



Cambridge City Council  
**Strategy and Resources Scrutiny Committee**

**Additional Information**

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**Strategy and Resources Scrutiny Committee Members:** Robertson (Chair), Gawthrop Wood (Vice-Chair), Baigent, Bennett, Bick, Sheil, Young, Todd-Jones, Davey (Executive Councillor), Gilderdale (Executive Councillor) and S. Smith (Executive Councillor)

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## Public Questions Strategy & Resources Committee 21 November 2024

### **Question 1:**

'What commitment can the Council make to delivering the full upgrade of the market square given that there is currently only money identified for the resurfacing. Proposals have come forward from CCC for over 30 years for renovations to the market square none of which have been forthcoming'.

### **Question 2:**

While we understand the need for a plan to raise funding, we traders believe this vision plan will be setting the market project in stone. As it stands, this vision plan is not feasible on countless points, for example the footprint for the permanent stalls needs to be far larger, (please see notes from trader's meeting on 11th Nov and traders subsequent 36 questions sent in to ccq team on 14th+15th Nov). This is showing a great lack of understanding of the everyday running of the market and business needs of the individual stalls. This vision plan will be informing the RIBA 2 design stage. As it is inadequate to meet the business needs of the traders, and therefore a successful market, please can you adjust this vision plan, firming it up with points grounded in reality, before going through to the next RIBA design stage.

### **Question 3:**

The papers for this decision only propose to commit to phase 1 of what appears to be an open-ended project, with phase 2 only being committed to once further funds become available.

What assurances have you been given that make you certain that funding will become available for phase 2?

And who is going to be held liable for compensating businesses which suffer loss of trade or even go out of business as a result of the work on phase 1?

Does the budget for this project include an emergency stipend for traders in the event their businesses become temporarily inoperable at times during the work?

Does the Council have liability insurance to cover compensation for interruption of business as a result of phase 1? If so can we please see the certificate?

### **Question 4:**

I read with great disappointment the proposals from the architects and consultants regarding the proposed alterations of The Guildhall - one of the series of proposals that feels at odds with what the ambition the Minister for Housing is proposing for a massively-expanded city.

Furthermore, it doesn't appear that the consultants involved read, let alone addressed any of the points I made in my submissions during the consultation processes even though they are on record stating that they would respond to these.

(See blogpost at <https://cambridgetownowl.com/2024/01/04/can-the-development-of-the-civic-quarter-revamp-the-guildhall-in-time-for-florence-ada-keynes-mayoral-centenary/> for the specifics).

Did the consultants provide any estimates on the costs and the potential revenues for each of the concepts I came up with for the guildhall including:

- A rooftop cafe
- Separating the large assembly hall into two floors
- Adding two additional meeting rooms above the old court room and adjoining room
- Lifting the council chamber up to rooftop height and creating a new state-of-the-art corporate meeting theatre conferencing room in the void below?

#### **Question 5:**

There is a minimum of 33 market traders that currently trade for 5 or more days on the market. These traders use 54 permanent pitches between them in the form of single, double and triple pitches. The concept design only proposes 27 permanent stalls, which leaves a shortfall of 27 pitches. Can you explain why this has not been taken into consideration?

#### **Question 6:**

The Civic Quarter design report states that the proposal will 'rationalise' cycle parking around the market. The emerging plans indicate that roughly half the current on-street cycle parking spaces in the area will be lost.

The report mentions the possibility that the spaces lost will be replaced by additional 250 spaces in an expanded Grand Arcade Cycle Park. While this expansion would be welcome, it would only raise the Cycle Park capacity to the number that was originally secured through planning when the Grand Arcade was built, but never delivered by the developer nor enforced by the city council as the planning authority.

The report acknowledges that demand for cycle parking in the Civic Quarter area is already high and that is before the changes to the Guildhall, Corn Exchange and Market Square which will increase its attractiveness as a destination. If the city council is serious about ensuring that as many of these visitors travel by sustainable transport as possible, it must adopt a more ambitious approach to cycle parking. This project should enable many more people to cycle, but in its current form, it achieves the opposite.

As many public questioners made clear in the Liaison Group meeting, spaces close to the market are vitally important, especially for those with mobility issues. Over half of respondents to the public consultation said they accessed the area by cycle. The Civic Quarter needs a comprehensive cycle parking strategy that significantly increases the overall cycle parking capacity in the area – including, but not limited to an increase in capacity in the Grand Arcade – and considers the creation of additional cycle hubs at key access points.

**Will the city council commit to significantly increasing the number of cycle**

## **parking spaces in the city centre by urgently developing a city centre parking strategy?**

### **Question 7:**

Over the past 6 to 8 years we have had consultation after consultation on the market square. Consistently the Council has ignored the views of the public, who have consistently voiced their concerns and opposition regarding the broad sweeping proposals that the council have been promulgating. Cambridge residents use and want to keep their market, and are not fooled by blandishments that it is an aim of the council to keep the 7 day a week market.

