

Report of the Director of City Development

Report to Executive Board

Date: 20 September 2017

Subject: Design Cost report for the development and delivery of design proposals for public realm improvements at Quarry Hill

Capital Scheme Number: 32804

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):	City & Hunslet	
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

Summary of main issues

1. This report identifies new landscape design proposals developed for the improvement of our existing green space at Quarry Hill, which will significantly enhance and reshape the green space and present it as part of our redefined ambition for our public spaces. The report advises that the estimated cost of the work is £1.926m inclusive of fees and contingency and seeks approval to bring forward a planning submission of the scheme later this year and subject to planning approval, authority to spend funds totalling £1.926m to deliver the landscape improvement proposals. The scheme is complementary to other development proposals being brought forward for the Quarry Hill site, including the West Yorkshire Playhouse refurbishment, the new Leeds City College building and the Caddick Development and consultation between these and other stakeholders is ongoing as all schemes continue to develop.
2. Leeds has an ambition to make its public realm and spaces its greatest cultural asset as set out in the Cultural Strategy. Over the last two years the Council has started to capture and redefine the role its public realm plays in supporting the Council's ambition to be the Best Council and Best City by 2030 but is also a compassionate, caring city that helps all its residents benefit from the effects of the city's economic growth. Alongside this is the City's Bid to be European Capital of

Culture by 2023 and the role that public realm and spaces play as part of the city's cultural destinations in their own right cannot be understated.

3. The Breakthrough Project '*World-class events and a vibrant city centre that all can benefit from*' recognises that city centres are evolving as critical centres for people to interact, exchange knowledge and drive commerce. Members will be aware that Leeds has recently been named in the Lonely Planets 'Best in Europe 2017' list, citing its urban regeneration and flourishing cultural scene.
4. The role that our spaces and public realm plays as part of our reputational and visitor offer cannot be understated. In 2016 Leeds welcomed 331,000 international visitors, 2.27 million people stayed as part of a short break or holiday, 27.29 million day and night visitors and 25 million day visitors. With the delivery of Leeds Arena, Leeds Trinity and Victoria Gate and John Lewis, its 4 major theatres, 16 museums and galleries, the second highest supply of branded casual dining restaurants outside of London and the award of Purple Flag status, Leeds is a significant national cultural destination. Leeds spaces are the arrival point, social space, meeting points, dining spaces for many of these visitors as well as city centre workers and residents. Our spaces need to be of high quality in terms of materials and design, innovative and fun, child friendly, well connected, legible and liveable.
5. The success of recent capital investments in our spaces and cultural venues such as the delivery of the new green space at Sovereign Square, Little Neville Street and the redevelopment of Bond Court, The Carriageworks Theatre, the City Museum, the refurbishment of both the Leeds Grand Theatre and the City Varieties, the development of new headquarters for Northern Ballet and the opening of the First Direct Arena have emphasised the importance of continued investment in the cultural fabric of the city centre and the direct benefits it brings to the city as the regional capital of the city region.
6. In recognising the importance of our city centre spaces and the role they play, Executive Board in October 2015 endorsed the principle of the development a strategic plan for public realm improvements in the City Centre and agreed to the Council consulting and engaging with stakeholders on potential schemes to be brought forward as part of a city centre wide public realm work programme.
7. Since the approval of the October 2015 report, the Council's approach to the creation and improvement of city centre public realm has been redefined. A innovative approach to how the city uses its spaces has been developed that explores the provision of low cost, temporary/tactical animation of spaces, brings forward small scale developments to act as catalysts to wider redevelopment and reassesses its key gateway and strategically important sites which are of regional, national and international significance. This approach has seen the development of a public realm work programme made up so far of sixteen tactical/temporary schemes, thirty six early intervention projects and 15 'transformational schemes' across the city centre which are all either high level concepts, in scheme development or underway/on site.
8. The proposed landscape improvement works at Quarry Hill are an integral part of this innovative approach and is one of the fifteen 'transformational schemes'

identified. It is a key gateway location and strategically important as an area of city centre public realm, whose redevelopment will add significant value from a place making perspective but also bring a new identity and profile to Quarry Hill as a new city centre destination.

