

Civic Quarter 18 September Update

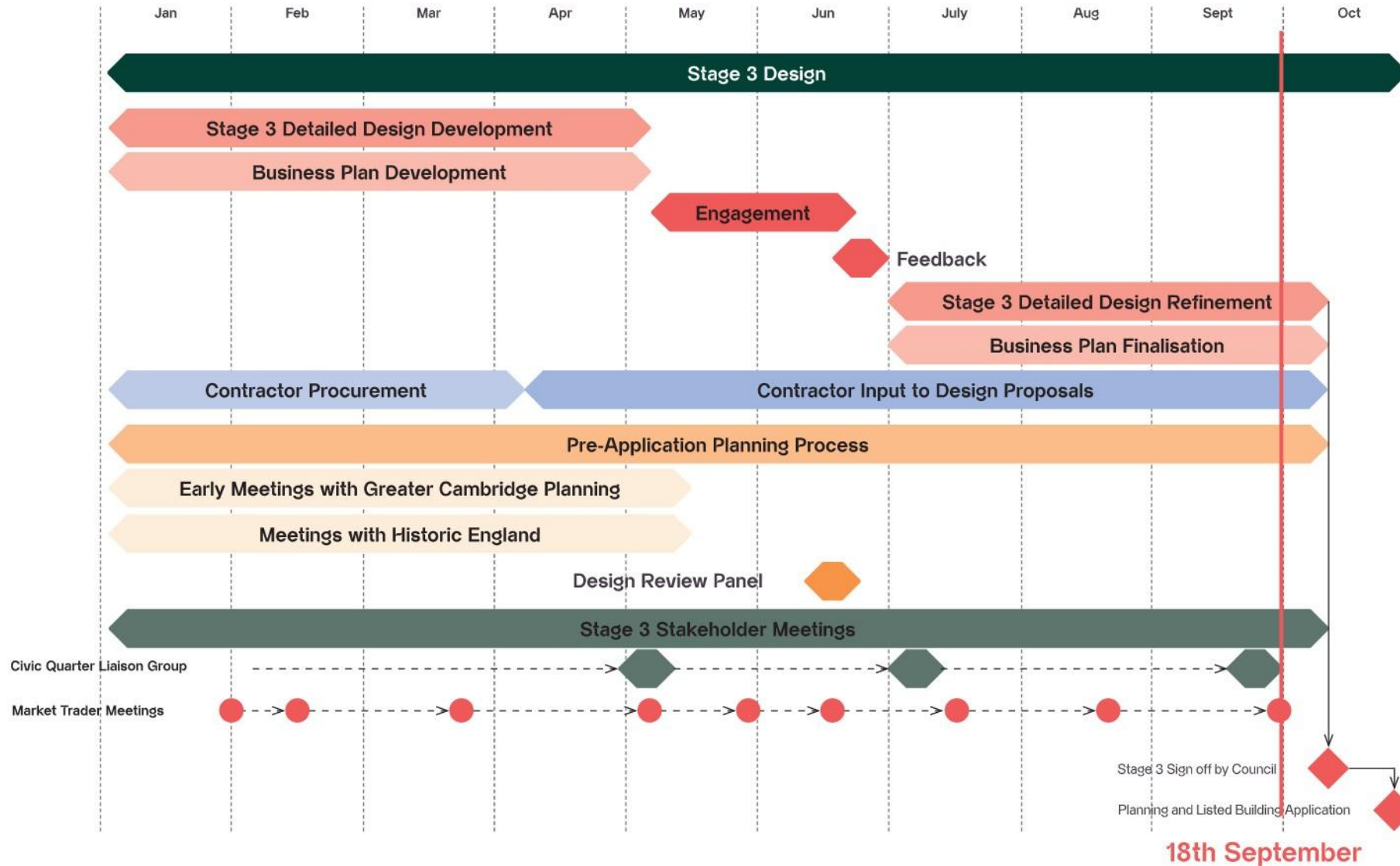
Civic Quarter Liaison Group

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Agenda

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

Recap



Scrutiny and Cabinet Update

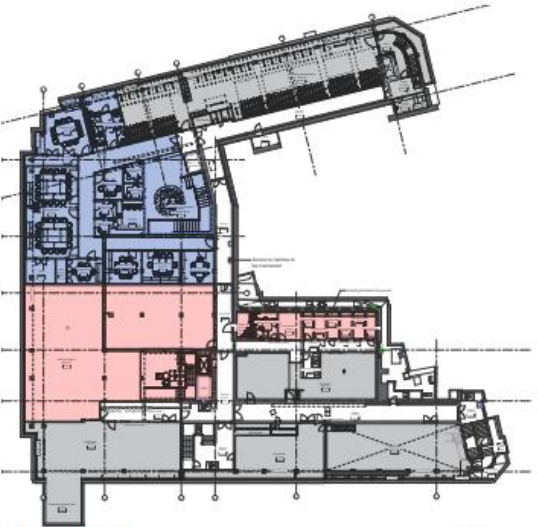
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Transformative proposals