The Council has separated their 'stakeholder groups' from the market traders. We can only surmise that this is so that many Cambridge residents, without detailed knowledge of the market will be fooled by the Council stating that night is day.

But Cambridge residents can see that the market is being run down. Making it abundantly clear that proposals for the market square, being put forward by the Council, will destroy our market.

Even more worrying the Council has consistently ignored everything that the traders have told them, in consultation after consultation.

This current plan from the council to make a canopy that will only cover 27 permanent stalls makes a totally mockery of any claim from the council that their aim is for a vibrant 7 day a week market.

We need our council to give real and acted upon, consideration to the views, questions, issues and concerns raised by both Cambridge residents, as well as by the market traders.

We call for, and ask that the consultation planned for Spring 2025 will finally and actually do this.

### **Question 8:**

I ask the Committee not to accept recommendations 1,2, 1.4 and 1.5 in the Civic Quarter Update report. While supporting the Council's proposed financial commitment, and aspirations for the Guildhall and Corn Exchange, there are still major issues to be resolved, particularly in relation to the Market Square and the overall public realm, before proceeding to the detailed design stage.

The issues raised by both the Council's process and the content of the proposals are too wide-ranging and complex to be fairly covered within a 3-minute question, response, and 2-minute follow-up.

The proposals in their present form do not have a publicly-agreed brief. They lack key information particularly in relation to the Market Square and the public realm. These are essential considerations given the choices needing to be made between the many existing and proposed demands on limited spaces. Consequently, and

contrary to the impression given in the report, the project has still not met RIBA stage 1 “agree a brief and establish that it can be accommodated on the site”.

This being the case I ask you to:

1) amend recommendation 1.2, to holding a further public consultation in Spring 2025 on the brief for the project, prior to proceeding to detailed design.

2) amend recommendation 1.5 to publishing, prior to the above, details of the Council’s vision for the Market, including balance of trade, how it plans to manage and promote the market, and how the Council plans to make the market more attractive to potential traders.

3) additionally, and concurrently with the publication of the vision for the Market, to publish, for public consultation, details of the Council’s proposals for events in the Guildhall, Corn Exchange, Market Square and public realm. To include the space and time requirements of these events in terms of servicing, set up and take down.

Second part – to be included as follow-up of not within 3 minutes

Shockingly, Council officers have twice tried to exclude me (a market customer, Cambridge resident, and historic environment professional with decades’ knowledge of the market) from Civic Quarter meetings organised for the traders. It was only at the insistence of the traders (at this most recent Council liaison meeting) that I have been he allowed to stay. This did enable me to hear both vital details of the proposals and traders’ concerns that need to be publicly aired and discussed if solutions are to be found.

From the first stages of the Market Square project (6 to 8 years ago) the Council has taken a wholly misguided “divide and rule” approach. Identified stakeholders and public have been consulted separately, with no opportunity for developing mutual understanding of needs and concerns, or for cross-fertilisation of ideas.

This has been, and continues to be totally counterproductive, particularly so for the Civic Quarter where multiple users and interests have to be accommodated within limited space and time. Yet throughout the Market Square project, and now the Civic Quarter project, separate workshops have been held on individual topics. What is even more shocking is that feedback promised at these workshops was not provided prior to publication of the Consultation report.



**Combined Authority Board: Decision Summary**  
**Meeting: Wednesday, 13 November 2024**  
**Published: Monday, 18 November 2024**  
**Decision Review Deadline: Tuesday, 26 November 2024**

Any key decision/s set below will come into force and may be implemented after 5.00pm on the fifth clear working day after publication of the decision, unless they are called-in [see note on call in below], with the exception of any key decision on a matter dealt with under the special urgency provisions set out in the Constitution which may be implemented immediately.

## **2 Apologies for Absence**

Apologies were received from John O'Brien, Chair of the Cambridgeshire and Peterborough Integrated Care Board.

## **3 Declaration of Interests**

There were no declaration of interests made.

## **4 Minutes of the previous meeting**

Clarification was provided regarding a public question asked at the previous meeting.

The minutes of the meeting on 16 October 2024 were approved as an accurate record and signed by the Mayor. The Action Log was noted.

## **5 Petitions**

No petitions were received.

## **6 Public Questions**

One public question was received. The question and response are published [here](#) (when available).

## **7 Forward Plan**

It was resolved to:

- A Approve the Forward Plan for November 2024.

