

Report of Director of City Development

Report to Executive Board

Date: 10th February 2020

Subject: Corn Exchange Public Realm Design Cost Report

Are specific electoral wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, name(s) of ward(s): Little London and Woodhouse and Hunslet and Riverside		
Has consultation been carried out?	<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
Will the decision be open for call-in?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Appendix number: 3 – Under Rule 10.4(3)		

Summary

1. Main issues

- This Design Cost Report seeks Executive Board approval: for authority to incur expenditure for the creation of a new area of public realm directly in front of the Grade I listed Corn Exchange Building; to enter into a lease agreement with the CX (Leeds) Limited for an area of land adjacent to the Cornucopia mural to allow them to bring forward proposals for a new pavilion to support the meanwhile uses of the new public realm, thereby securing a financial contribution of £300k from CX (Leeds) Limited towards the public realm scheme and to note that this scheme forms part of a programme of public realm/green infrastructure projects that secured £8.6m from the Governments Getting Building Fund in September 2020.
- In August 2020 the Government announced a £900 million Getting Building Fund (GBF) to deliver jobs, skills and infrastructure across the country. The investment was targeted in areas facing the biggest economic challenges as a result of the pandemic and supports the delivery of shovel ready infrastructure projects to boost economic growth, and fuel local recovery and jobs.
- Identified by the Our Spaces Strategy as one of a series of transformational public realm projects, the Southbank Supplementary Planning Document and linked to the

ongoing delivery of the Leeds Public Transport Infrastructure Programme and specifically the Corn Exchange Gateway; The Council, through the Asset Management and Regeneration Service, identified four 'Grey to Green' infrastructure projects that were sufficiently matured to meet the Government's 'shovel ready' criteria for inclusion in a bid to the GBF. The projects contribute to the delivery of the Leeds Economic Recovery Framework through boosting economic growth, job creation, helping to tackle climate change and providing access to green space to improve health and wellbeing. 'Grey to Green' is focussed on people and climate change focused outcomes which will stimulate new regeneration and growth, whilst enhancing the climate resilience and transformation of Leeds City Centre post COVID-19 through a series of integrated green spaces and green infrastructure. Grey to Green projects are:-

- The Corn Exchange Public Realm
- Meadow Lane Green Space City Park
- Sovereign Square footbridge
- Crown Point Road downgrading and greening
- In September 2020, it was announced that Leeds's bid successfully secured £8.6m of match funding from the Getting Building Fund which would be allocated to Leeds' £12.2m Grey to Green programme, subject to WYCA's project approval process. A final business case was subsequently submitted to WYCA in November 2020 and will be considered at WYCA Investment Committee in February 2021.
- When combined, these four interrelated investments shall make Leeds City Centre greener and more attractive; helping to unlock major commercial and residential development across the centre of Leeds, as well as the delivery of private sector investment into the Aire Park; the largest new city centre green space in the region, whilst supplementing and accelerating multi-modal transport benefits committed through Connecting Leeds for the Corn Exchange Gateway.
- In total, Grey to Green will: deliver 6,700 sqm of new public realm; create new green space; increase connectivity to blue infrastructure for communities in areas of high deprivation and improve the quality of city centre living for current and future residents In addition, it will help to unlock the delivery of Aire Park – with a further 3 hectares of green space to be delivered by the private sector.
- The first project of the grey to green programme is the creation of new public realm surrounding the Corn Exchange, which is complementary to the Executive Board approved transport works at the Corn Exchange Gateway, with construction commencing in May 2021. The Corn Exchange is a grade 1 listed, Leeds landmark that is widely recognised as one of the most beautiful buildings in the city. The building celebrates Leeds's history of commerce and is now home to a vibrant, independent retail offer.
- Currently however, the Corn Exchange building is impacted by its surroundings, dissected by road infrastructure, with excess street clutter ruining the quality of the streetscape and very little in the way of green infrastructure. The setting is not befitting of the iconic Corn Exchange building, or the position that this space

occupies as a key gateway to the city centre, which is central to a vibrant and independent retail, food and drink and nightlife offer. Also, the dominance of grey infrastructure does not reflect the City's climate, sustainability and biodiversity ambitions.