9. Quarry Hill is located in the east side of the city centre adjacent to Eastgate Roundabout and is bounded by the A61 St. Peter's Street and Regent Street to the west, York Street to the south, Marsh Lane to the East and the A64, New York Road to the North. It is one of the city's key cultural destinations, home to West Yorkshire Playhouse, Leeds College of Music, Stanley and Audrey Burton Theatre, Red Ladder theatre and Northern Ballet as well as the Quarry House Department of Health Building. It is also home to a variety of bars and restaurants such as Café 164, The Wardrobe, Kendells Bistro, Aagrah's and Ipsum Vinoteca.
10. At the western entrance to the site is a triangular area of green space that is owned by the Council. It is 0.4 ha (1 acre) in size and rises upwards almost 6m from Eastgate Roundabout up to the entrance of the West Yorkshire Playhouse through a series of steps and ramps. It consists mainly of large grassed banks with several trees located along its side and is known as Gateway Court. At the top of the green space is Playhouse Square which currently is used as a pay and display car park. Both of these sites – Gateway Court and Playhouse Square the subject of the proposed landscape improvement works as detailed in this report.

Recommendations

11. Executive Board is requested to:
 - (i) Authorise the injection of £1.926m into the Capital Programme (Capital Scheme no 32804) towards the proposed redevelopment and enhancement of the existing green space at Quarry Hill, known as Gateway Court and Playhouse Square;
 - (ii) Approve authority to spend £1.926m from the Capital Scheme no. 32804 for the proposed public realm improvement works to Gateway Court and Playhouse Square, subject to the outcome of the planning submission for the scheme and the tender for the proposed works being within the project's cost plan allowance;
 - (iii) Note that in July 2017 Executive Board gave approval to the submission of a planning application later this year for the Gateway Court and Playhouse Square landscape proposals under development, which are now presented to this Executive Board for approval in principle and authorised the award of the contract for the proposed landscape improvement proposals at Gateway Court, subject to the tender for the proposed works being within the project's cost plan allowance;
 - (iv) Note that in July 2017, Executive Board approved in principle the inclusion of the proposed public realm improvement works to Gateway Court and Playhouse Square in the contract for the proposed works to the West Yorkshire Playhouse;
 - (v) Note that in July 2017, Executive Board gave approval to the Council bringing forward for disposal for residential use, the site on Quarry Hill previously held for use as a coach layover facility and to the use of the subsequent capital receipt to

contribute toward the cost of the proposed public realm improvement works at Gateway Court and Playhouse Square; and

- (vi) Subject to consultation with the Executive Member for Regeneration, Transport and Planning to authorise the Director of City Development to negotiate and approve the final terms of all legal agreements associated with the delivery of the project in accordance with the officer delegation scheme.

1 Purpose of this report

- 1.1 The report outlines proposals for the City Council to progress public realm improvements to the area of land known as Gateway Court and Playhouse Square (site no. 1 on the attached plan) which sit adjacent to West Yorkshire Playhouse. It highlights in principle, the previous approval to incorporate such public realm improvement works into the contract for the proposed works to West Yorkshire Playhouse. The report advises that the estimated cost of the work is £1.926m inclusive of fees and contingency and requests approval for authority to spend funds totalling £1.926m to enable the delivery of the scheme and bring forward a planning submission for the scheme later this year.
- 1.2 The report also highlights previous approvals to bring forward for disposal for residential use, the site on Quarry Hill that has been held for use as a coach layover facility (site no. 2 on the attached plan) and, to use the capital receipt generated to contribute toward the cost of the proposed public realm improvement works at Gateway Court.