- 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

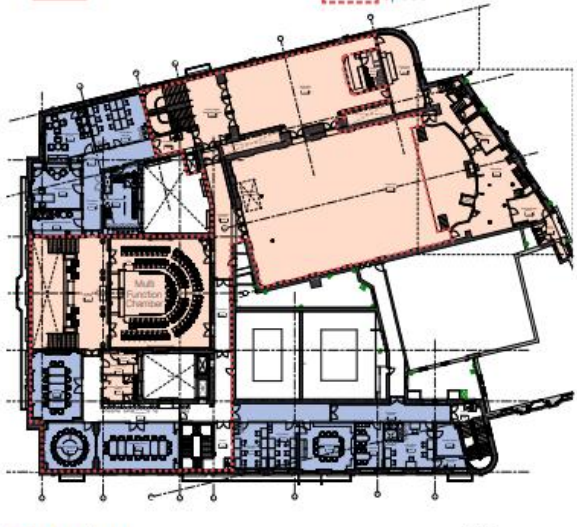
Guildhall



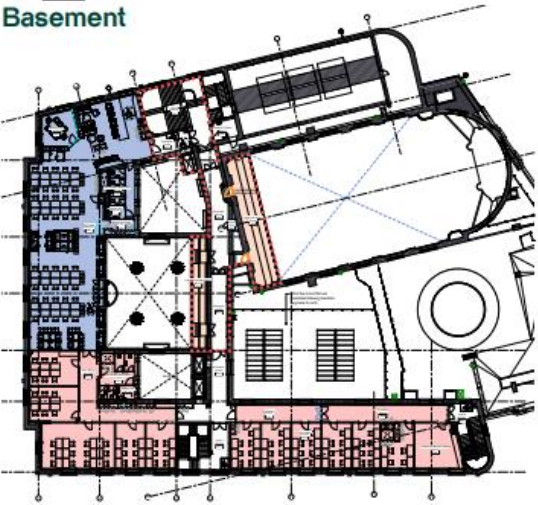
Basement



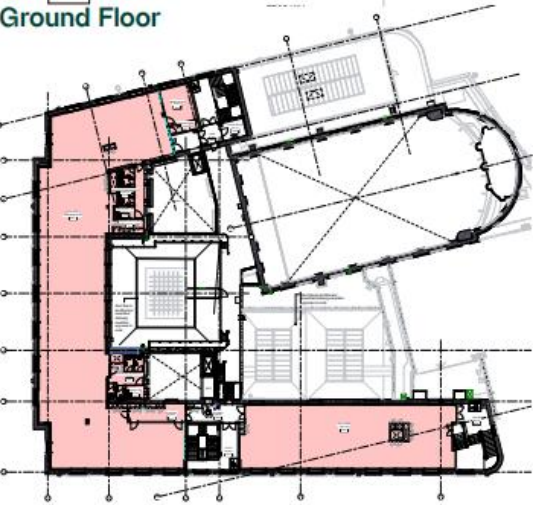
Ground Floor



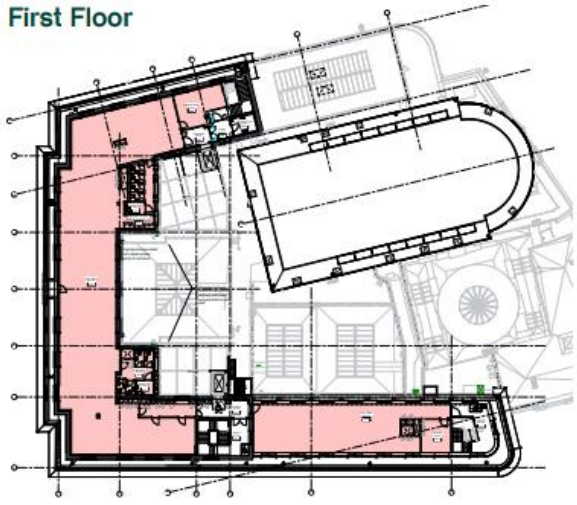
First Floor



Second Floor



Third Floor



Fourth Floor

- Council Office
- Customer Service Centre
- Commercial Office
- Civic Spaces - Publicly accessible
- Ancillary
- Publicly accessible space

