



To: Business, Economy and Enterprise Scrutiny Board (3)

27 November 2015

Subject: City Centre Developments

1 Purpose of the Note

- 1.1 Coventry City Council has embarked on an ambitious 15 year programme of City Centre regeneration, the object of which is to create high quality employment opportunities and to make our city centre a first class retail and leisure destination offering wide range of quality shops, cafes restaurants and other leisure facilities.
- 1.2 The purpose of this note is to provide a brief update to the Scrutiny Board as to progress with three key city centre developments, namely City Centre South (CCS), Friargate and the new City Centre Leisure destination.

2 Friargate

- 2.1 On 25 June 2013 Council approved that the organisation support the development of the Friargate Business District to regenerate the City, transform the Council and deliver savings by the construction of a new Council owned office building at Friargate, the construction of a new bridge deck, the rationalisation of its operational property estate and the subsequent disposal of property assets vacated through such rationalisation.
- 2.2 Since this time the Friargate development has achieved the following milestones:

- Construction of CCC building 1 has commenced with an estimated completion date of mid-2017.
- Highway works to junction 6 complete
- The boulevard linking the station to city centre will be completed by end 2015.
- Heatline connection to Friargate underway
- Demolition/clearance of site largely completed with Station Tower demolition to complete early 2017
- Discussions with RICS around pre-let of building 2 on-going.
- Further discussions with further office occupiers [and hotel operators] underway.
- [Securing of £50m of commitment from Combined Authority to allow development of buildings 2/3].
- Sale of Civic Centre 1-4, Elm Bank and vacation of West Orchards House.

3 City Centre South

- 3.1 On 8th September 2015 Council approved a report in respect of City Centre South. This report set out the next steps in securing a development partner for the development. Authority was given to officers to carry out an Official Journal of the European Union (OJEU) compliant procurement exercise with a view to securing a development partner with the appropriate track record and access to funding to deliver the scheme.

- 3.2 In addition Council authorised stating that it will consider funding land acquisition for the scheme where it is not viable for the developer to do so, subject to finding a suitable development partner and future Cabinet and Council approvals once tenders have been received.
- 3.3 Accordingly the procurement exercise has commenced with the OJEU notice having been published on 30th October. Initial expression of interest are invited by early December following which 3 parties will be short listed for a process of competitive dialogue.
- 3.4 It is intended that the preferred party will be identified by April 2016 following which recommendations will be placed before full Council.

4 City Centre Destination Facility

- 4.1 In September 2014, Coventry City Council approved the development of a City Centre Destination Facility on the existing Christchurch House and Spire House site.
- 4.2 The aim of these proposals is to provide high quality, sustainable sports and leisure facilities in the city centre and create a destination facility that will complement other developments in the south side of the city centre, such as Friargate and the proposed City Centre South development.
- 4.3 Project work on the City Centre Destination Leisure Facility has progressed with the confirmed appointment of the full professional design team who intend to present initial designs to the Cabinet Members and Project Board in early 2016 to be followed by public consultation.
- 4.4 The brief includes an aspiration to create a landmark building, appropriate for a city centre location, with the water slides, rides and features creating an attraction to draw people into the city centre from across the city and the wider region.
- 4.5 The facility will place sport and active recreation in the heart of city centre regeneration, with a view to promoting active leisure as an accessible, social, family activity (in line with Marmot principles) and the city of Coventry as a visitor destination and centre for sport and culture (in line with Coventry's UK City of Culture 2021 aspirations and Council Plan objectives).
- 4.6 It is anticipated that work will commence on site in mid-2017 following the vacation of Spire/Christchurch House and the facility will be open to the public by mid-2019.

5 Recommendations

It is recommended that the Business, Economy and Enterprise Scrutiny Board (3):

- 1) Note the progress being made in respect of the above schemes and endorse the work undertaken by the Assistant Director for City Centre & Development Services.

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