- In seeking to address the issues outlined above, in February 2020, Executive Board authorised the expenditure of £21.5m from the Connecting Leeds Capital Programme to carry out detailed design and construction of the Corn Exchange Gateway. The opportunity to deliver public realm improvements at the Corn Exchange was reflected in that report, including a potential café to the north of the space to promote a place to dwell and appreciate the setting of the Corn Exchange. The proposal included for the closure of Call Lane to all motor vehicles between New Market Street and Crown Street creating an estimated 38% increase in public space in front of the Corn Exchange and separately to the development of the Corn Exchange Gateway, work regarding the potential for a high quality public realm scheme has been developed that is complementary to the Connecting Leeds scheme. The public realm proposals are presented as part of this report, alongside the funding streams that will support its delivery.
- In 2017, CX (Limited) Leeds acquired the Corn Exchange building through a 250 year leasehold agreement from LCC and commenced a series of physical and programming works to improve its economic performance. CX (Leeds) Limited forms part of the Rushbond PLC group, a longstanding developer in the city, currently bringing forward key developments to transform landmark, historic buildings The Majestic and First White Cloth Hall. Rushbond have recognised the significant benefits that the public realm development will offer the Corn Exchange and have worked proactively with the Council to develop the public realm proposals to enhance the quality of its setting. To support this they are proposing a capital injection of funding of £300k in to the public realm scheme. In addition, separately to this project, they are developing proposals for a pavilion building, likely to include a café, to be located within the space to enhance the locality's meanwhile offer and bring life and animation to this area of the city centre, giving the Corn Exchange an external presence and reflecting it's vitality within the space.
- To enable the delivery of the pavilion and secure the £300k public realm contribution, CX (Leeds) Limited and the Council are to enter into a lease for the construction of a pavilion building and a ground lease between LCC and CX (Leeds) Limited to bring forward a pavilion building within the public space; and a licence agreement for the use of the public realm for a series of annually reviewed and approved, events and activities. The pavilion will be subject to Council agreement on the design as landowner and a separate planning submission and the scheme is being designed by award winning architects Carmody Groarke, to further animate and enrich the space. Should workstreams and programmes align, the pavilion could be delivered either simultaneously with the public realm or immediately after.
- The proposals detailed within this report use a mix of interventions to address the challenges identified in this area by revitalising a key gateway to the city centre post Covid whilst enhancing the setting of the Corn Exchange and strengthening the viability of its retail and leisure offer, also providing an inclusive space to be enjoyed by residents, workers and visitors.

2. Best Council Plan implications (see the [latest version of the Best Council Plan](#))

- contributing to inclusive growth
- reducing health inequalities and supporting active lifestyles
- delivering sustainable infrastructure
- making Leeds the best city for children and young people to grow up in
- making Leeds the best city to grow old in
- Supporting housing delivery
- Providing inclusive spaces for communities
- improving the quality of lives and growing the economy through cultural and creative activities

3. Resource implications

- The Getting Building Fund will provide £8.6m of match funding to the £12.2m grey to green programme. This report provides detail on the funding and delivery arrangements for the corn exchange public realm. Detail on remaining projects (Meadow Lane, Crown Point Road, Sovereign Square Bridge) will be included in subsequent Executive Board reports.
- The Corn Exchange public realm will be constructed by the delivery partner for the Connecting Leeds (LPTIP) gateways. This approach provides a number of benefits including the ability to minimise costs across the Connecting Leeds and public realm delivery programmes through efficient delivery of one contract and minimising disruption and impact in the city centre.
- The full cost of the Corn Exchange Public Realm scheme including risk and fees is £1,546,655.
- The Corn Exchange Gateway full business case plus finalised costs was approved by WYCA in December 2020 securing the £360,630 Connecting Leeds funding contribution to the public realm.
- The grey to green full business case, includes £400,000 match funding for the Corn Exchange Public Realm, will be considered at WYCA investment committee in February 2021.

