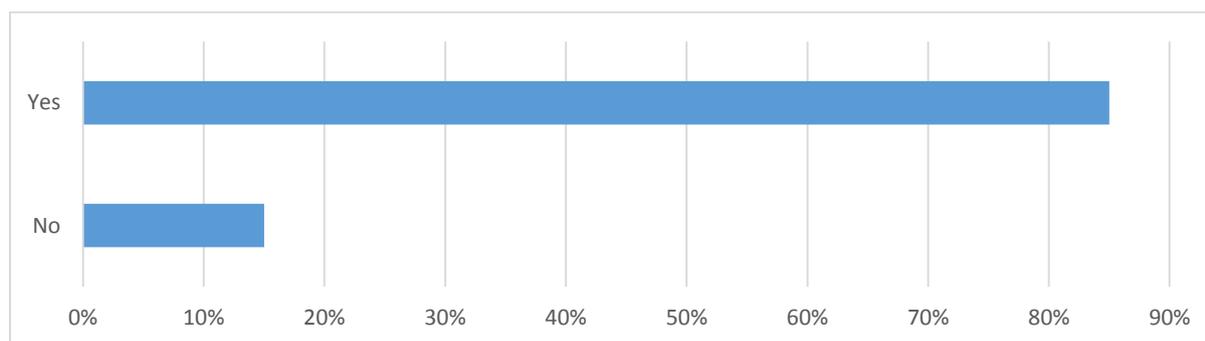
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## **Central Library Consultation Report**

From 14 August to 16 September 2018, Nottingham City Council undertook a consultation on the future of Central Library. The options presented to the public were to use the opportunity of redeveloping the Broadmarsh area to create a new Central Library in the area, or to leave the Central Library in its current location in Angel Row.

These are the results of the consultation where 1,595 people have responded.

### **Should Nottingham City Council take the opportunity of redeveloping the Broadmarsh Area to create a new city centre library for Nottingham?**



The overwhelming response to the survey, online and in leaflet form, has been in favour of Central Library being located in the Broadmarsh area, with 85% of respondents in favour.

### **What would you want a new library to be like? Tell us your ideas.**

There are key themes around what people want from a new library. Bright, light, airy, modern, open and accessible are used to describe the space, along with an impressive entrance to entice people in. People wish to see a library befitting our status as a UNESCO City of Literature, which they do not believe Angel Row is.

Support for a high quality children's library is evident throughout the consultation. Respondents have asked for a boldly coloured, interactive, vibrant, comfortable space, where children can explore books and with plenty of space for events, storytimes and workshops. One theme has been that the children's section be away from the adults section, maybe even walled off, so children have the opportunity to be noisy and excited about their area without disrupting other library users.

There is support for existing facilities, provided they are upgraded, such as:

- More, and more comfortable, seating
- Regularly serviced and updated PCs
- Charging points for laptops
- Accessibility for older and disabled people
- Meeting and study rooms
- Study areas, preferably away from bookshelves for peace and quiet
- Exhibition spaces
- Local history collections
- Printers and photocopiers
- Improved WiFi and WiFi printing
- Café facilities, and space to eat, drink and relax
- Music, film and TV access.

New ideas have been suggested, including:

- Graphic novels and comic books, with Page 45 offering to help stock and replenish this section
- An outdoor space, potentially even a roof garden
- Academic titles and referencing, including space to work
- Heavier promotion of Robin Hood and the Caves
- Teenager and Young Adult provision separate from the children's section
- Nooks and crannies to hide in with a book
- More accessible opening hours to appeal to working people.

LeftLion, Page 45 and Five Leaves Bookshop have all responded positively and are keen, as City of Literature partners, to be involved in making the library a success.

Sensitivity to disabilities are a running theme, with requests to make the library accessible and safe for disabled people, people with learning disabilities, autism, dementia friendly, a space for older people to take a seat or read the paper and to relax in.

Finally, there is wide support for the current librarians to staff the library, provided they are easily identifiable and eager to help. One respondent suggested a dedicated Children's Librarian if the council wishes to meet its pledge of making this the country's best children's library.

### **Do you think there are benefits to creating a new city centre library?**

Results here are similarly positive and follow certain themes. Predominantly, respondents see the opportunity to improve literacy and encourage reading in the city by creating a bespoke Central Library rather than "shoehorning" one to fit. Respondents feel a new library would benefit poorer families who are unable to buy books for themselves and complement the community and neighbourhood libraries, which respondents highlight as valuable throughout the consultation.