2 Background information

- 2.1 Quarry Hill is located in the east side of the city centre adjacent to Eastgate Roundabout and is bounded by the A61 St. Peter's Street and Regent Street to the west, York Street to the south, Marsh Lane to the East and the A64, New York Road to the North (Appendix 1). It is one of the city's key cultural destinations, home to West Yorkshire Playhouse, Leeds College of Music, Stanley and Audrey Burton Theatre, Red Ladder theatre and Northern Ballet as well as the Quarry House Department of Health Building. It is also home to a variety of bars and restaurants such as café 164, The Wardrobe, Kendells Bistro, Aagrah's and Ipsum Vinoteca.
- 2.2 Quarry Hill was originally an inner city area of Leeds. Between 1938 and 1978 Quarry Hill was the location of what was at the time the largest social housing complex in the United Kingdom. The building was designed in 1934 by R.A.H. Livett (1898-1959), the Director of Housing and later City Architect for Leeds. The development was noted for its sheer size and also modernist design. It had then radical and modern features such as solid fuel ranges, electric lighting, a state-of-the-art refuse disposal system and communal facilities including a swimming pool. Following severe social issues and a lack of maintenance, the Quarry Hill Flats were demolished in 1978.
- 2.3 Since the 1980s, Quarry Hill has been a focus for regeneration within Leeds, and today is home to the West Yorkshire Playhouse which opened in 1990, Quarry House (Department of Health and Department for Work and Pensions building with a social/leisure complex, which opened in 1993), the BBC Yorkshire building and

the Leeds College of Music. Centenary Square and Playhouse Square are located at Quarry Hill. The regeneration has seen Quarry Hill become disassociated with East Leeds over time and the site has now become part of Leeds City Centre.

- 2.3 At the western entrance to the site is a triangular area of green space that is owned by the Council. It is 0.4ha (1 acre) in size and rises upwards almost 6m from Eastgate Roundabout up to the entrance of the West Yorkshire Playhouse through a series of steps and ramps. It consists mainly of large grassed banks with several trees located along its side. At the top of the green space is playhouse square which currently is used as a pay and display car park.
- 2.4 Quarry Hill over the next two to three years will be the focus of significant development activity, with the new Leeds City College scheme due for completion in a similar timescale to the West Yorkshire Playhouse scheme (opening September 2019), both of which have a frontage on to Gateway Court. In addition Caddick Developments are bringing forward proposals for a new mixed use development scheme, included private rented accommodation, a new hotel, café's, restaurants and bars as well as new, high quality green space. The green space within the Caddick development site has been designed by ReForm Landscape Architecture and to ensure a consistent approach to the design quality and materials palette, ReForm and NPS Leeds (the Council's design partner) have been commissioned to design the new, high quality improvement scheme for Gateway Court.

3. Main Issues

- 3.1 Leeds has an ambition to be the 'Best City Centre by 2030'. Following the City Centre Conference in 2008 and 2010, the following aspirations were defined that support this ambition:-
- **A welcoming city centre:** with strong arrival gateways;
 - **A cultural city centre:** with national and international reputation for theatre, dance and music with performance facilities putting Leeds on the international stage;
 - **A quality environment:** where public realm is of a high quality design, well maintained and aspirational;
 - **A well connected city centre:-** accessible nationally and internationally with visitors knowing that they can arrive at our city centre easily;
 - **A city centre that is legible and walkable:** a city that makes it easy to find your way around on foot, bike, by car or public transport;
 - **A liveable city centre;**
 - **A business friendly city centre:** a great place to do business, attracting new companies and retaining existing ones