Recommendations

- a) To note the establishment of the grey to green work programme and the submission of a final business case to WYCA in November 2020 to secure £8.6m of match funding from the government's Getting Building Fund.
- b) To note the progress made on proposals for the development of the public realm scheme for the Corn Exchange, linked to the delivery of the Connecting Leeds Corn Exchange Gateway.
- c) Approve authority to spend of up to £1,546,655 on the Corn Exchange Public Realm scheme from the sources identified within this report.
- d) Approve the principles of the proposed lease terms as outlined in the Confidential Appendix for the construction of a pavilion building and a ground lease between

LCC and CX (Leeds) Limited (part of Rushbond PLC) and delegate to the Director of City Development to conclude the final agreement.

- e) Approve the principles of the management agreement between LCC and CX (Leeds) Limited to facilitate use of the space by CX (Leeds) Limited for an annual programme of trading and events associated with the Corn Exchange and delegate the Director of City Development to conclude the final agreement.
- f) To note that further reports will be submitted to Executive Board regarding approvals for the remaining Grey to Green projects.
- g) Subject to ongoing consultation with relevant Executive Members as appropriate, note that the Director of City Development will be responsible for the implementation of the decisions outlined in this report.

1. Purpose of this report

1.1 The purpose of the report is to;

- 1.1.1** Update Executive Board on the establishment of a work programme of Grey to Green infrastructure projects for the creation of high quality green infrastructure projects and the submission of a business case to WYCA to secure £8.6m of match funding for the programme of £12.2m.
- 1.1.2** Set out the proposed redevelopment of an area of land outside the Corn Exchange for the creation of a new area of high quality public realm (see appendices 1 and 2), being brought forward through the opportunity presented by the Connecting Leeds Corn Exchange Gateway scheme, in line with the vision and ambition set out within the Leeds Our Spaces Strategy.
- 1.1.3** Seek authority to spend for delivery of the corn exchange public realm scheme;
- 1.1.4** To provide information relating to the development of proposals for the pavilion building to be brought forward by CX (Leeds) Limited, subject to planning approvals, which is complementary to the public realm redevelopment.
- 1.1.5** Seek approval to enter into lease and management agreements with CX (Leeds) Limited to secure £300,000 of funding towards the public realm development.

2. Background information

2.1 The Our Spaces Strategy is the first time that the city has brought together and articulated the importance of our spaces and the role it plays in positioning Leeds as the Best City now and in the future. The strategy has identified a number of proposed interventions to meet our vision for the creation of world class, inclusive and vibrant spaces. The Our Spaces Strategy identified a number of interconnected strategies and work programmes including: Connecting Leeds (LPTIP); South Bank Supplementary Planning Document which incorporates Aire Park; Leeds Integrated Station Masterplan and HS2; the Health and Wellbeing Strategy; the Inclusive Growth Strategy and the Climate Emergency, that brought forward considerations for a transformational work programme of public realm schemes, one of which was the setting for the City's grade I listed Corn Exchange Building.

