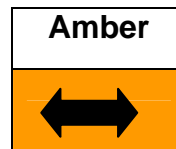


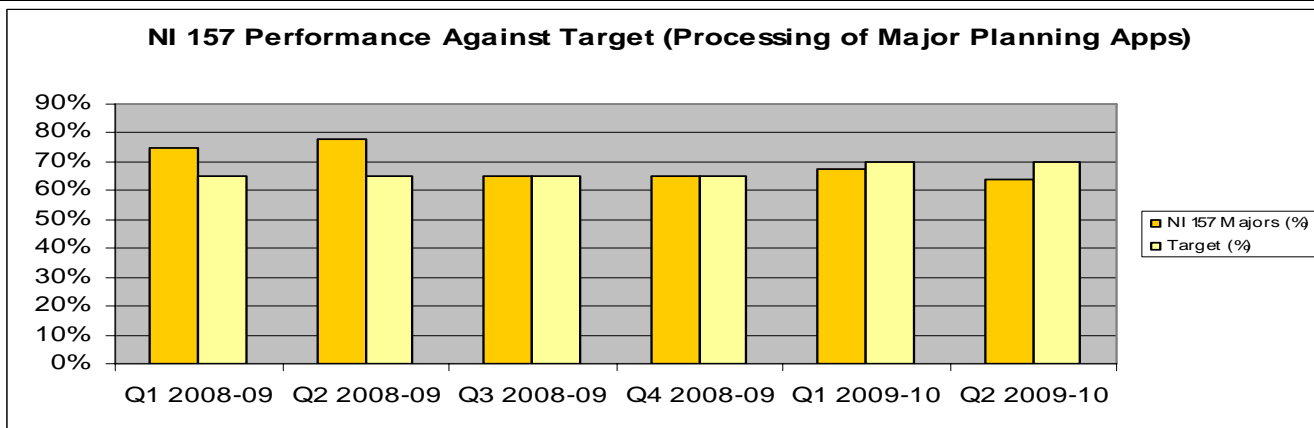
**Improvement Priority – EE-1b. Facilitate the delivery of major developments in the city centre to enhance the economy and support local employment**

**Accountable Officer – Jean Dent**



**Why is this a priority**

The council have a pivotal role in guiding the city's renaissance and providing a supportive framework for investment and development including investing in the public realm – such as creating and improving public spaces.



**Overall Progress to date and outcomes achieved – 1<sup>st</sup> April to 30<sup>th</sup> September 2009**

**Overall Summary** - The economic situation continues to adversely impact on this improvement priority despite continued and concerted efforts to facilitate progress; in particular two major development schemes have been kept on hold by developers for some time now and additionally, the number of planning applications for major developments has reduced. Although there has been continued investment in infrastructure, including the public realm, the Arena and transportation systems, the economic downturn has significantly affected the ability of the private sector to maintain the previous momentum.

**Achievements since the last report:**

- Completion of Albion Street refurbishment. Planning approval gained for Trinity Quarter West. Contracts for refurbishments at Bond Street and Kirkgate let.
- Feasibility study commissioned for the development of high quality public space at Sovereign Street. Draft planning statement for the South Bank area of the River Aire being developed for a city centre park, prior to public consultation.
- LCC are finalising the statement of particulars and strategy for the letting of a casino license.
- Funding of £4.2 million from Yorkshire Forward expected Dec 09 towards establishing 'Employment Leeds'.
- Continuing dialogue with the developer partners via the bi-monthly West End Partnership Board Meetings.
- Chamber Property Forum meetings held in June and Sept, with presentations about Flood Alleviation, City Park and Art in Unusual Places.

