# Civic Quarter 18 September Update

Civic Quarter Liaison Group

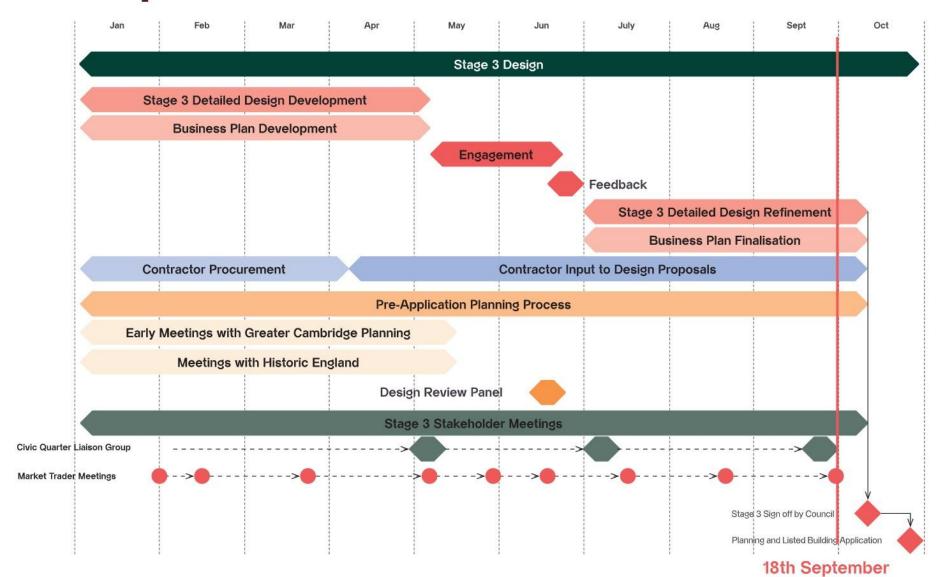
One Cambridge, fair for all



# Agenda

- 1) Recap
- 2) Scrutiny and Cabinet Update
- 3) Next Steps

### Recap



### 29 January Recap and programme

### 19 February

Demountable stall designs - options and shortlisting

#### 26 March

Permanent stall and canopy design / considerations

### 8 May

Pre-consultation briefing - business plan and proposed designs

### 29 May

Discuss decant approach with Contractor and Guildhall programme

#### 19 June

Servicing, storage, refuse and movement

### 16 July

Engagement outcomes and feedback

### 21 August

Revisit key issues arising from earlier workshops

### 18 September

Final Report - design and business plan (pre committee)

# Scrutiny and Cabinet Update

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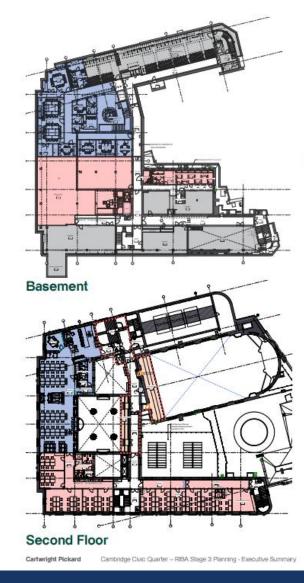
## Transformative proposals

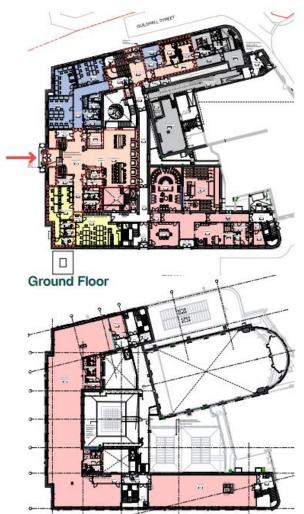
- 1) The most significant investment in public realm in the city centre for 50 years
- 2) Creating a modern, thriving and inclusive market square to support existing and new business
- 3) Transforming the Corn Exchange to widen its appeal
- 4) Opening up the Guildhall to the community
- 5) Providing an option for the headquarters for a new unitary council