- 2.2 In February 2020, Executive Board authorised the expenditure of £21.5m from the Connecting Leeds Capital Programme to carry out detailed design and construction of the Corn Exchange Gateway. The Corn Exchange Gateway centres on Call Lane, New Market Street, Kirkgate, Lower Briggate, Duncan Street and parts of Vicar Lane and Boar Lane. In the east it extends to New York Street, York Street and Cross York Street and in the south it stretches over Leeds Bridge to include Meadow Lane up to the Great Wilson Street junction.
- 2.3 The gateway scheme aims to deliver a series of improvements to bus infrastructure, public realm, pedestrian infrastructure and cycling infrastructure which will reduce bus delays, improve bus reliability and improve facilities for bus users. These will assist in the Council's ambition to double bus patronage. The scheme will also enhance the ability for people to move about the city on foot and by bicycle.
- 2.4 The scheme also facilitates a complementary proposal for the creation of new, high quality public realm to increase the vibrancy and setting of the Corn Exchange. In partnership with CX (Ltd) Leeds, the Council have developed a scheme to deliver new public realm, which will be incorporated into the Connecting Leeds gateway scheme for delivery.
- 2.5 Leeds' Corn Exchange is one of the most recognised buildings in the City, symbolic of the commercial development of Leeds from its historic trading roots. The Grade I Listed Building was completed in 1863 to the designs of Cuthbert Brodrick, architect of the Leeds Town Hall. It is a commercial asset which is very much public and cherished by the people of Leeds, and which is the process of being transformed through investment and by a series of physical and programming works to improve its economic performance.
- 2.6 This is a once-in-a-lifetime opportunity for the Corn Exchange to be re-anchored into the streetscape, realising the potential guided by the Our Spaces Strategy. The remodelling of the highways around the Corn Exchange will unlock a significant area of new public realm, to take the Connecting Leeds initial proposals combined with the feedback from the consultation exercise on the Connecting Leeds programme to evolve a stronger public realm framework within which also provides a specific opportunity to establish a new 'pavilion' building within the space. The new Corn Exchange Pavilion will be an integral element of this transformational programme, to match the ambitions and aspirations of the public realm design in respect of quality, design integrity and climate change responsiveness.
- 2.7 The grey to green programme places the Corn Exchange public realm firmly within an important network of green and connected routes and spaces. Since formal engagement on the Our Spaces Strategy concluded in November 2018, some other key public spaces within the city centre have been redeveloped, positioning the grey to green schemes as additional, complementary spaces within a transforming city centre. Schemes include new public realm at Playhouse Gardens to celebrate the stunning new Playhouse building and at Woodhouse Gardens (Claypit Lane) where an old underground subway has been filled in and replaced with attractive grass, planting and seating. A new under 5's play area at Queens Square was also opened in time for the start of the 2019 school summer holidays. Construction is well underway on the Headrow Gateway Scheme which includes the permanent closure of Cookridge Street at the junction of the Headrow (to allow buses to move far more efficiently) unlocking new public realm and there is also redevelopment proposed in relation to City Square, the city's premier area of public realm and 'front door' to the city.

2.8 In September 2020, it was announced that £8.6m of match funding from the Getting Building Fund would be allocated to Leeds' £12.2m Grey to Green project, subject to WYCA's project approval process. £400,000 of this funding is allocated to delivery of the Corn Exchange public realm. The final business case was submitted to WYCA in November 2020 and, following WYCA Programme Appraisal Team approval in December 2020, will be considered at WYCA Investment Committee in February 2021. The Director of City Development approved the creation of the capital scheme in December 2020 to progress the projects in advance of WYCA approvals. The approvals as outlined provide the momentum to deliver the Corn Exchange scheme and the first transformational project as part of the wider Grey to Green programme.

3. Main issues

Grey to Green Programme

- 3.1 The Getting Building Fund provided the Council with the ability to submit an £8.6m match funding bid for the Grey to Green programme, a series of green infrastructure, public realm schemes, utilising match funding of £3.6m to deliver over £12.2m of betterment across the city centre. It will enable Leeds to realise long held regeneration ambitions, taking forward well-developed project proposals that respond to key strategies and policies.
- 3.2 A full business case was submitted to WYCA in November 2020 for the Grey to Green programme, to be considered at WYCA investment committee in February 2021. Grey to Green will support the doubling in size of Leeds City Centre as per the ambition set out in the South Bank Supplementary Planning Document and will be the catalyst for the delivery of comprehensive regeneration and new development whilst simultaneously providing major new green infrastructure, and access to it, in a post-COVID world.
- 3.3 The Business Case for the Grey to Green programme presents an economic case based on land value uplift associated with directly adjacent development parcels linked to the public realm and placemaking works and increased amenity benefits associated with the delivery of 6,700 sqm of new public accessible public/urban realm and green space. The Business Case delivers a high Benefit Cost Ratio (BCR).
- 3.4 The project comprises of four inter-related investments which include:
- **The Corn Exchange Public Realm;**
 - **Meadow Lane Green Space City Park**
 - **Crown Point Road greening and downgrading**
 - **Sovereign Square Footbridge**
- 3.5 The measurable objectives of the project as defined in the Business Case are:
- To directly delivery 6,700 sqm of major new urban realm by March 2022 and in doing so achieve a carbon reduction of 3,500 kg per annum.
 - To directly delver new people focussed infrastructure deliver enhancements that shall enhance, maintain or improve 1.4km of pedestrian links across Leeds City Centre by March 2022

