

Report of Principal Asset Management Officer

Report to Director of City Development

Date: 8th June 2017

Subject: Design and Cost Report for Sovereign Street footbridge feasibility study

Capital scheme number: 32676/000/000

Are specific electoral wards affected? If relevant, name(s) of ward(s):	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, access to information procedure rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

1. The purpose of this report is to seek approval to inject £175,000 HCA grant funding into the Council's capital programme and seek authority to incur expenditure of this grant funding on the design development and planning submission of Sovereign Square pedestrian footbridge.
2. This report support the Best City ambition is to improve life for the people of Leeds and make our city a better place. The provision of safer crossings and improving connectivity across the city centre contributes to this ambition by improving the safety and quality of life of Leeds residents by enabling safe pedestrian and cycling access in local communities. Creating better connectivity by the waterfront contributes to South Banks vision of more activity by the waterfront and expanding the pedestrian precinct together.
3. The Sovereign Street pedestrian footbridge has long been an ambition of the Council and its stakeholders in both South Bank and at the newly constructed Sovereign Square. It was incorporated in both Sovereign Street and South Bank informal planning

statements as a key component of the public realm and wider connectivity for this area of the city centre. It has the potential to link the new city centre park to Sovereign Square greenspace transforming the South Bank of Leeds City Centre into a vibrant; well-connected sustainable business and residential community.

4. A feasibility study was commissioned by the Council; this was produced by Knight Architecture in 2015 and scoped out design approaches for the bridge and options in relation to potential routes to consider. The study identified 2 options which are both to be investigated for the next stage of the feasibility study which will assess the deliverability of them both. This will require a multi-disciplinary team to deliver
5. A design competition was undertaken in May, to commission the architect to deliver the desired footbridge as part of the multi-disciplinary team. Following this competition, Wilkinson Eyre have been appointed. The programme has been set to be in the position to apply for planning permission by October 2017.

Recommendation

1. To approve the injection and expenditure of funding of £175k of grant funding from the HCA for the development of detailed design and feasibility for Sovereign Square pedestrian footbridge.

1 Purpose of this report

1.1 To approve the injection and expenditure of funding of £175k of grant funding from the HCA for the development of detailed design and feasibility for Sovereign Square pedestrian footbridge.

2 Background information

2.1 Sovereign Square is located at the heart of Leeds City Centre, close to Leeds Railway Station and the River Aire. It comprises 0.6ha of new high quality green space, the new office headquarters for KPMG and Addleshaw Goddard and the remaining development Plot (Plot B) which was marketed earlier this year. It sits directly to the south and west of the City Centre Conservation Area and close to the Riverside Quarter. The site is one of Leeds' most high profile development areas and now provides a mix of business and leisure opportunities that, as it develops further will create activity and vitality throughout the day and night.

2.2 Beyond Sovereign Street to the south of the River Aire in Leeds City Centre is the South Bank Central area. It is a vital link between the traditional city centre core and the riverside to the north, Holbeck to the west, Leeds Dock and the Aire Valley regeneration area to the east and Beeston Hill and Holbeck to the south. As the lead agency, the Council has worked with key stakeholders to help shape and plan the future South Bank alongside the potential delivery of a new City Centre Park.

2.3 The vision for the wider area as stated by the South Bank Planning statement is "to transform the South Bank of Leeds City Centre into a distinctive, vibrant, well connected, sustainable business and residential community" (2011). Sovereign Street will delivered the green space in 2016, which will act as the forerunner and a stepping-stone to the City Centre Park. To ensure that there is connectivity between the North and South banks of the River Aire between Sovereign Street and the proposed City Centre Park, there is a proposal for the development of a new pedestrian footbridge to link the two.

2.4 The primary objective of the new footbridge is to improve connectivity to and from the City Centre, improving access to jobs, homes, leisure opportunities and transport links. It will improve access by foot and cycle for the residents of the surrounding communities to the jobs and leisure opportunities generated by the redevelopment of the South Bank; Sovereign Street and Holbeck, encouraging investment in the heart of the city. The new footbridge will encourage a modal shift from motorised modes of transport to walking and cycling, by reducing journey times and creating a safer, stronger link between the City Centre and the south of the river.

2.5 Furthermore, the introduction of a new bridge will make a positive contribution to the urban public realm in the area by encouraging local area movement and legible, high quality public spaces. It will also underpin the growth and regeneration foreseen in the Leeds Core Strategy for the centre of the city by providing increased transport capacity and an 'image boost' that instils confidence that the area is developing in a progressive and positive manner.

