

Annex 2: Future Program/ Way Forward

This paper sets a draft program of work that it is expected would be required in order for stakeholders to take the York Central project back to market within a reasonable timeframe. This document initially sets out a brief description of individual work-streams with responsibilities and estimated timescales; these are then compiled into an indicative project plan, setting out critical paths and interdependencies.

ID1: Spatial Framework	Duration: 3 months	Lead: CYC
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Description:

High level and flexible framework to be produced by CYC setting out the spatial approach to allow incremental growth on the site as part of a comprehensive framework. Will establish broad urban approaches (grain, density, transport, open space), potential phasing of land release, and identify potential building morphologies to deliver appropriate quantum and type of development.

ID2: Planning Policy Statement	Duration: 3 months	Lead: CYC
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Description:

Brief planning policy statement to accompany Spatial Framework and set out more detail below the Core Strategy allocation in terms of quanta and disposition of uses, criteria based and procedural requirements, as well as identifying a tariff mechanism to allow incremental development to contribute to a comprehensive site infrastructure package.

ID3: Transport Analysis	Duration: 2 months	Lead: CYC
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Description:

Detailed modelling to establish the composition and phasing of a final access approach (including capacity of existing network to accommodate interim traffic growth), and an accompanying parking/ sustainable transport strategy .

ID4: Viability Analysis	Duration: 2 months	Lead: CYC
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Description:

Work currently being undertaken by the HCA to refresh site viability analysis in order to support strategic allocation of site in Core Strategy.

ID5: Land Assembly	Duration: ?	Lead: CYC/ NR
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Description:

CYC currently in process of acquiring 5-acre site. Unipart building remains key to unlocking rear of station (and may require use of CYC CPO powers), though acquisition may be phased post developer procurement. NR to pursue acquisition of outstanding long-leases to D B Shenker – these are critical in establishing project delivery, due to impact on accessibility of site. Legal view on issues with release of other parcels?

ID6: Tax Increment Finance	Duration: ?	Lead: CYC
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Description:

Despite current uncertainty around national TIF program, this funding stream will be central to project delivery, certainty will be likely to be required prior to approaching the market with York central, and a polished proposition will therefore be required in the first instance. Work currently programmed includes occupier demand and displacement analysis, currently being undertaken by CYC, and updated technical feasibility case (to reflect refreshed viability and spatial approaches). More work needs to take place around the financial proposition and the political positioning of a YC TIF in the wider sub-region.

ID7: Public consultation **Duration: 6 weeks** **Lead: CYC**

Description:

Program of consultation with public and stakeholders on the spatial, planning and transport/ access approaches. To be followed by period for consideration and possible amendments to documents prior to adoption.

ID8: Carriageworks proposals **Duration: ?** **Lead: NR**

Description:

Finalisation of NR improvement plans for Carriageworks building in order to establish implications on access and land-take, and potential of residual land to relocate existing uses.

ID9: GRIP process **Duration: ?** **Lead: NR**

Description:

Not sure if this process would need to be refreshed/ continued prior to or post developer procurement

ID12: NRM South Yard Proposals **Duration: 3 months?** **Lead: NRM**

Description:

Definition of the project, including distinction between public and paid museum aspects, commercial enablers, project delivery vehicles and finance/ funding, and rail infrastructure implications/ requirements.

ID10: Partnership/ Delivery vhcl **Duration: ?** **Lead: All**

Description:

Establish the vehicle and terms that partners will engage under, in order to take the project back to market, and the subsequent terms that developers will engage under. Includes identification and prioritisation of partners objectives, assessment through viability work of their commercial realism, and reflection of these in the proposition to the market. Inc. legal advice etc

ID11: Sales/ Marketing/ Comm.s **Duration: ongoing/ staged?** **Lead: All**

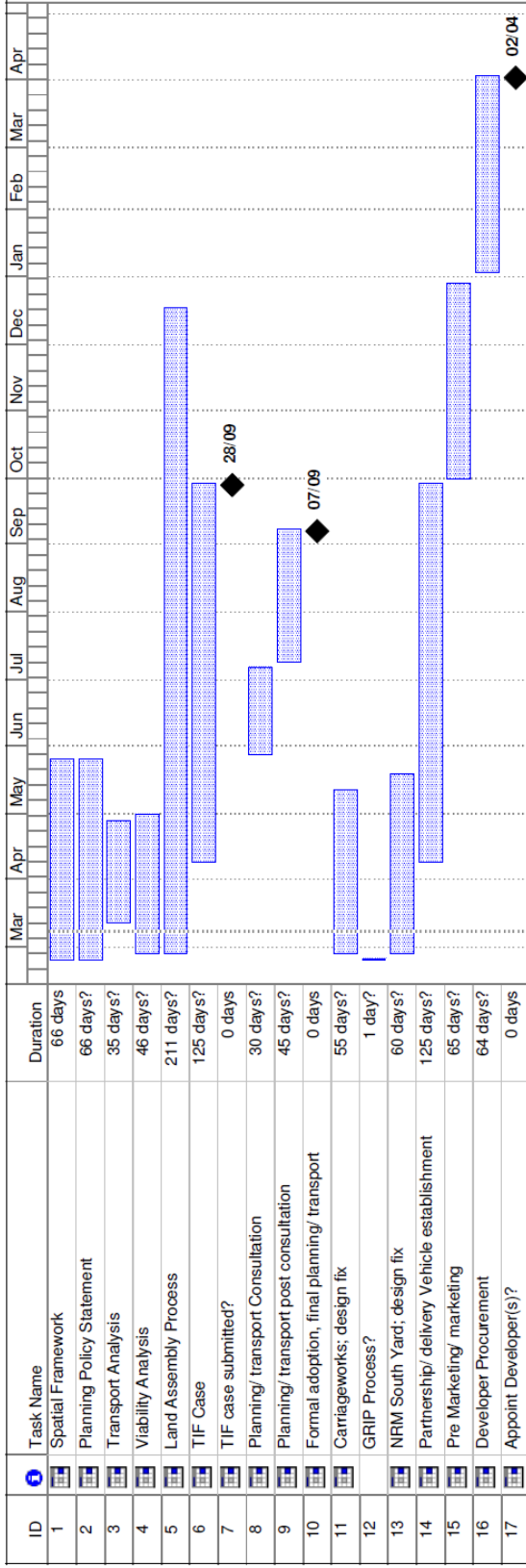
Description:

Engage property consultant to market site/ parcel, manage communications, and sales process prior to and as part of ID12.

ID12: Developer procurement **Duration: 4 months/ staged?** **Lead: All**

Description:

Run an EU compliant procurement exercise. May follow a phased land release strategy or 'whole site' approach. Inc. legal advice etc.



Project: York Central
Date: Thu 08/03/12

External Tasks
 External Milestone
 Deadline

Milestone
 Summary
 Project Summary

Task
 Split
 Progress

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