- 3.2 The breakthrough programme commenced around Nov 2014, framing cross-cutting projects to help Leeds City Council deliver its priorities. As “World class events and a vibrant city centre that everyone can benefit from”, the breakthrough element was considered to be primarily in the way we achieve our ambitions through better partnership working and better use of smart city thinking, data capture and utilisation. Taking account of the significant changes and consultations in the city centre (cultural strategy and 2023 Capital of Culture bid, transport conversation, Leeds public transport Investment programme, child friendly Leeds, BID business plan, South Bank regeneration framework, HS2 LCR Growth Strategy, purple flag status, Leeds Inclusive Growth Strategy and Leeds waterfront ambitions), which as a consequence of South Bank is set to double in size, our spaces and public realm are an integral part of this Breakthrough project and the outcomes as presented in this report are complementary to the “World class events and a vibrant city centre that everyone can benefit from” cross cutting breakthrough update also presented in a separate report to this Executive Board.
- 3.3 Taking the ‘Best City Centre’ vision forward alongside the Breakthrough Project, Executive Board in October 2015 endorsed the principle of the Council developing a strategic plan for public realm improvements in the City Centre and agreed to the Council consulting and engaging with stakeholders on potential schemes to be brought forward as part of a city centre wide public realm work programme. Since the approval of the October 2015 report, the Council’s approach to the creation and improvement of city centre public realm has been completely redefined. In reviewing and assessing the role that city centre spaces and public realm play in promoting and defining people’s experience of city centre life, a new innovative approach to how the city uses, improves and manages its spaces has been developed. A brief for the production of ‘Leeds: Our Spaces Strategy’ has been developed and shortly the Council will be commissioning appropriate landscape and urban designers as part of a competitive bidding process to develop and deliver the strategy.
- 3.4 Sitting alongside this, the now redeveloped public realm work programme has been redefined into 3 approaches: Tactical/Temporary; Early Interventions and ‘Transformational Schemes’. These are outlined as below:-
- a. **Tactical/Temporary Public Realm Schemes:** these are schemes that can be brought forward at relatively low/no cost on a short term or seasonal basis. They include approaches such as temporary road closures with a redesignation of space for outdoor seating and eating during warmer months (such as Greek Street and Merrion Way), pop-up parks which utilise road space, pedestrian areas or existing public realm to either provide a new green area or add moveable play equipment, lighting or public art to ‘animate’ the space.
 - b. **Early Interventions:** these are a series of short term project that can be delivered relatively quickly, in partnership with local businesses or developers, of on the back of other schemes – as a result of highway realignment, City Connect 2 or specific development requirements. These schemes are relatively low cost and can be match funded from external sources but ultimately result in improvements to existing public realm.

- c. **‘Transformational’ Schemes:** these are large, high profile schemes that have the potential to deliver significant benefits to the city, reputationally, commercially, environmentally and socially. These schemes consist of either the redevelopment of existing key gateway sites or locations or the creation of new public realm sites in their own right. This may be as a consequence of major highway infrastructure projects that provide the opportunity for the redevelopment of sites and locations (e.g. City Square), the Council bringing forward its landholdings for development alongside aspirations for the creation of new destinations including Sovereign Square, Quarry Hill, City Square and City Centre Park.

3.5 **Quarry Hill Landscape Improvement Proposals – Gateway court and Playhouse Square**

3.6 Quarry Hill as one of our ‘Transformational Schemes’ is an important city centre destination culturally and in terms of employment. It sits on the edge of Leeds city centre and is only 600m away from the top of Briggate/The Headrow and is in close proximity to the new developments of Victoria Gate and John Lewis, as well as Leeds Bus Station and Kirkgate Markets. It is anticipated that the Victoria Gate development will create a gravitational pull that brings the city centre right to the edge of Quarry Hill, bringing significant extra footfall to the Eastgate area, thereby affording the opportunity not only to better integrate the cultural facilities on Quarry hill with the traditional core of the city centre, but investment in the Gateway Court and Playhouse Square will also complement the proposed investments in the South Bank particularly, the proposals to enhance connectivity within the South Bank around the Royal Armouries and the Waterfront.

3.7 The whole site slopes down from Quarry House to Eastgate Roundabout (a fall of 9.5m in total). It is separated from Eastgate/Headrow and new retail facilities by the A61 loop road which currently acts as a pedestrian barrier and makes the site less accessible and inviting for visitors. York Street and New York Street also run adjacent to the site which results in Quarry Hill becoming in effect an ‘island’ surrounded by major roads. Existing buildings do not engage positively with the site and is one of the key issues the proposed developments including the West Yorkshire Playhouse, Leeds City College and Caddick Development schemes are trying to address in their design solutions.