3 Main issues

3.1 Design proposals and full scheme description.

3.2 The feasibility study commissioned in 2015 by the Council reviewed 2 potential alignment options based on the availability of bridge landing opportunities on the north and south banks of the river but also the requirement to connect South Bank to the city centre (see attached plan). The options are:-

Option 1: The first alignment option has a strong North-South alignment and runs from the site between Brasserie Blanc and the existing Addleshaw Goddard building across the River landing adjacent to the ASDA House car park within the South Bank Central development area. This alignment has a clear approach from the north to the northern landing of the bridge and a potential curved alignment across the river which will add interest from a views perspective and from an architectural perspective.

Option 2: The second option runs from the side of 3 Sovereign Square along the side of Addleshaw Goddard's office and down Concordia Street. It does not provide as strong a North-South axis but still provides a strong connection to South Bank Central development area.

3.3 In both options considerations regarding land ownership for the landing/take off points will be key together with any constraining easements and planning conditions. Option 1 has been chosen as the preferred option to move forward based on its placemaking potential, although the Option 2 route will also have ground investigations undertaken to provide a backup to option 1 should this be undeliverable.

3.4 In order to ensure the design development and project management of the footbridge work is successful' officers from Highways & Transportation, Asset Management & Regeneration and Engineering Services will be working together with NPS Leeds, ReForm landscape architecture and Wilkinson Eyre to create a multi-disciplinary team.

3.5 Leeds City Council have also commissioned NPS Leeds to provide additional specialist expertise and support in key areas including Quantity surveying, mechanical and electrical and structural engineers to complete the multi-disciplinary team. The design competition to identify a specialist architect to design the bridge was undertaken in April/May this year and Wilkinson Eyre were appointed. The aim is to submit a planning application for the bridge proposals by October 2017.

Programme –

The high level programme for the scheme is as follows

Instruct Stage 1 checks	April 2017
Instruct Property Services/Legal re bridge landing	April 2017
Set up Project Team	April 2017
Site surveys	April/ May 2017
Appoint design team (lead architect)	June 2017
Design development from Feasibility - RIBA Stage 2	July 2017
Design development from Stage RIBA 2 – 3	August –2017
Planning Application submission	October 2017

3.6 Critical to the success of this ambition is the agreement by both private landowners for the permanent location of the landing and take-off points for the footbridge on their individual land holdings and work is progressing to secure the landing of the bridge points.

3.7 Work has commenced to explore potential funding sources to enable the delivery of the bridge from design to construction on site and will continue until funding is secured.

Potential options include:-

- Local Growth Fund 'pipeline' bid – an application to this fund has already been submitted
- HS2 Growth Strategy Infrastructure Delivery Plan bid
- Potential ringfencing in part of capital receipts generated in the locality, particularly Plot B Sovereign Square
- Other potential grant funding opportunities.

4 Corporate considerations

4.1 Consultation and engagement

4.1.1 As part of this development, a number of city stakeholders will need to be engaged with in order to capture views on how the bridge should look and discuss impacts that it will have on connectivity and surrounding public realm.

4.1.2 Leeds Chambers Quality Places and Spaces group will be consulted as the scheme develops. This will enable views to be captured from a sample of the cities regeneration specialists. This helping to identify further any key risks and opportunities the project can deliver.

4.1.3 Leeds BID and Leeds Sustainable Development Group also having an early involvement in the development of regeneration projects in Leeds City Centre and will have an input on the projects proposals and will be engaged with as the design development continues.

4.1.4 Leeds City Council carried out a comprehensive consultation on the South Bank Regeneration Framework. This is a framework which demonstrates the vision of the city on the South Bank incorporating a the views to make the waterfront a central hub of activity, improve connectivity across the city centre and into neighbouring communities as well as the proposals for a City Park. The framework vision includes the delivery of Sovereign Square Footbridge and in the future will act as a key piece of connecting infrastructure into the City Centre Park.

4.1.5 The responses gained from the public consultation demonstrated the backing for an active waterfront and better connectivity across South Bank. The delivery of the footbridge would demonstrate that the framework is a vision the Council wishes to pursue and delivering the footbridge shows strong commitment to achieve this from Leeds City Council.