- To directly deliver part of a new biodiversity corridor in Leeds City Centre by March 22, enabling the delivery of a new 1.2km corridor across Leeds City Centre thereafter
- To directly support 170 gross FTE construction job years for the 15 month construction phase equating to 123 net additional FTE construction job years for this period, supporting c.£10m of PV net additional construction related GVA.
- To indirectly unlock the delivery of 1150 new housing units by December 2024
- To indirectly unlock the delivery of the first phase of Aire Park, the largest new city centre greenspace in the UK, delivered by the private sector, by December 2024 and help to achieve a saving of 200,000 kg tonnes of carbon per annum
- To indirectly unlock the delivery of 33,944 sqm of commercial space/ development by December 2024
- To indirectly support the delivery of 2,455 new gross FTE jobs (1,734 net additional) by 2027 through the new commercial floorspace, generating a net additional GVA impact of £467m (discounted)

The Corn Exchange Public Realm

3.6 Through the Connecting Leeds bus improvement programme the Corn Exchange Gateway improvements will facilitate the closure of a northern section of Call Lane between Crown Street and New Market Street, creating the opportunity for the creation of new, high quality public realm.

3.7 Utilising the Our Spaces Principles the scheme had evolved through collaborative and comprehensive design process to ensure that the space is designed to be stimulating yet relaxing, safe and inclusive, with more seating, the elimination of street clutter, the integration of signage and furniture into the setting, with space for pop-up events and activities including the spill-out of the Corn Exchange. In particular the space is designed to be usable, accessible, vibrant and active - managing the complementary but diverse needs of different people: bus passengers, workers, city shoppers, residents, cyclists, visitors to the Corn Exchange, as well as being responsive to the Climate Emergency.

3.8 The scheme comprises the integration of the 2 areas of existing hard standing, one directly in front of the Corn Exchange and the triangular area below the Cornucopia mural currently where the existing bus shelters are located. By merging these two areas and removing part of Call Lane, an area of 1710m² can be brought forward as new public realm. It is proposed to construct raised grassed and planting areas, edged with sandstone copings and integrated seating. Tree planting of 12 new trees is interspersed through the space which is set on a York stone paving pattern which reflects the internal character of the Corn Exchange building itself. Running east west through the space is an integrated cycleway which connect Duncan Street and Boar Lane to Kirkgate and New York Street.

3.9 Fundamentally the designs have evolved to reveal and celebrate the rich history and cultural significance of this space and the Corn Exchange – to provide an exemplary area of new public space and to be clearly 'of Leeds' whilst also supporting the Climate Emergency agenda.

3.10 Set within this new space is the proposed pavilion. The Pavilion will be a satellite building to the Corn Exchange that will be speculatively developed by CX (Leeds) Limited, who occupy the Corn Exchange under a long lease, as an integral part of the public space design, and one which supports and compliments the Corn Exchange, visually, functionally and symbolically. A design team has been assembled, led by the

award-winning architectural practice Carmody Groake working in collaboration with the wider City Council led design team, to progress the designs, to evolve an exemplar building in line with the wider ambitions around Our Spaces. The building will be capable of being used by one or two occupiers for a variety of uses, one of which is likely to be café, with a responsible design in relation to energy usage, choice of materials, biodiversity and life-cycle demands, supporting and contributing both direct and indirect to the vibrancy, vitality and sustainability of the Corn Exchange and the wider renaissance of the Kirkgate area.