3.8 Gateway Court itself is a 0.4 ha triangular area of steeply sloping green space which has a 6m transition from Eastgate Roundabout up to Playhouse Square, which has a series of ramps and steps running upwards through it. There are 9 trees that run up through the site along its southern boundary. These are relatively mature but are obscure views within the space and beyond it and in places prevent the site from meeting DDA requirements.

3.9 Addressing the issues highlighted above have been key considerations of the design brief developed for the creation of new landscape proposals for Gateway Court and indeed the design development of the site’s green infrastructure as a whole. These have given rise to a series of opportunities for the holistic green space through the site which are set out below:-

1. A series of connected spaces
2. A sequence of character and uses
3. A hierarchy of spaces
4. Site microclimate

- 3.10 Specifically in relation to the design development of Gateway Court itself, the approach has been to provide a clear and legible space that is: well connected to the remainder of the site and the city centre inviting connections between spaces and enabling fully accessible routes and is unified in terms of the use of materials and character. In doing this, the approach has also taken account of the requirement to develop continuous public realm throughout the site that provides a series of 'key moments' for relaxation, interaction, performance etc. It takes advantage of the axial geometry of the site but uses landscaping to soften the edges of what is currently quite a 'hard' urban space and explores the potential to maximise the 'key moments' by locating them within the sunnier sides of the site, offering a variety in activity and functions and to significantly increase the amount of green infrastructure through the main axial route of the site. The general landscape arrangement proposals for Gateway Court and Playhouse Square are attached at appendix 1, appendix 2 and appendix 3.
- 3.11 The sites level changes are addressed through a series of lawned terraces and planted slopes with steps and ramps which will offer a variety of routes through and up/down the site although these form part of the public realm itself, with inbuilt benches, terraces, stopping points offering views either back to the city centre or up to Quarry House. At level 33.0m there is an important link to West Yorkshire Playhouse, whose mid-level entrance at this level opens out on to Gateway Court into a paved terrace as well as being the new location for the Playhouse box office and interval bar. This provides opportunities for outdoor seating, café spill out or outdoor performance space which could be a really vibrant location within the space itself. Just above this is a promontory which will have feature seating developed for it and potentially is a location for public art but will provide a great viewing platform for students, residents and visitors to orientate themselves within the eastern side of the city centre. Lighting will also be a key element and a night time shot of the space is attached at appendix 4.
- 3.12 Playhouse Square is an important element of the Quarry Hill landscape proposal scheme. Currently it forms part of the existing car park on site but importantly provides 8 disabled car parking spaces. As part of the wider Quarry Hill proposals, Playhouse Square will need to remain as the West Yorkshire Playhouse's pick up and drop off point, however as part of the wider site development proposals it will need to be redeveloped as the Caddick development and Leeds City College development will utilise Playhouse Square as access and drop off points for their schemes. The proposal for Playhouse Square is attached at Appendix 5.
- 3.13 In collaboration with Caddick Developments and Leeds City College, Playhouse Square has been realigned to accommodate the wider site infrastructure requirements for pick up and drop off but also now plays a role in terms of its public realm as one of the sites 'key moments'. It achieves this with new tree planting and feature seating to define the axial route through the site and new hard landscaping

materials and lighting consistent with the new public realm proposals for Gateway Court. In addition the drop off and pick up has also managed to retain the 8 disabled parking bays that sit directly adjacent to West Yorkshire Playhouse.

3.14 The scheme as a whole, including Gateway Court and Playhouse Square will see the significant enhancement of approximately 0.4ha of existing green space and will provide an additional 0.2ha of new green space. The site will provide 33 new trees alongside new areas of shrub planting and grassed terraces.