4.2 Equality and diversity / cohesion and integration

4.2.1 Detailed design of all works will need to consider the needs of minority groups as required under equality legislation. The requirements of disability groups in particular should be recognised and given due regard as part of the design. All authors are required to contact the equalities team for them to carry out a screening where they will say whether it needs an Equality Impact Assessment (EIA) or not. The following suggested wording can be adopted :-

A screening document has been prepared and an independent impact assessment is not required for the approvals requested. The screening document has been sent to the equality team to be approved and published.

A screening document has been prepared and an independent impact assessment has been completed for the approvals requested. The full document is available as a background document, but the main issues are as follows :- (List main headings)

4.3 Council policies and the best council plan

The delivery of a footbridge connecting the north and south bank of the River Aire into Sovereign square will improve connectivity by reducing journey times, ensuring a resilient development takes place and importantly future proofing the area. The recent development of the South Bank framework demonstrates the vision for Leeds City centre, through doubling it in size. It is critical that work is to be carried out in agreement with this document and most importantly tie into the visions for other connected areas such as City Square and Leeds City Station.

By delivering the footbridge in this location, not only does it run in parallel with the vision illustrated in the South Bank framework but also towards providing an inclusive, accessible range of transport options. This aspires to provide pedestrian and cyclist connections over the footbridge providing easier access to the city centre opportunities. This is vital in helping to bridge the gap between levels of unemployment in neighbouring communities.

4.4 Resources and value for money

Full scheme estimate including all costs associated with fees, construction, furniture and equipment, ICT, consultants and other external costs such as planning and building regulations etc.

4.4.1 Capital funding and cash flow.

Complete the embedded table below:-

Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2015 £000's	FORECAST				
			2015/16 £000's	2016/17 £000's	2017/18 £000's	2018/19 £000's	2019 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	#####				175000.0		
OTHER COSTS (7)	0.0						
TOTALS	#####	0.0	0.0	0.0	175000.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2015 £000's	FORECAST				
			2015/16 £000's	2016/17 £000's	2017/18 £000's	2018/19 £000's	2019 on £000's
LCC Supported Borrowing	0.0						
Revenue Contribution	0.0						
Capital Receipt	0.0						
Insurance Receipt	0.0						
Lottery	0.0						
Gifts / Bequests / Trusts	0.0						
European Grant	0.0						
Health Authority	0.0						
School Fundraising	0.0						
Private Sector	0.0						
Section 106 / 278	0.0						
Government Grant	#####				175000.0		
SCE (C)	0.0						
SCE (R)	0.0						
Departmental USB	0.0						
Corporate USB	0.0						
Any Other Income (Specify)	0.0						
Total Funding	#####	0.0	0.0	0.0	175000.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent scheme number :
Title :

NB - If there's a *shortfall* on funding please explain what measures will be taken to obtain the difference, and what sources these will be.

Revenue effects

The following table illustrates the alterations which will be necessary to the department's revenue budget:

REVENUE EFFECTS	2015/16 £000's	2016/17 and SUBSEQUENT YEARS £000'S
EMPLOYEES		
PREMISES COSTS		
SUPPLIES & SERVICES		
EXTERNAL INCOME GENERATED		

The alterations illustrated in this table will be incorporated into the department's revenue budget by means of *(state how these will be funded)*

4.5 Legal implications, access to information and call-in

4.5.1 The recommendations in this report are not subject to call in.

4.6 Risk management

4.6.1 Throughout the duration of this project, Leeds City Council will facilitate all stakeholder involved and use the necessary mechanisms to ensure the delivery of this project. This will be achieved through stakeholder management by chairing regular meetings to provide action updates and next steps, risk register to ensure all risks are successfully mitigated against and a delivery plan identifying key milestones and deadlines that need to be reached in order to submit a proposal by September 2017.

5 Conclusions

5.1 The proposal for the footbridge in this report ties into plans for South Bank and is within the frameworks vision, which has the potential to be adopted into planning policy in the future if deemed necessary.

5.2 The proposal to deliver better connectivity projects in this area of the city centre has been endorsed through public consultation which captured views from residents, businesses and ward councillors.

6 Recommendations

6.1 To approve the injection and expenditure of funding of £175k of grant funding from the HCA for the development of detailed design and feasibility for Sovereign Square pedestrian footbridge.

7 Background documents¹

7.1 U:\SOVEREIGN STREET FOOTBRIDGE\Sovereign_Street_Footbridge_Feasibility_Study_040915.pdf

¹ The background documents listed in this section are available for download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.