- 3.11 Within the footprint area of the pavilion are 2 existing trees. A survey has been undertaken of the existing trees which are low quality, category C trees within the space. It is proposed that these are removed as part of the pavilion construction and that the twelve trees planted via the public scheme will compensate for any tree loss, due to the condition and expected lifespan of the existing trees.
- 3.12 The Pavilion is subject to planning approvals and agreement on design proposals by the Council as landowner, and can be delivered post completion of the public realm scheme if necessary, however, the objective is to try and deliver the two schemes concurrently.
- 3.13 The public realm design, which reflects the proposed location and footprint of the pavilion is attached at appendix 1
- 3.14 This report also seeks approval of an agreement for lease to allow the construction of the pavilion building and then a ground lease for the pavilion building, which is subject to planning permission, and approval of a management arrangement, which enables CX (Leeds) Limited to deliver an annual programme of events and trading within the space. The agreements will secure a £300,000 contribution to the delivery of the public realm. The information contained in the Confidential Appendix attached to this report relates to the financial and business affairs of the Council and other parties. It is considered that the release of such information would or would be likely to prejudice the Council's commercial interests in relation to other similar transactions. It is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing this information at this point in time. It is therefore considered that this element of the report should be treated as exempt under Rule 10.4(3) of the Access to Information Procedure Rules.
- 3.15 The contractor has confirmed the full cost of the scheme as £1,472,000. A target cost, based on preliminary designs, has been included in the NEC3 contract with the Connecting Leeds delivery partner Sisk. Preliminary design and other costs equate to £74,655, with the full cost of the public realm scheme totalling £1,546,655.

3.16 The funding for the scheme is as follows:

Funding source	Value
Grey to Green Capital Programme	£400,000
Connecting Leeds Capital Programme	£360,630
Existing capital budgets – public realm, projects	£292,416

Private sector contribution from Rushbond PLC	£300,000
Section 106	£193,609
Total	£1,546,655

3.17 The programme for the works is as follows:

- Detailed design – October 2020 to February 2021
- Start on site - May 2021
- Completion – November 2021

4. Corporate considerations

4.1 Consultation and engagement

4.1.1 Public engagement on the Our Spaces strategy commenced in November 2018, concluding in April 2019. The strategy is the Council's strategic document setting out the vision and ambition for the development of public realm within the City Centre to be vibrant, inclusive and world class and to be our greatest cultural asset. Feedback was used to inform a revised strategy document which defines the ambition and principles for the design of Leeds City Centre public realm and was approved for publication at Executive Board in March 2020. There were 6270 visits to the online engagement website with 3885 engaging with content and 1,011 contributions made. In addition, we engaged with 200 people through engagement events across the city centre and with 150 young people over 2 events with the Youth Council and Youth Summit. Engagement activities also took place with the citizens' panel and with groups such as the staff networks and the access and usability group.

4.1.2 Key findings were:

- Lack of connectedness and signage
- Green space and more trees (Leeds described as a grey city)
- More toilets, accessible toilets and seating
- Walking- safe green corridors, more guided walks and trails
- Fun – Leeds was described as a city that lacked fun & activities for children
- Not a destination. Leeds needs to have something to draw people in
- Street cafes – areas where it doesn't have to be about alcohol
- Tackling begging and homelessness

4.1.3 The Connecting Leeds Corn Exchange Gateway consultation on Transforming Your City Centre opened to the public via the online portal, Commonplace, on 7 October 2019. The consultation was open to the public until 4 November 2019. Outreach drop-in events were held throughout October at the Corn Exchange, Kirkgate Market and Leeds Bus Station. On-street outreach with the public in the area with the distribution of 9000 leaflets, cards and posters. E newsletters were also distribute and all materials were available online.

4.1.4 The scheme was presented in six sections, four sections of highway and public realm changes and two sections regarding use of the streets:

- The Corn Exchange and Call Lane;
- Boar Lane and Lower Briggate;
- Meadow Lane and Bridge End;
- Kirkgate, New York Street and York Street;
- Bus Priority, access and loading; and
- Bus route changes.

4.1.5 During that time, 6700 people visited the online portal to read more, and had the opportunity to leave comments or agree with statements. In total, 2264 contributions were received from over 500 people. An analysis of the feedback online has been undertaken, suggesting that there is a high rate of positive feeling about the proposals. From 1187 surveys received across all sections, 75% of responses were positive or very positive, with the majority, 51%, very positive. Responses were positive for all sections, ranging from 60% to 80% positive. This compares very favourably to Connecting Leeds corridor schemes for which the rate of positive responses was much lower.

4.1.6 Looking at the open, free text comments received online the outstanding opinion appears to be that the proposals offer a positive impact on the surrounding area for places in need of improvement. There is specific support for:

- Limiting access to the city centre by private car, including for environmental reasons; and
- Improved public realm and greenery.