3.15 Programme

If Executive Board is minded to support the recommendations contained the report, the following indicative development programme will be pursued;

- Complete feasibility works July 2017
- Commence detailed design RIBA stage 3 August 2017
- Submit planning application November 2017
- Complete RIBA Stage 4 design February 2018
- Appoint contractor March 2018
- Commence main contract works July 2018
- Completion on site November/December 2019

3.16 Members of Executive Board should note that the proposed works to Gateway Court and Playhouse Square are programmed for a similar timescale to the adjacent City College development and West Yorkshire Playhouse. The City Council, the Playhouse and other stakeholders on Quarry Hill wish to see these proposals to improve the public realm to Gateway Court and Playhouse Square (site no. 1 on the attached plan) in a similar timescale so as to minimise disruption to the Playhouse and the City College.

3.17 In order to implement the proposed public realm improvement works, it is not considered advisable to introduce another contractor to undertake the works at the same time as works are progressing on both the Playhouse and the City College, but that it would be more practicable and cost effective to incorporate such proposed public realm improvement works into the contract for the works to the Playhouse. Executive Board therefore approved in July 2017 support in principle to incorporating the proposed public realm improvement works to Gateway Court in the contract for the proposed works to the Playhouse.

4.0 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 The Executive Member for Regeneration, Transport and Planning has been consulted and is supportive of the recommendation contained in the report.
- 4.1.2 Consultation on the development of the scheme proposals continue to be held with stakeholder groups both internal and external to the Playhouse including the Leeds Civic Trust, the Access and User Ability Group, the West Yorkshire Playhouse Access Group, Playhouse user groups including families, adjacent neighbours and developers and Playhouse staff. The proposals have been well received by all parties.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 In formulating the recommendations within this report to support the injection into the capital scheme and authority to spend on the proposed works, the potential impacts on equality, diversity and cohesion and integration issues have been considered.
- 4.2.2 An Equality, Diversity, Cohesion and Integration Impact Assessment has been carried out (attached at Appendix A). The exercise noted the green space offer and cultural activities currently undertaken by the Playhouse both in terms of their artist offering and their community work will benefit significantly from the proposed landscape improvements works. Members will be aware that Quarry Hill presents a change in levels from St. Peter's Street through to Playhouse Square. This level change is some 6m. Currently a series of ramps and steps provides access into Quarry Hill, however, notwithstanding the challenge of the topography, the proposals outlined in this report present an improvement in access over the level change that exists. This scheme is also complementary to a new level access for the Playhouse off St. Peter's Street. In addition the principal access for the college will be from Mabgate. The works will ensure that the space is easier to access through, what is currently quite a challenging site and offers benefits to users of the Playhouse, City College and Quarry Hill sites. It should be noted that the existing disabled car parking spaces will be realigned but will retain the same number of spaces.

4.3 Council Policies and Best Council Plan

- 4.3.1 Investment in the landscape proposal for Quarry Hill will aid the Council's bid to become European Capital of Culture 2023 and help meet our ambition for our public realm to become the city's greatest cultural asset. It would contribute to both a strong economy and to a passionate city ambition as set out in the Best Council Plan by both making Leeds a more attractive place to live, supporting in particular the Best Council Plan priorities around good growth, transport and infrastructure and resilient communities. By providing new and exciting spaces for children to play and explore, Gateway Court will also contribute to our Child Friendly Leeds ambition.

4.4 Resources and value for money

4.4.1 The total scheme costs are estimated to be £1.926m inclusive of fees and contingency. It is proposed that the cost of the works will be funded from ?