**Challenges/Risks:**

- Continued economic uncertainty and lack of funding for developments. Yorkshire Forward has been key funder of programmes. There is a risk this will not continue due to squeeze on public funds.
- No guarantee of funding to continue a comprehensive refurbishment scheme of the public realm in the city centre; continuing reduction in speculative commercial development; continuing impact upon the sector of the economic downturn thereby reducing contributory funding from development.
- The current economic climate has placed Trinity Leeds and Eastgate on hold until there is improvement in the market place, retailer demand is challenging property values have fallen lower than expected.
- Ensuring that the city centre remains vibrant and coherent whilst major sections of the city are affected by dormant building sites or subject to the impact of non-implementation of Compulsory Purchase Orders.
- Maintaining confidence in the West End project for continuing and future inward investment.
- City Centre Park - Technical feasibility of Sovereign Street is underway to cost phase one of City Centre pan concept.

**Council / Partnership Groups**

**Approved by (Accountable Officer)**

**Date**

**Approved by (Accountable Director)**

**Date**

**Improvement Priority – EE-1b. Facilitate the delivery of major developments in the city centre to enhance the economy and support local employment**

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<b>Key actions for the next 6 months</b>				
	<b>Action (Desired Achievements)</b>	<b>Contributory Officer / Partner</b>	<b>Milestone / Actions</b>	<b>Timescale</b>
1	Continue to work with developers and investors to bring forward schemes	Paul Stephens	Regular meetings with developers of Eastgate and Trinity Leeds to support progress of the schemes	Ongoing
2	Maintain dialogue with developers to assist them in achieving their interim goals	Keith Williams	Dictated by developers as and when arising	Ongoing
3	Whitehall Road – implementation of double-yellow-lining	Keith Williams and Highways	Implementation on site	January 10
4	Reinstatement of KW Linfoot Lumiere site to pre-construction condition	Keith Williams and Highways	Hoardings removed and pavements reinstated	December 09
5	Successfully complete public realm refurbishment of City Centre core to include lower Lands Land, Bond Street and Kirkgate	Cath Follin	Completion of Land's Lane by Nov 09. Completion of Bond Street and Kirkgate by March 2010	March 10
6	Planned symposium and conference refresher with key partners, involved in the delivery of the city centre prospectus' aims and objectives	Cath Follin	Sponsorship acquired Oct/Nov 09 Event held on 3 <sup>rd</sup> March 10	March 10
7	Temple Works – resolve issues with Travel Plan to allow the application to progress	Developer, LCC, Highways Agency	Awaiting revised Travel Plan from applicant	Subject to receipt of Travel Plan. 6 week consultation period once received
8	City One – agree the Transport Assessment and the Travel Plan	Developer, LCC, Highways Agency	Continue to work with consultant to agree documents prior to application submission	6 week consultant period Expected end of Nov 09
9	Eastgate Quarter viability assessment by developer	Rowena Hall	Anticipated completion April 2010	Ongoing
10	Trinity Leeds East start on site	Rowena Hall	Start on site indicated end 2010	Ongoing
11	City centre park - Conclude feasibility study and finalise draft planning framework. Secure Executive Board approval	Martin Farrington	Completed Approval secured	January 10 March 10
12	Casino – secure Exec Board approval for strategy	Martin Farrington	Approval secured, strategy adopted	January 10
13	Casino – statement of principles to Scrutiny Board	Rowena Hall	Approval by Scrutiny Board	February 2010

**Performance Indicators aligned to the Improvement Priority**

<b>Reference</b>	<b>Title</b>	<b>Owner</b>	<b>Frequency &amp; Measure</b>	<b>Rise or Fall</b>	<b>Baseline</b>	<b>2008/09 Result</b>	<b>2009/10 Target</b>	<b>2009/10 Quarter 2</b>	<b>Current Predicted Full Year Result</b>	<b>Data Quality</b>
NI 157 (Major)	Processing of major planning applications	Planning Services	Quarterly %	Rise	63.49% (2007/08)	65.33%	70.00%	63.77%	60%	No concerns
LSP-EE1b	Result of annual satisfaction survey relating to planning performance agreements	Planning Services	Survey %	Rise	Baseline and targets to be set by April 2010			N/A		Process under development - no data yet available