

PUBLIC OR PRIVATE REPORT
(not for publication)

Report to: **CABINET**

*Exempt
information
paragraph
number – if
private report:*

Report of: **ASSISTANT DIRECTOR DEVELOPMENT AND
CORPORATE DIRECTOR FINANCE AND GOVERNANCE**
Date of Decision: **9th October 2018**
SUBJECT: **PARADISE CIRCUS UPDATE**

Key Decision: Yes	Relevant Forward Plan Ref: 004150/2018
If not in the Forward Plan: (please "X" box)	Chief Executive approved <input type="checkbox"/>
Relevant Cabinet Member(s) or Relevant Executive Member:	O&S Chair approved <input type="checkbox"/>
Relevant O&S Chair:	Councillor Ian Ward (Leader)
Wards affected:	Councillor Tahir Ali (Economy & Skills) Ladywood and Nechells

REPORT

*** To be completed for all late reports, ie. which cannot be despatched with the agenda papers ie. 5 clear working days' notice before meeting.**

Reasons for Lateness

The GBSLEP approved the funding at the Board meeting on the 13th September, since then the appropriate due diligence has had to be undertaken to prepare the report.

Reasons for Urgency

The project needs to start drawing down the funding, therefore a decision is required on the 9th October to ensure momentum can be maintained and critical activities can be delivered. Deferring the report until the meeting in November may result in delays to the project which could further increase the costs.

**BIRMINGHAM CITY COUNCIL
PUBLIC REPORT**

Report to: CABINET
Report of: ASSISTANT DIRECTOR, DEVELOPMENT AND
CORPORATE DIRECTOR FINANCE AND GOVERNANCE
Date of Decision: 9 October 2018
SUBJECT: PARADISE CIRCUS UPDATE

Key Decision: Yes
If not in the Forward Plan: Relevant Forward Plan Ref: 004150/2018
(please "X" box) Chief Executive approved
Relevant Cabinet O&S Chair approved
Member(s) or Relevant Councillor Ian Ward (Leader)
Executive Member:
Relevant O&S Chair: Councillor Tahir Ali (Economy & Skills)
Wards affected: Ladywood and Nechells

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1. Purpose of report:

- 1.1 To update Members on the progress made with the Paradise Circus development. A separate report on the private agenda deals with the sensitive commercial matters associated with the project.

2. Decisions recommended:

- 2.1 That Cabinet notes this report.

Lead Contact Officer(s): Alison Jarrett AD Finance – Development and Commercial
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3. Consultation

3.1 Internal

The Leader and Corporate Director Finance & Governance have been consulted on the proposal. Officers from BCC Legal Services, City Finance and Planning and Development have been involved in producing this report.

3.2 External

The GBSLEP is aware of the proposals within this report.

4. Compliance Issues

4.1 Are the recommended decisions consistent with the Council's policies, plans and strategies

The decisions recommended in this report will facilitate the development of the Paradise development that supports the Council's Business Plan and Budget 2018+ and promotes transformational change in the City Centre in line with the Big City Plan, Curzon Masterplan and Birmingham Development Plan.

The development of Paradise forms part of the GBSLEP (Greater Birmingham and Solihull Local Enterprise Partnership) EZ Investment Plan 2014 and supports the Birmingham

4.2 Financial Implications. (Will decisions be carried out within existing finances and Resources?)

Financial details are included within the private agenda.

4.3 Legal Implications

The Council has a duty to efficiently manage its assets and has the power to hold and dispose of land under Sections 120 and 123 of the Local Government Act 1972. Section 1 Localism Act 2011 sets out the Council's general power of competence.

Further legal implications are included within the private agenda.

4.4 Public Sector Equality Duty

Not applicable, EINA completed for project as a whole, as included at Appendix 1.

5. **Relevant background/chronology of key events:**

5.1 The redevelopment of Paradise Circus is one of the City's key regeneration projects. Once complete, the Paradise development will constitute a landmark development within Birmingham supporting the transformation of this part of the City Centre with the delivery of high quality office, retail and leisure space alongside a world class urban realm.