4.1.7 Particular concerns were raised around:

- Greater pedestrianisation leading to those with disabilities or mobility issues needing to walk further.
- Cycling infrastructure, its extent, and conflict with pedestrians. There is a call for more dedicated infrastructure for cycling but also safety concerns for around conflicts between cycles and pedestrians are raised.
- Businesses and some individuals regarding access and loading restrictions.

4.1.8 Focused engagement on the preliminary design for the Corn Exchange public realm took place with the Access and Usability Group and Leeds Disabled People's Organisation in August 2020. The feedback from these groups focused on the interaction between cyclists and pedestrians with the need to ensure that pedestrians had sufficient warning when crossing cycleways, via controlled crossings and tactile paving, and that cyclists were made fully aware of the need to stop for pedestrians via a controlled crossing. The need for contrasting materials for seating was also raised by the groups. This feedback informed a revised design which now includes a controlled, zebra crossing over a segregated cycle lane and creates a clear, navigable route through the space. As part of the further design refinement, further engagement will take place with the group prior to all detailed design being concluded.

4.1.9 Extensive communications and engagement has taken place with businesses in the area via Connecting Leeds. This will continue in the lead up to and throughout construction.

4.2 Equality and diversity / cohesion and integration

4.2.1 An Equality, Diversity, Cohesion and Integration Screening form has been completed at Appendix 4 and proper consideration will be given to equality, diversity, cohesion and integration throughout the design process.

4.3 Council policies and the Best Council Plan

4.3.1 The delivery of new public realm at the Corn Exchange will support the ambitions and a number of the priorities set out in the Inclusive Growth strategy, Health and Wellbeing Strategy, Economic Recovery Framework and the Best Council Plan as reflected earlier in this report. The scheme supports the Best Council Plan 2020-2025 priorities on:

- contributing to inclusive growth by providing sustainable infrastructure and boosting the economy
- reducing health inequalities and supporting active lifestyles by providing access to greenspace and facilitating active travel
- delivering sustainable infrastructure that supports the Council's climate and biodiversity ambitions
- making Leeds the best city for children and young people to grow up in by providing child and young people friendly spaces
- making Leeds the best city to grow old in by providing inclusive and accessible spaces and improved bus waiting environs
- Supporting housing delivery by improving the city centre environment for residents and therefore making it attractive for future investment
- Providing inclusive spaces for communities
- improving the quality of lives and growing the economy through cultural and creative activities

Climate Emergency

4.3.2 Full Council declared a climate emergency in March 2019, with the stated ambition of working towards a net zero carbon city by 2030.

4.3.3 An urgent priority for the city is reducing carbon emissions to restrict global warming and green infrastructure, such as the Corn Exchange public realm, can play a key role in contributing to this agenda. Urban trees are hugely important, in addition to locking up carbon they also mitigate air pollution and along with other planting, cool urban heat island temperatures, contribute to flood risk management and improve biodiversity.

4.3.4 More trees and planting in our spaces will attract new animal and plant species, delivering biodiversity net gains at a time when many species are at risk, and also supporting the creation of green corridors across the city.

4.3.5 The Council has a commitment through the West Yorkshire Transport Plan to a series of initiatives which are designed to cut carbon emissions by a quarter over the next decade. It is the council's aim to be city where you don't need to use a car. The measures include:

- Doubling bus patronage
- A 75% increase in rail
- A 10% increase in walking
- A 300% increase in cycling
- A 15% decrease in car usage

4.3.6 To support and encourage the use of public and active transport, the Our Spaces strategy aims to support and deliver the creation of high quality public realm that makes journeys across the city centre safe and enjoyable for pedestrians and cyclists. The Corn Exchange scheme clearly integrates 'Active Transit' opportunities, including walking and cycling, into the design.