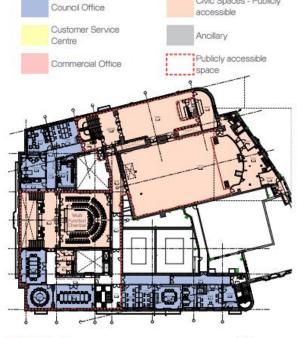
### **Executive Summary**

Guildhall

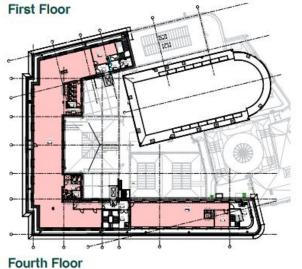




Third Floor



Civic Spaces - Publicly



Key Changes

Accessibility and Inclusivity

Modern Council Offices - fit for a Unitary Authority

Open to the Community

Sustainability
- a Net Zero
Carbon
Guildhall

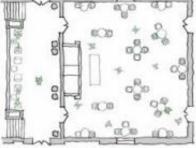
Reduction in running costs



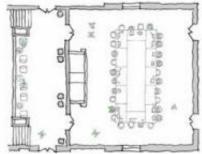
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Community Event



Meeting in the rour



Public Exhibition

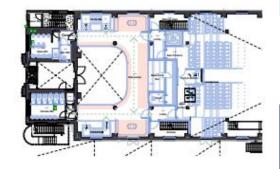






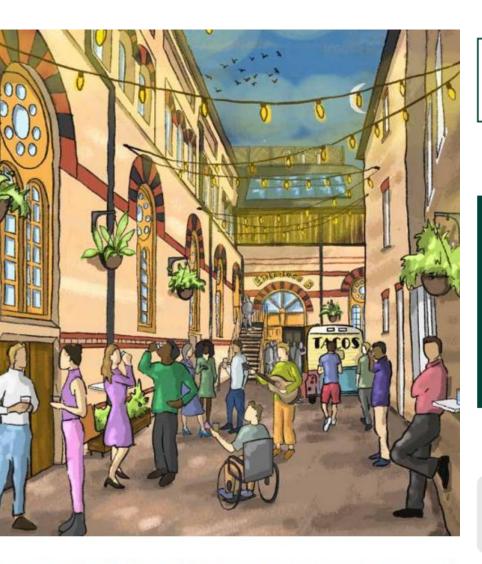
Upgraded Ground Floor & New Mezzanine Bar





ng - Executive Summary





Improved Visitor Experience

### Significant opportunity to improve visitor experience

From arrival through to show, refreshments and access to WC's

### Improved Accessibility

### Many areas in-accessible to non-able bodied persons

Limited viewing positions for wheelchair users and no wheelchair access to back stage

### Improved Food & Beverage Offer

#### 2 Current Bars

Bar snacks available, St. John's bar currently under utilised

### Improved Sustainability

### Gas fired inefficient heating system

Limited Insulation

### Improved Visitor Experience

By making significant updates to the entrance experience through econfiguring the foyer and providing a new entrance B.

New seating improving physical comfort

Improved Acoustics

New heating and cooling systems improve visitor comfort

Reduced number of restricted view seats

### Accessibility significantly improved

Lifts

Wheelchair positions

Increased accessible WC provision

Levelled raised floor provide back-ofhouse wheelchair access, including accessible shower and dressing room provision

### 4 Proposed Bars

Significantly improved food and drink offer proposed.

Foyer bar reconfigured

New Mezzanine bar and kiosk

St. John's bar reconfigured

New bar and VIP spaces in 3 Parson's Court

### Potential 61-79% reduction in energy use

All electric ASHP heating system

Insulation added to roof, auditorium floor and back of house spaces

PV panels generating electricity

New sanitaryware reducing water usage on site

Seated Event Capacity

Existing

1365

Proposed

1002

slight reduction but this results in an improved visitor experience Standing Event Capacity

Existing

1586

Stage +2 (fully extended)

Proposed

Stage +2 (fully extended) 1628 (+42)

re-imagined Parsons Court creating a vibrant place for Corn Exchange visitors to - Executive Summary





### Fixed Market Stalls (x44)

Lockable Market Stalls with integrated canopy, counter and signage. Integrated storage cupboards for market trader use