5.2 The scheme will extend to approximately 1.5million sqft (NIA), containing:

- Grade A Offices, in up to ten new buildings (BREEAM) Excellent as minimum standard with the opportunity to achieve BREEAM Outstanding)
- 4* hotel with up to 250 bedrooms
- Lower level shops, bars, cafes, and restaurants
- Up to 550 car parking spaces
- Buildings from 70,000 sqft to 400,000 sqft
- Floor plates from 12,000 sqft to 40,000 sqft.

5.3 The surrounding area is undergoing significant change including the state-of-the art Library of Birmingham, the redevelopment of Centenary Square, arrival of Metro and the Arena Central scheme.

5.4 The initial business case for Paradise Circus was issued and formally supported by the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) and Birmingham City Council (BCC) in February 2013. Funding of £87m was approved by the GBSLEP as part of the initial business case for site development and infrastructure works.

5.5 To date there has been significant progress made with development of the site. Phase 1 development is due to complete in 2019 which will deliver two new buildings (One Chamberlain Square and Two Chamberlain Square) totalling approximately 350,000 sq ft of new Grade A office floor space. Professional services firm PWC is committed to taking all of the commercial floor space at One Chamberlain Square. Significant highways works completed include the removal of eastern arm of the gyratory and the opening of Sand Pits in both directions in 2017. Phase 2 demolition works are complete and site preparation works and A38 works are underway.

5.6 Phase 2 of the development comprises One Centenary Way, Three Chamberlain Square, the new hotel and Ratcliff Square. One Centenary Way extending to 280,000 sq ft will be

the first building brought forward in Phase 2.

5.7 The project is now looking to progress with Phase 2 infrastructure works.

5.8 Further details of the project are included within the private agenda due their commercially sensitive nature.

6. Evaluation of alternative option(s):

6.1 Please see private report.

7. Reasons for Decision(s):

7.1 Please see private report.

Signatures :

Leader

Date:

Assistant Director, Development.....

Date:

Corporate Director Finance and Governance

Date:

List of Background Documents used to compile this Report:

Relevant Officer's files on the matter, save for confidential documents

List of Appendices accompanying this Report:

Equality Analysis ref 472209/2013

Report Version	V4	Dated	03/10/2018
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PROTOCOL

PUBLIC SECTOR EQUALITY DUTY

- 1 The public sector equality duty drives the need for equality assessments (Initial and Full). An initial assessment should, be prepared from the outset based upon available knowledge and information.
- 2 If there is no adverse impact then that fact should be stated within the Report section 4.4 and the initial assessment document appended to the Report duly signed and dated. A summary of the statutory duty is annexed to this Protocol and should be referred to in section 4.4 of executive reports for decision and then attached in an appendix; the term 'adverse impact' refers to any decision-making by the Council which can be judged as likely to be contrary in whole or in part to the equality duty.
- 3 A full assessment should be prepared where necessary and consultation should then take place.
- 4 Consultation should address any possible adverse impact upon service users, providers and those within the scope of the report; questions need to assist to identify adverse impact which might be contrary to the equality duty and engage all such persons in a dialogue which might identify ways in which any adverse impact might be avoided or, if avoidance is not possible, reduced.
- 5 Responses to the consultation should be analysed in order to identify:
 - (a) whether there is adverse impact upon persons within the protected categories
 - (b) what is the nature of this adverse impact
 - (c) whether the adverse impact can be avoided and at what cost – and if not –
 - (d) what mitigating actions can be taken and at what cost
- 6 The impact assessment carried out at the outset will need to be amended to have due regard to the matters in (4) above.
- 7 Where there is adverse impact the final Report should contain:
 - a summary of the adverse impact and any possible mitigating actions (in section 4.4 or an appendix if necessary)
 - the full equality impact assessment (as an appendix)
 - the equality duty (as an appendix).

Equality Act 2010

The Executive must have due regard to the public sector equality duty when considering Council reports for decision.

The public sector equality duty is as follows:

- 1 The Council must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by the Equality Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 2 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:
 - (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- 3 The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.
- 4 Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:
 - (a) tackle prejudice, and
 - (b) promote understanding.
- 5 The relevant protected characteristics are:
 - (a) marriage & civil partnership
 - (b) age
 - (c) disability
 - (d) gender reassignment
 - (e) pregnancy and maternity
 - (f) race
 - (g) religion or belief
 - (h) sex
 - (i) sexual orientation