4.4 Resources, procurement and value for money

4.4.1 The Full cost for the Corn Exchange public realm is as below:

Preliminary design fees	£44,390
Construction (Target Cost)	£1,100,000
Risk (Employer and Contractor)	£93,000
Contractor fees, design, other costs	£279,000
Landscape architect TA & other PM fees	£30,265
Total	£1,546,655

4.5 Legal implications, access to information, and call-in

4.5.1 This report is eligible for call-in.

4.5.2 The report requests Executive Board approval to an agreement for lease for the construction of a pavilion building and a ground lease between LCC and CX (Leeds) Limited (part of Rushbond PLC) to bring forward a pavilion building within the public space; and approve the management agreement between LCC and CX (Leeds) Limited to facilitate use of the space by CX (Leeds) Limited/ for an annual programme of trading and events and delegate authority to enter into the final terms to the Director of City Development. The first drafts of the agreements prepared by the Council are attached at confidential appendix 3. The terms of the agreements continue to be negotiated between the parties.

4.5.3 Legal powers for disposal and best consideration to be added.

4.5.4 Advice has been taken from Legal Services regarding State aid/subsidy control and they have confirmed that the proposals outlined in this report will not be subject to either the State aid rules or the subsidy control provisions of the UK's trade agreement with the European Union - the works which the Council is proposing to carrying out are to improve the public realm and whilst part of the area will

subsequently be utilised by CX (Leeds) Limited they are making a significant contribution to the cost of the works and the arrangements which the Council are entering into with them have been negotiated on a commercial basis. Therefore, no subsidy arises, but even if one did, it is not anticipated that the arrangements will or will be likely to have a material effect on international trade and so will not be caught by the subsidy control provisions of the trade agreement.

4.5.5 The information contained in the Confidential Appendix attached to this report relates to the financial and business affairs of the Council and other parties. It is considered that the release of such information would or would be likely to prejudice the Council's commercial interests in relation to other similar transactions. It is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing this information at this point in time. It is therefore considered that this element of the report should be treated as exempt under Rule 10.4(3) of the Access to Information Procedure Rules

4.6 Risk management

4.6.1 Risk is to be managed through application of 'best practice' project management tools and techniques via the City Council's 'PM Lite' risk methodology. Experienced Project Management resource has been allocated from within City Development.

4.6.2 A risk management strategy has been produced for the grey to green programme and a risk register. Risk is reported to the Grey to Green Board on a monthly basis.

4.6.3 For the Corn Exchange public realm, a priced risk log has been produced by the contractor with Employer and Contractor risk budgets allocated accordingly.

5. Conclusions

5.1 The Corn Exchange is the first of one of four inter-related 'grey to green' investments to be delivered, providing regeneration and growth outcomes in the city centre.

5.2 The closure of a section of Call Lane to motor vehicles via the Connecting Leeds Corn Exchange Gateway scheme will provide a unique opportunity to expand and enhance the public realm in the area surrounding the Corn Exchange, celebrating an iconic landmark building. The new public realm will deliver a number of benefits that positively contribute to inclusive growth, the Council's Economic Recovery Framework, health and wellbeing and address environmental challenges. This will be one of the first major schemes seeking to deliver the ambition, vision and principles within the Council's Our Spaces strategy.

6. Recommendations

6.1 Executive Board is requested to:-

- a) To note the establishment of the grey to green work programme and the submission of a final business case to WYCA in November 2020 to secure £8.6m of match funding from the government's Getting Building Fund.

- b) To note the progress made on proposals for the development of the public realm scheme for the Corn Exchange, linked to the delivery of the Connecting Leeds Corn Exchange Gateway.
- c) Approve authority to spend of up to £1,546,655 on the Corn Exchange Public Realm scheme from the sources identified within this report;
- d) Approve the principles of the proposed lease terms as outlined in the Confidential Appendix for the construction of a pavilion building and a ground lease between LCC and CX (Leeds) Limited (part of Rushbond PLC) and delegate to the Director of City Development to conclude the final agreement.
- e) Approve the principles of the management agreement between LCC and CX (Leeds) Limited to facilitate use of the space by CX (Leeds) Limited for an annual programme of trading and events associated with the Corn Exchange and delegate the Director of City Development to conclude the final agreement.
- f) To note that further reports will be submitted to Executive Board regarding approvals for the remaining Grey to Green projects.
- g) Subject to ongoing consultation with relevant Executive Members as appropriate, note that the Director of City Development will be responsible for the implementation of the decisions outlined in this report

7. Background documents¹

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.