Respondents also felt a new Central Library would:

- Increase library usage
- Offer the opportunity to promote our UNESCO City of Literature status and literary history, inspiring a new generation
- Send the signal that Nottingham values libraries
- Give the Broadmarsh area some additional vibrancy
- Increase Nottingham's status regionally and nationally by keeping up with other cities by redeveloping its Central Library
- Shape public spaces and the city centre with more than just shops.

Other responses of note suggested that Broadmarsh is well served by public transport and more accessible than Angel Row, and that adding Central Library alongside the other redevelopments in the area would help make Broadmarsh the new centre of Nottingham. One respondent suggested they had not seen the benefit in selling the Angel Row site but having seen these plans, sees the benefit where they did not before.

### **What do you think would be crucial to help make a new library successful?**

The loud and clear message from this question is that the people of Nottingham want to be involved in the design and formation of a new Central Library. Respondents have asked for focus groups: children and young adults, older people and a diverse section of the city's population to be involved in coming up with ideas for Central Library. Respondents would

also value having a say on the final proposals. Ongoing messages about the progress of the design of the library, its new facilities and proposals through effective marketing has also been requested.

To promote and support the idea of a children's library, along with the previous suggestion of a Children's Librarian, events with children's books characters, celebrating children's favourite books and promoting new books have been proposed. City of Literature partners are keen to help with this.

Keeping the "same, experienced, reliable staff" is a recurring theme from respondents, as is keeping facilities like employment support and CV writing, as well as specific spaces for different age groups, such as children, teenagers, adults, older people and interest groups.

Other suggestions include:

- Updating online services, and better digital integration (e.g. text reminders for nearly due library books)
- Good accessibility
- Comfy areas to sit and relax in with books
- Ongoing refreshment of stock, and more than just books (poetry, graphic novels, art, guest speakers, authors in residence)
- Quiet areas
- Archive facilities
- Lockers for shopping to allow people more time to linger
- Space and appropriate tech facilities for freelance workers to work in
- Buy in from relevant third sector organisations
- Local event information and maps for visitors coming to Nottingham from the train station.

One divisive topic was the subject of additional council services in the new Central Library. Some were in favour of having other services present, but others suggested the presence of the contact centre made them uncomfortable, was disruptive or had made the current Central Library worse. Opinion is more in favour of no additional services than in including them in the new Central Library.

## **Issues and concerns**

Opinion is divided, albeit in favour of Broadmarsh, on the location of the library, Some feel that Angel Row is a perfectly central location for a Central Library and Broadmarsh is too far away. However, some respondents having looked at the proposals feel that Broadmarsh is a central location that is already well served by public transport.

There are concerns about how customers from the north of the city will access the library which will need reviewing. One respondent clearly saw the benefit of locating the library near Nottingham Contemporary, Hockley and the new Nottingham College City Hub, which is a point the council did not make last time and should in the future.

Some are concerned that the proposals suggest that the library will actually be placed in into Broadmarsh as opposed to the new Car Park and Bus Station building. This was a fairly common misconception among those who raised concerns, so work will have to be done to correct this.

While many believe Birmingham Central Library to be a fantastic example to follow, a number of respondents have highlighted that the overspend on the library has resulted in reduced opening hours and urge the council to show caution and care in this regard.

Finally, some feel the current Central Library is perfectly located and fit for purpose.

## **Inspiration from elsewhere**

Some respondents have suggested other libraries and facilities from around the world that Nottingham City Council should look to for inspiration. These are:

- Beeston Library, Nottingham, UK
- West Bridgford Library, Nottingham UK
- Bromley House Library, Nottingham, UK
- Queen's Medical Centre Children's Ward, Nottingham, UK
- Birmingham Central Library, UK
- Manchester Central Library, UK
- Liverpool Library, UK
- Millennium Galleries, Sheffield, UK
- The Hive, Worcester, UK
- Norfolk and Norwich Millennium Library, UK
- Newcastle City Library, UK
- Halifax Central Library, Nova Scotia, Canada
- Vancouver Public Library, Canada
- Brooklyn Art Library, New York, USA
- Brentwood Children's Library, Nashville, Tennessee, USA
- Seattle Central Library, USA
- Biblioteca de Espana, Medellin, Colombia
- Library at Orchard Centre, Singapore
- Musashino Art University, Tokyo, Japan

## Equality Impact Assessment Form

[screentip-sectionA](#)

### 1. Document Control

#### 1. Control Details

Title:	Broadmarsh Multi Story Car Park Demolition and Rebuild
Author (assigned to Pentana):	Clive Williams
Director:	Chris Deas
Department:	Development & Growth
Service Area:	Major Projects
Contact details:	Clive.williams@nottinghamcity.gov.uk
Strategic Budget EIA: Y/N	No
Exempt from publication Y/N	No

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#### 2. Document Amendment Record

Version	Author	Date	Approved
7	Clive Williams	20/11/2018	

#### 3. Contributors/Reviewers

Name	Position	Date
April Corey	Senior Project Manager	19/11/2018

#### 4. Glossary of Terms

Term	Description

#### [screentip-sectionB](#)

### 2. Assessment

#### 1. Brief description of proposal / policy / service being assessed

The demolition and rebuild of the Broadmarsh Car Park, Bus Station and Retail, as part of the redevelopment of the Greater Broadmarsh and in line with the Development Agreement that Nottingham City Council have with Intu.