4.4.2 In terms of the funding's contribution towards the cost of the works, this would comprise the following;

- £586k original estimated cost of Gateway Court improvements works on deposit from the sale of adjoining, now City College site
- £60k works to playhouse square allocation on deposit from sale to Caddick Developments
- £750k site value of coach layover (Site 2 on the plan)
- £250k Consideration from variations to leases on adjoining land
- £60k feasibility funding from CCM
- £219.6k Capital Programme allocation
- **£1,925.6k TOTAL**

4.4.3 Capital Funding and Cash Flow.

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2017 £000's	FORECAST				
			2017/18 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
DESIGN FEES (6)							
OTHER COSTS (7)							
TOTALS	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2017 £000's	FORECAST				
			2017/18 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	1740.0		280.0	1288.0	172.6		
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	185.0		20.0	145.0	20.0		
OTHER COSTS (7)	0.0						
TOTALS	1925.0	0.0	300.0	1433.0	192.6	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2017 £000's	FORECAST				
			2017/18 £000's	2018/19 £000's	2019/20 £000's	2020/21 £000's	2021 on £000's
LCC Supported Borrowing	279.6	0.0		87.0	192.6		
Capital Receipt	750.0	0.0		750.0			
Private Sector	896.0	0.0	300.0	596.0			
Total Funding	1925.6	0.0	300.0	1433.0	192.6	0.0	0.0
Balance / Shortfall =	0.6	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number : 32804

Title : Quarry Hill Gateway Court

Revenue Effects

4.4.4 Any revenue implications should be manageable within existing Council budgets.

4.5 Legal Implications, Access to Information and Call In

4.5.1 The decisions taken in this report are eligible for call-in.

4.6 Risk Management

4.6.1 Project risks will be managed through risk registers, whether in the design phase or delivery phase with risks at each stage identified and managed by the scheme's project manager.

5 Conclusion

5.1 The wider redevelopment of the Quarry Hill site, including proposals for the West Yorkshire Playhouse, the Caddick Development scheme and the new Leeds City College present the opportune moment to bring forward significant landscape improvement proposals for the Council's existing triangular green space on site which has a frontage on to all of the schemes outlined above. The development of the Gateway Court and Playhouse Square proposals at this time will ensure that when the WYP and Leeds City College open in September 2019, the new green space will also have been completed.

5.2 The proposed landscape improvements consist of the redevelopment of Gateway Court and Playhouse Square and it is one of 15 'Transformational Schemes' being developed as part of a wider Public Realm Work Programme for the city centre, to be delivered over the medium to long term. Gateway Court and Playhouse Square landscape proposals will provide a series of well-connected spaces with a variety of character and uses that will be complementary to the proposed adjacent developments but also will give the green space and identity in its own right. It supports the ambitions of the Best Council Plan and is also a key component of the Council's Breakthrough Project '*World-class events and a vibrant city centre that all can benefit from*'.

6 Recommendations

6.1 Executive Board is requested to:

- (i) Authorise the injection of £1.926m into the Capital Programme (Capital Scheme no 32804) towards the proposed public realm improvements for the existing green space at Quarry Hill, known as Gateway Court and Playhouse Square;
- (ii) Approve authority to spend £1.926m from the Capital Scheme no. 32804 for the proposed public realm improvement works to Gateway Court and Playhouse Square, subject to the outcome of the planning submission of the scheme and the tender for the proposed works being within the project's cost plan allowance;
- (iii) Note that in July 2017 Executive Board gave approval to the submission of a planning application later this year for the Gateway Court and Playhouse Square

landscape proposals under development, which are now presented to this Executive Board for approval in principle and authorised the award of the contract for the proposed landscape improvement proposals at Gateway Court and Playhouse Square, subject to the tender for the proposed works being within the project's cost plan allowance;

- (iv) Note that in July 2017, Executive Board approved in principle the inclusion of the proposed public realm improvement works to Gateway Court and Playhouse Square in the contract for the proposed works to the West Yorkshire Playhouse;
- (v) Note that in July 2017, Executive Board gave approval to the Council bringing forward for disposal for residential use, the site on Quarry Hill previously held for use as a coach layover facility and to the use of the subsequent capital receipt to contribute toward the cost of the proposed public realm improvement works at Gateway Court and Playhouse Square; and
- (vi) Subject to consultation with the Executive Member for Regeneration, Transport and Planning to authorise the Director of City Development to negotiate and approve the final terms of all legal agreements associated with the delivery of the project in accordance with the officer delegation scheme.

7 Background documents ¹

7.1 None.

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