## **8 Combined Authority Chief Executive Highlights Report**

It was resolved to:

- A Note the content of the report

## **9 Homes England Strategic Place Partnership - KD2024/056**

It was resolved to:

- A Approve the entering of a Memorandum of Understanding with Homes England to agree a Strategic Place Partnership (SPP) and all the outlined governance arrangements associated with the SPP.
- B Approve the formation of the Strategic Place Partnership Board and the development of a five-year Partnership Business Plan and annual Delivery Plans.
- C Delegate to the Mayor and Chief Executive to finalise the Memorandum of Understanding with Homes England.
- D Note the governance arrangements for the Combined Authority to engage constituent councils to inform and contribute to the business and delivery plans.

## **10 Budget Monitoring Update - KD2024/060**

It was resolved to:

- A Note the financial performance of the Combined Authority with actuals as at 30th September 2024.
- B Approve that the underspend on transport budgets is set aside to meet future passenger transport related services as set out in paragraphs 3.7 and 3.8.
- C Note the decisions taken by the Chief Executive and Investment Committee under powers delegated by the Board as set out in section 6 of this report.
- D Approve the continuation of the Tiger Pass scheme beyond its current end date of May 2025 and approve that the in-year underspend on the scheme is set aside in an earmarked reserve as set out in section 7 of the report in order to fund its extension.
- E Approve to set aside £225k from the 2024/25 Programme Response Fund to support the continuation of the Changing Futures project over three years from 2025/26.

## **11 DRAFT 2025/26 Corporate Strategy and Budget and Medium-Term Financial Plan - KD2024/005**

It was resolved to:

- A Note the developing draft Corporate Strategy following refresh.
- B Approve the draft budget for 2025-26 and the Medium-Term Financial Plan 2025-26 to 2028-29 as set out in this report and accompanying appendices for consultation.
- C Note that the budget currently assumes that the Mayoral Precept is maintained at its current Band D equivalent level of £36 and that the Mayor will seek views on whether to maintain the Precept at this level or apply an uplift of 4.99%, resulting in a Band D equivalent of £37.80. This is set out in paragraphs 2.84 and 2.85 of the report and Appendix 1.
- D Note the further work being undertaken in relation to the bus fare cap and that the revenue funding options will be reviewed with partners to identify potential mitigation opportunities for consideration in the final budget. See also paragraph 2.22 of the report.
- E Approve the timetable for consultation and those to be consulted.

## **12 Corporate Performance Report, Q1 and Q2 2024/25**

It was resolved to:

- A Scrutinise performance information relating to the Combined Authority's Corporate Key Performance Indicators.
- B Scrutinise performance information relating to the Combined Authority's Most Complex Programmes and Projects.
- C Scrutinise performance information relating to the Combined Authority's Headline Priority Activities.
- D Note progress to evaluate the impact of the Devolution Deal Investment Fund in a Gateway Review.
- E Note progress to implement the Combined Authority's Performance Management Framework.

## **13 Corporate Risk Report and Risk Appetite Statement**

It was resolved to:

- A Note the Corporate Risk Register, Dashboard and Heat Map
- B Approve the Corporate Risk Appetite Statement
- C Note progress of Audit & Governance Deep Dives



#### **14 Review of Investment Concept Papers KD2024/042**

It was resolved to:

- A Approve the concept paper for Extending Retrofitting your Home to be developed as a formal business case.
- B Approve the concept paper for Fen Roads Trial to be developed as a formal business case.
- C Approve the concept paper for Domestic Energy Efficiency and Low Carbon Heating to be developed as a formal business case.

#### **15 Bootcamps Update - KD2024/051**

Subject to confirmation of grant funding of £3,511,946 from Department for Education (DfE), it was resolved to:

- A Accept the grant funding to deliver Wave 6 Skills Bootcamp for FY 2025/2026
- B Delegate authority to the Assistant Director for Skills and Employment, in consultation with the Chief Finance Officer and Monitoring Officer to:
  - Enter into, sign and award grant agreements;
  - Enter into, sign and award contracts and extend contracts with existing providers where appropriate;
  - Carry out a relevant procurement exercise, for the delivery of wave 6 Skills Bootcamps funding and award and sign contracts with successful providers.

#### **15 Adult Skills Fund - KD2024/061**

It was resolved to:

- A Approve the transitional commissioning plan for private and third-sector providers for delivery from 1.8.25 and beyond as set out in section 3.6 of this report.
- B Agree to the development of an Adult Skills Commissioning Strategy 2025 - 2028

#### **16 Infrastructure Delivery Framework - Final Draft KD2024/049**

It was resolved to:

- A Approve the final report of the Infrastructure Delivery Framework
- B Approve the next steps of the CPCA working with Place Directors across the constituent authorities to develop project concepts and an action plan to address infrastructure issues

#### **16 GSENGH delivery of Warmer Homes – Local Grant Scheme**

It was resolved to:

- A Delegate authority to the Executive Director of Place and Connectivity to work with the Chair of ESC to evaluate the engagement evidence and outcome of the risk assessment and to conclude whether to submit an Expression of Interest as the application timeline requires decision between committee dates
- B Approve for 'the GSENGH Hub to apply on behalf of local authorities in the GSENGH Hub consortia to deliver the Warm Homes: Local Grant scheme'.