#### [screentip-sectionC](#)

#### 2. Information used to analyse the effects on equality:

Bus operators have been consulted on the initial principles of the design, via face to face meetings, emails and layout trials. The bus operators have their passenger's access interests at the core of their consultation.

The DIG group has been consulted on the initial principles of the design, via face to face meetings and emails.

The public has been consulted on including the library into the new design via a public consultation. This was met with 85% support.

**3. Impacts and Actions:**

<u><a href="#">screentip-sectionD</a></u>	Could particularly benefit <b>X</b>	May adversely impact <b>X</b>
People from different ethnic groups.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Men	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Women	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trans	<input type="checkbox"/>	<input type="checkbox"/>
Disabled people or carers.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Pregnancy/ Maternity	<input type="checkbox"/>	<input type="checkbox"/>
People of different faiths/ beliefs and those with none.	<input type="checkbox"/>	<input type="checkbox"/>
Lesbian, gay or bisexual people.	<input type="checkbox"/>	<input type="checkbox"/>
Older	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Younger	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (e.g. marriage/ civil partnership, looked after children, cohesion/ good relations, vulnerable children/ adults).  <i>Please underline the group(s) /issue more adversely affected or which benefits.</i>	<input type="checkbox"/>	<input type="checkbox"/>

<p><b>How different groups could be affected</b> (Summary of impacts)</p> <p style="text-align: right;"><u><a href="#">screentip-sectionE</a></u></p>	<p><b>Details of actions to reduce negative or increase positive impact</b> (or why action isn't possible)</p> <p style="text-align: right;"><u><a href="#">screentip-sectionF</a></u></p>
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Provide details for impacts / benefits on people in different protected groups.

It has been identified that during both the demolition and rebuild period that there may be adverse effects on existing elderly and disabled users of both the bus station and the car park, which have been mitigated in a number of ways to reduce the impact.

## 1 Actions will need to be uploaded on Pentana.

- During the demolition and new build, temporary car parking will be provided in areas adjacent to the existing car park, these new and existing parking areas will be clearly sign posted and contain parking spaces that are designated to disabled users and families with young children.
- Final design of the new car park and bus station is yet to be approved, but it will adhere to all building regulations and have full compliance with disability guidelines.
- Alternative bus stops will serve a combination of existing bus stops and newly created bus stops that will adhere to the street- scape manual.  
[www.nottinghaminsight.org.uk/d/65062](http://www.nottinghaminsight.org.uk/d/65062)
- The Bus stops will have the same infrastructure standard as other City Centre bus stops to include shelters with seating, printed information and real time displays.
- In addition, an area adjacent to Nottingham Station has been identified for National Express and other coach departures. This location provides good transport links between all modes of transport including, rail, taxis, trams and buses.
- A Stakeholder Focus Group has been formed which included groups such as DIG and other public transport user groups to discuss Disability Access Audits, at which new developments will be discussed.
- Customers / users of these facilities will be notified of new developments through local media, which includes radio, local television updates, alongside keeping the Nottingham City Council Broadmarsh website updated. Any questions and queries can also be answered through the dedicated helpline 0115 8763334.
- Nottingham City Council, Intu, Trent Barton and National Express Coaches will use their existing established communication links to keep existing and new users informed of changes to services, such as leaflets in both the bus station and on buses effected, advertising on their website, and a vacant unit within the Broadmarsh Shopping Centre where comments and face to face discussions can be held;  
<http://www.nottinghamcity.gov.uk/transport-parking-and-streets/broadmarsh/broadmarsh-regeneration-what-are-the-plans/>  
<https://www.trentbarton.co.uk/news-and-media/our-news/article/broadmarsh>  
<http://intu.co.uk/broadmarsh/events/intu-broadmarsh-redevelopment>

If required, the provision of temporary arrangements for the housing of Library resources, essential staff and continuation of services at community libraries during the redevelopment period and an option for provision of temporary city centre library will be arranged.

- The streetscape design guidance will be followed, resulting in better lighting, CCTV surveillance, a brighter decorated environment, new lifts, all contribute to making the car park and bus station a safer and more inclusive environment.

