



**Corporate Resources
Overview & Scrutiny
Committee**
23rd February 2006

**Asset Review: -
City Council Relocation**



Background & Context

Asset Review to date:

- Concentrated only on income producing Estate
- Overlap with Facilities Management and capital investment required on existing occupied estate.
- Progress slowed by floods

Carlisle Renaissance Prospectus identifies Rickergate as "Transformational Area"

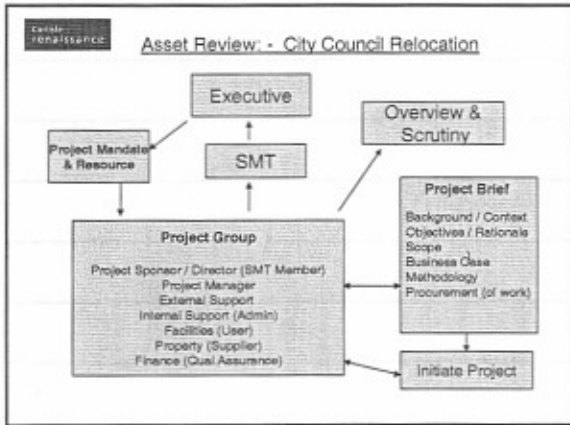
- A need to consider relocation of Civic Centre
- A need to now include review of the occupied Estate alongside income producing Estate.

Executive approval to continue with Asset Review including Scope of Work for relocation of Civic Centre



Project Management

- Recognised need to set Project Management principles and systems within City Council.
- Central Government leading through Office of Government Commerce (OGC)
- OGC Project Management methodology is PRINCE2
- PRINCE2 now to be utilised as norm for City Council led projects.



- Civic Centre Relocation - Scope of Work**
- Principles:**
- Improved Accessibility to Public Services
 - Shared Services with other Public Sector Agencies
 - Contribution / Lead by City Council on Sustainability issues
 - Continued City Council presence in City Centre
 - economic benefit, planning and transport policy, image.
 - Opportunity to review overall operational occupancy by City Council functions
 - Opportunity to address Gershon efficiency agenda

- Civic Centre Relocation - Scope of Work (cont'd)**
- Issues to be considered:**
- Review of individual functions within Civic Centre and their floor space configuration.
 - Need for public service access points
 - Need for Civic rooms - Council Chamber & other formal meeting rooms and Member facilities.
 - Space needs analysis
 - Need for car parking & accessibility by public transport.
 - Potential for co-location with other public agencies.



Civic Centre Relocation - Scope of Work (cont'd)

Issues to be considered:

- Basis of tenure - Civic Centre currently held freehold
- Potential of other City Centre properties owned by City Council to be able to accommodate new Civic Centre.
- Can / should City Council offer themselves up as a partner on a City Centre development scheme. (Either on land in City ownership or in ownership of others)
- Potential of Rickergate area as development opportunity.
- Developer interest in Carlisle.
- Costs - capital development costs / rental / improved efficiency
- Planning Issues - CR Urban Development Framework / Local Plan



Civic Centre Relocation - Link to Asset Review

Issues to be considered:

- Timetable - CR Urban Development Framework and Carlisle Local Plan
- Resources to implement Asset Review
- Potential to release "locked in " value of assets - both operational and income producing.
- Potential to attract further external sources of capital funding



Next Steps

- Access To Services Review
- Refine Project Brief and scope of work
- Integrate work of CR Urban Framework and Movement Strategy including results of soft market testing of developer interest.
- Determine members of Project Team
- Further develop scope of work for relocation of Civic Centre
- Report to Overview & Scrutiny, SMT and Executive



Potential Points of Engagement with Overview & Scrutiny

- Detailed Project Brief and scope of work for relocation of Civic Centre
- Integration with other aspects of Carlisle Renaissance - e.g. Economic Strategy for the City
- Outcome of research into "Access To Services Review"
- Analysis of Urban Development Framework and soft market testing.
- Outcome of research into space / configuration of new Civic offices.
