

# EXECUTIVE DECISION

made by a Cabinet Member

## Briefing Paper Part I



### 1.0 Executive summary

The report requests Leader approval for an updated Business Case in relation to the Brunel Plaza project.

### 2.0 Purpose of the report

This is a report providing an update on the Business Case for Brunel Plaza. The Leader of the Council is asked to consider the report and approve the updated Business Case.

### 3.0 Further information

To date, the Council has completed three funding agreements with GWR. The first covered the relocation of Cross Country catering from Intercity House (ICH). These works have been completed. The second covered the relocation of GWR's driver training simulators. This work is expected to be completed later this year. The third covers the first phase of the concourse works – the installation of a new, larger Gateline and the removal of the former Spar retail unit. This work is expected to be completed by April 2021.

The Council has also provided funding to Network Rail (NR) to relocate telecoms equipment from ICH. These works have been completed.

On 31 July the University of Plymouth (UoP) completed a long lease of ICH from NR. UoP has already obtained detailed planning approval for a change of use to provide a new faculty building for medical sciences. UoP expect the new facility to be operational for the start of the new academic year in September 2022. UoP have completed a 2-year lease from PCC of the former car park site at the top of the station approach road to use as a site compound.

Also on 31 July the Council and NR exchanged two land contracts: a conditional agreement to a long lease of land for the new MSCP and a conditional agreement to transfer the freehold of the existing MSCP.

Work has started on public realm improvements at North Cross to improve the link between the railway station and the city centre. These include a new mural in one of the subways. A new "Welcome to Plymouth" sign has also been installed. Tree planting is due to take place over the winter.

GWR are reviewing their plans for the new staff accommodation and these are being discussed with the Council and NR. It is anticipated that the Council will enter into a further funding agreement with GWR to part-fund the staff accommodation, with the balance of the funding being provided by GWR's own resources.

The Council is hoping to secure additional grant funding which would allow the second phase of concourse improvements to proceed. Notification has been received that a funding bid has been successful, subject to the signing of a formal funding agreement.

A revised Business Case was approved by the City Council Investment Board on 28 September. This included an updated allocation for the project within the Capital Programme to reflect the additional grant income and other matters. Please refer to the part II briefing paper for further information.

#### **4.0 Decision required**

The decision required is for the approval of a revised Business Case, the entry into new funding agreements, an updated allocation for the project within the Capital Programme and the delegation of authority for various contracts to the Strategic Director for Place.

#### **5.0 Recommendation**

Following a recommendation from the City Council Investment Board (CCIB), it is recommended that the Leader of the Council:

- Approves the revised Business Case update.
- Approves entering into the funding agreements as set out in the Part II briefing paper.
- Allocates an additional £4,831,520 for the project within the Capital Programme, as set out in the Part II briefing paper.
- Delegates authority to enter into all construction, demolition, funding and other relevant contracts (including, *inter alia*, property-related contracts) to the Strategic Director for Place.