#### **17 Greater Cambridge Transport Strategy – Update**

It was resolved to:

- A Delegate authority to the Assistant Director - Transport in consultation with the Chief Finance Officer and Monitoring Officer to enter into one or more contracts or Grant Funding Agreements with the relevant delivery body (consultancy or Cambridgeshire County Council), as needed to continue the development of the GCTS.

**18 Peterborough R&D Property Company Limited (PropCo2) - KD2024/050**

It was resolved to:

- A Approve that the CPCA complete a shareholder's agreement with PropCo2 and ARU including the issuance of 3 million shares to the Combined Authority and up to 1.5 million shares to ARU in return for cash or an in-kind investment of up to £1.5m, subject to the final version of the shareholder agreement being approved by the Monitoring Officer in consultation with the Chief Finance Officer and the Executive Director Economy and Growth
- B Approve that the CPCA agree to provide shareholder approval for PropCo2 to enter into an agreement to lease the whole of the Phase 2 building to Anglia Ruskin Enterprise Limited subject to the final version of the lease being approved by the Monitoring Officer in consultation with the Chief Finance Officer and the Executive Director Economy and Growth

Notes:

- a) Statements in **bold type** indicate additional resolutions made at the meeting.
- b) Five Members of the Overview and Scrutiny Committee may call-in a key decision of the Mayor, the Combined Authority Board or an Officer for scrutiny by notifying the Monitoring Officer, except for any key decision on a matter dealt with under the special urgency provisions set out in the Constitution which may be implemented immediately.

## Revised Recommendations and addendum to Civic Quarter report

### 1 Recommendations

It is recommended that the Executive Councillor for Finance and Resources,

- 1.1 Recommends that Full Council notes the indicative capital cost budget of £55m as set out in 8.3 and approves an allocation of £3m from the existing Civic Quarter reserve for stage 3 design costs and associated on-costs.

And subject to Full Council agreement approves the recommendations below outlined in the report that includes, Concept Design Report, Public Engagement Report and the Commercial Report for the Civic Quarter including to:

- 1.2 Note the outcomes from the first Public Consultation that took place to shape the outcomes of the Concept Designs.
- 1.3 Approve to proceed to the next stage of design with a planning submission in late summer 2025 for the Guildhall, Corn Exchange, Market Square and the associated public realm, carrying out a second public consultation in Spring 2025
- 1.4 Grant delegated authority to the Chief Executive Officer to carry out a procurement process for the appointment of a contractor by Spring 2025
- 1.5 Approve the Civic Quarter Project team to work closely with the Corporate team, Market Operations team, Cultural Services team and Market traders to develop a business plan by Spring 2025 which includes:
1. Completion of the Terms and Conditions and the balance of trade work on the Market ahead of the proposed second public consultation for the Civic Quarter in Spring 2025
  2. An assessment of the revenue impact of decanting the Guildhall, Market and Corn Exchange
  3. A business plan for the operation of the future Guildhall, Market and Corn Exchange
- 1.6 Note the review by the Property Team of property assets including Mandela House to generate a capital receipt to contribute towards the Civic Quarter project.

## **Addendum to Civic Quarter Update Report**

Following an updated set of recommendations, there is a need to clarify some of the funding allocation approvals for works that are referred to in the published committee report.

### **2.5.2 and 8.2.6**

It is recommended that £4.5m is allocated as phase 1 to enable completion of a full roof replacement at the Corn Exchange, and this will be tabled for approval at Full Council in Autumn 2025. Approval of further funding beyond the initial £4.5m will remain subject to the agreement of the business plan. Any immediate emergency repairs required will be brought forward for approval as an out of cycle decision.

### **2.6.2. and 8.2.4**

It is recommended that an initial capital investment of £3m is allocated as phase 1 to enable the re-surfacing works of the Market Square, and this will be tabled for approval at Full Council in Autumn 2025. Approval of further funding beyond the initial £3m will remain subject to the agreement of the business plan.

### **2.8.1 and 8.3**

The overall estimated costs for the completion of the Guildhall and phase 1 of the Market Square and phase 1 of the Corn Exchange remain the same at £55m. With the updated recommendations, the estimate for design costs and associated on costs for RIBA Stage 3 is £3m (£2.5m design and survey fees plus £0.5m on costs). Approval is sought for this £3m at this stage. An updated cost estimate for design and associated on costs beyond RIBA Stage 3 will be tabled for approval in Autumn 2025

### **2.8.2 and 8.9.1 Addition of the following milestones**

Full Council 28 November 2024

Full Council September 2025