### Demountable Market Stalls (x52)

3x3 and 2x2 stalls fixed to sockets embedded in the ground

### 3. Covered Seating

Parasols around the fountain, along with trees providing shelter

#### Restored fountain

Bringing water back to the fountain at the heart of the market

### Storage

For demountable stalls and furniture

#### Welfare facilities

Accessible WC & storage plus basement level facilities

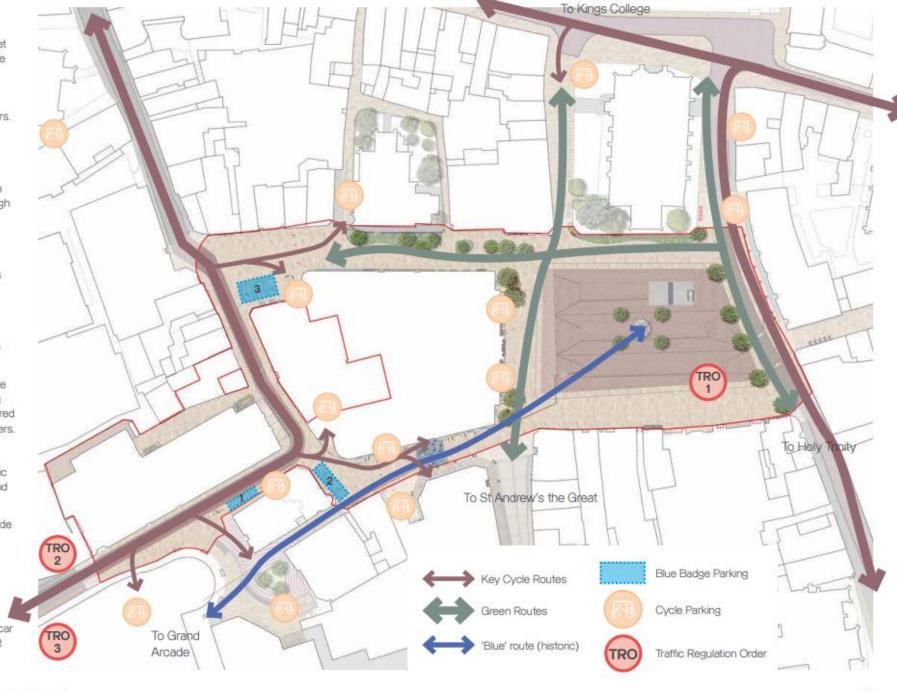
### 7. Subterranean Bins

For Market Trader use, located adjacent to Market Street, reducing vehicle movements

### 8. Security Gate

To be closed and locked at night.





The most significant investment in public realm in the city centre for 50 years



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## Civic Quarter – Project Viability for £92.3m

Guild Hall – £52.2m Corn Exchange – £26.5m Market Square - £13.6m

Option 2	Current Net Revenue	Net Revenue following works pre- Finance (5 year position)	Annual cost of Finance (5 year position)	Net Revenue following works post Finance (5 year position)	30 year revenue position (in real terms)
Guildhall	-£1.238m	£870k			
Corn Exchange	£676k	£2.634m			
Market	£446k	£382k			
Combined	£-116k	£3.886m	(£4.183m)	-£297k	£7.863m





## **Options**

	Option 1:	Option 2:	Option 3:	Option 4:
	Do Nothing	Do everything	Do some of it	Proceed with technical design
Capital commitment	£0 but £60m cost to meet compliance by 2030	£92.3m	£60m-£80m	£4.4m

## Recommendations

- 1) Submit Planning Application and Proceed with Technical Design
- Approve Capital Budget of £4.4m to develop detailed programme and contract sum
- 3) Return to Cabinet for contract and programme Sept-26



## Programme

Milestone	Date
Cabinet approval for Stage 4	September 2025
Planning and Listed Building submission	October 2025
Planning and Listed Building Consent	March 2026
Contract sum approval	September 2026
Earliest Decant of Guildhall and Corn Exchange complete	November 2026
Decant of Market complete	January 2027
Start on Site	January 2027
Formal Completion (assuming concurrent construction across all three sites)	November 2027 - January 2028 (Market)
	December 2028 (Guildhall and Corn Exchange)



## **Next Steps**

- Continued Engagement post planning Submission
- Further Liaison group meetings proposed for March 2026 and September 2026
- Ongoing dialogue with traders, colleges, Highways and retailers to develop decant and logistics plan