

Section A: Scheme Summary

Scheme Description: (no more than 200 words)

£7.5m of GBF grant funding is requested to enable the development of One City Park (OCP), a transformative development project designed to deliver essential, sustainable economic growth and job creation through attracting vital corporate investment in Bradford City Centre.

Through the rehabilitation of the 1.0 acre site vacated by WY Police in 2007, the Project will deliver BREEAM excellent, flexible 'Grade A' office space that will significantly contribute to the Council's strategic objectives for the holistic and sustainable regeneration of the City by stimulating essential investment and business/jobs growth that will underpin the Council's plans to boost the residential, retail and leisure sectors in the City as supported by WYCA through complimentary investment initiatives including the 'City Village' scheme, NEC/Bradford Live (Odeon) project, City Centre Heritage Properties Programme, NPR/Southern Gateway and TCF.

At the heart of Bradford's Central Business and Cultural District, OCP will deliver 5,495 sq.m new commercial floorspace, 452 gross jobs by December 2024, and act as a catalyst for further City Centre regeneration by improving investor confidence and increasing footfall. The GBF grant funding will be used to contribute to the costs of implementing the proposed development project in a sustainable, cost effective and financially viable manner.

Business Case Summary:

Strategic Case (50-100 words)

The Project fully aligns with the Leeds City Region SEP and Bradford's Economic Strategy, Local Plan and City Centre AAP. OCP is located within a LEP Urban Growth Area and is crucial to securing the long-term economic sustainability of Bradford.

As the project is not commercially viable as a private sector-led scheme GBF grant is required to enable development. CBMDC have committed to providing £21.3million match-funding towards the costs of the scheme and cannot borrow further to deliver the scheme due to the limited financial returns which are likely to be generated by the project. GBF funding is therefore required to enable the delivery of the project.

Commercial Case (50-100 words)

Supply of Grade A office space is non-existent in Bradford. OCP will provide high-quality accommodation to attract corporate occupiers to the City. OCP will be uniquely placed to adapt to 'post-COVID' occupier requirements and it is believed that there is and will be demand for Grade A offices in Bradford due to the lack of appropriate supply throughout the sub-region.

Muse Developments have been appointed as preferred developer through an OJEU compliant procurement process.

Muse have completed a Pre-App submission and no significant concerns were raised during that process. There is little planning risk associated with the scheme as consent was previously granted for office development on the site.

<p>Economic Case (50-100 words)</p>	<p>One City Park will provide 5,495 sq m of Grade 'A' commercial floorspace by January 2023. The project will generate 452 gross new FTE jobs by December 2024 equating to 350 net additional FTE jobs once additionality factors are accounted for. In addition, the project will also generate 398 net additional FTE construction jobs within the WYCA economy.</p> <p>The scheme will generate an adjusted net present social value of £156,691,680, and an adjusted BCR of 20.79, representing very high value money from a WYCA perspective. The project will also generate significant wider economic benefits, including apprenticeships, business growth and significant wider regeneration benefits.</p>
<p>Financial Case (50-100 words)</p>	<p>The estimated total project costs amount to £28.8m with £21.3m match-funding committed by the Council subject to the GBF grant. £7.5m GBF grant is requested to fund the remaining project costs and enable the viable delivery of the scheme.</p> <p>CBMDC is effectively acting as an investor with this scheme, funding the delivery of the project and then holding it in their commercial portfolio. A detailed revenue cashflow has been provided which demonstrates that over the lifetime of the project it could result in a circa £1million loss, a risk that the Council have accepted for the benefit of the wider regeneration value to the City.</p>
<p>Management Case (50-100 words)</p>	<p>Project delivery will be managed by Muse, reporting to a Project Review Group, on a monthly basis. This Group will report to a Project Steering Group comprising senior representatives on a bi-monthly basis.</p> <p>Main construction is programmed to commence in November 2021 with practical completion achieved in December 2022.</p> <p>A full risk register has been provided and other than Force Majeure (including pandemic incidents), there are no major risks or constraints that will undermine the delivery of the project.</p> <p>Detailed Communication and Change Management strategies are in place and a full monitoring and evaluation process will be undertaken.</p>