#### Car Park

- The new car park will be designed to the latest standards, to meet with current day expectation such as the Park Safe standards to ensure a safe, well-lit environment.
- Better access facilities will benefit the elderly, young and disabled and a better-lit and secure car park will make it a safer location.

#### Bus Station

- The proposed bus station layout will benefit from an inclusive for all design from the outset and will follow the DfT's Inclusive Mobility 2005 guidance ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/3695/inclusive-mobility.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/3695/inclusive-mobility.pdf) ).
- The design will minimise the steps and ramps, will provide seating with armrests, printed and electronic timetable information, be well lit and will benefit from CCTV and staff on hand to provide information and security.
- A fully enclosed concourse will separate passengers from buses, thereby shielding them from noise and fumes and making the waiting environment more comfortable and pleasant.

#### Library

- Following a public consultation in August/September, 85% of responses are in support of relocating the Central Library to the Broadmarsh Car Park and Bus Station building.
- On the ground floor of the new development there has been a large selling unit allocated to accommodate the new Central Library from its current location at Angel Row. The new library space will be located on the Ground floor along Collin Street and level two along Carrington Street.

#### Highways

- Comprehensive Traffic Management arrangements will be in place to include temporary access, signage and barriers. Diversion routes for traffic and pedestrians to be clearly signed with temporary changes communicated in advance through face to face engagement, publicity, signage, press releases and social media.

#### Shopping Centre

- During the demolition of the car park, it is the intention to retain access to the Tanners Walk entrance of the Broadmarsh Shopping Centre through a temporary entrance.
- To allow for the New Central Library to be located within the new building, there is now the requirement to demolish 4 units on the Tanners Walk (first two units

<p>During the rebuild of the New Car Park, Bus Station that incorporates the New Central Library, the demolished retail units on Tanners walk will be re built like for like and the original Tunnel access off Sussex Street will be reopened</p> <p>Closure of the Bus Station and Car Park for demolition will result in the Shop-mobility service provided by NCC at the Travel Centre ceasing to operate</p> <p>Page 48</p>	<p>either side of the Tanners Walk Tunnel entrance). The subway between Carrington Street and Collin Street will temporarily close. The above ground entrance across Collin Street, with pedestrian lights that are currently in use with a ramp facility and tactile paving in place, will remain open for access to the Shopping Centre.</p> <p>In consultation with Intu for the Shop-mobility service for disabled people currently located in the Bus Station Travel Centre will be relocated to Victoria Shopping Centre, which will provide a reduced service based on current operational needs and requirements.</p> <p>The final Tender with the tenderers best and final offer is due at the end of November 2018, The Contractor is to be appointed December 2018/January 2019 for an 18 month build period.</p>
--	--

**4. Outcome(s) of equality impact assessment:**

<input checked="" type="checkbox"/>	No major change needed	<input type="checkbox"/>	Adjust the policy/proposal
<input type="checkbox"/>	Adverse impact but continue	<input type="checkbox"/>	Stop and remove the policy/proposal

**5. Arrangements for future monitoring of equality impact of this proposal / policy / service:**

The EIA will be monitored at stage Reviews and also on a 6 monthly basis, whichever is soonest.

**6. Approved by (manager signature) and Date sent to equality team for publishing:**

<p><b>Approving Manager:</b> The assessment must be approved by the manager responsible for the service/proposal. Include a contact tel &amp; email to allow citizen/stakeholder feedback on proposals.</p> <p>Clive Williams <a href="mailto:Clive.williams@nottinghamcity.gov.uk">Clive.williams@nottinghamcity.gov.uk</a> 0115 8763897</p>	<p><b>Date sent for scrutiny:</b> Send document or Link to: 20/11/2018 <a href="mailto:equalityanddiversityteam@nottinghamcity.gov.uk">equalityanddiversityteam@nottinghamcity.gov.uk</a></p>
<p><b>SRO Approval:</b></p>	<p><b>Date of final approval:</b></p>

**Before you send your EIA to the Equality and Community Relations Team for scrutiny, have you:**

1. Read the guidance and good practice EIA's  
<http://intranet.nottinghamcity.gov.uk/media/1924/simple-guide-to-eia.doc>
2. Clearly summarised your proposal/ policy/ service to be assessed.
3. Hyperlinked to the appropriate documents.
4. Written in clear user-friendly language, free from all jargon (spelling out acronyms).
5. Included appropriate data.
6. Consulted the relevant groups or citizens or stated clearly, when this is going to happen.
7. Clearly cross-referenced your impacts with SMART actions.

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of the Local Government Act 1972.

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