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

Making the Guildhall open to the community



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and Inclusivity

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Sustainability
- a Net Zero
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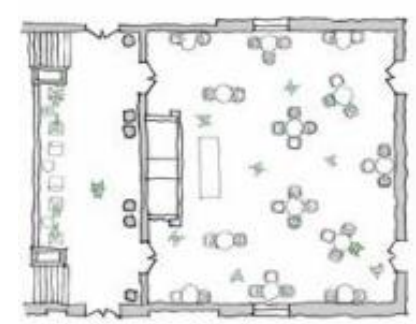
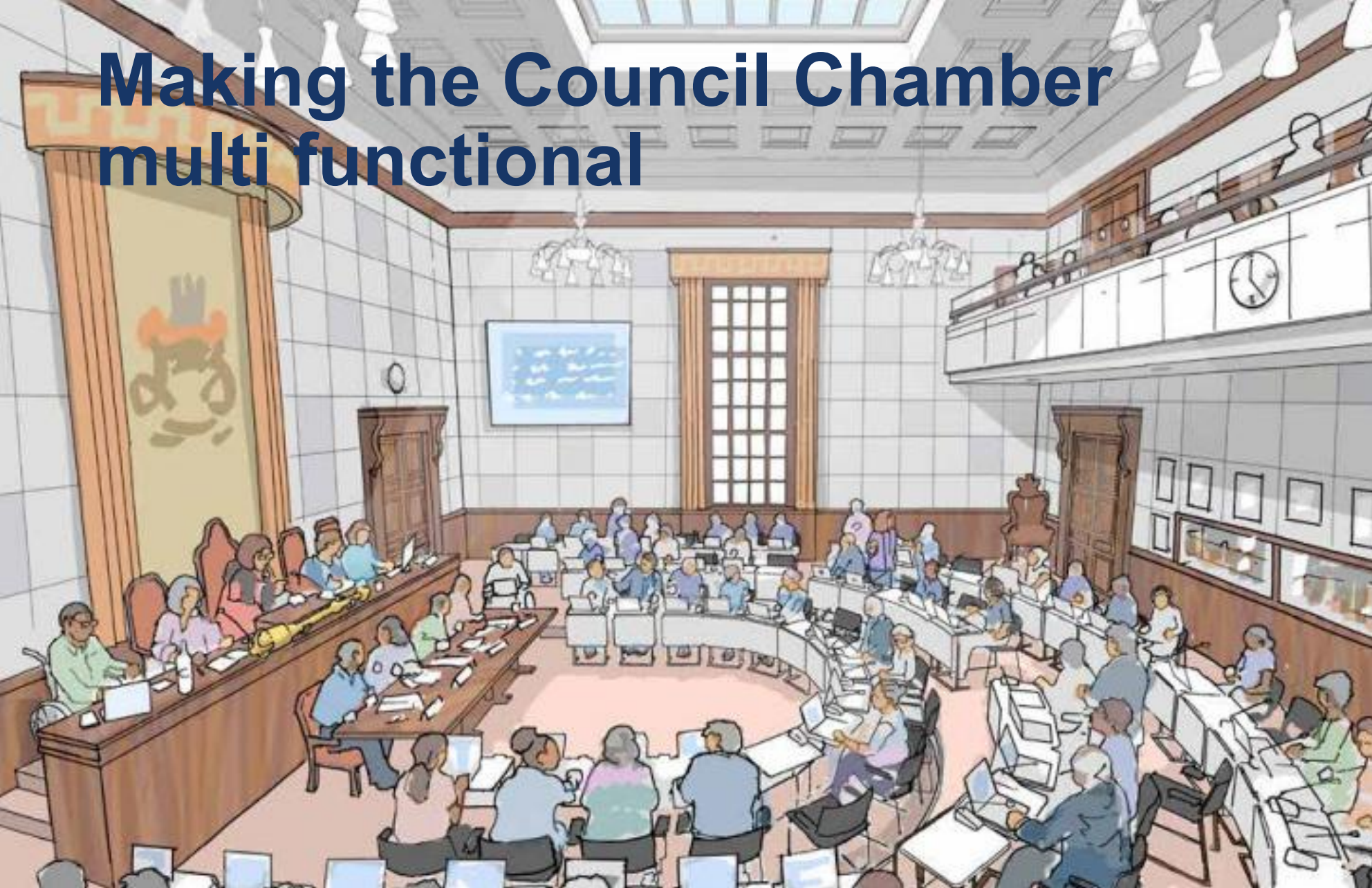
Reduction in
running costs



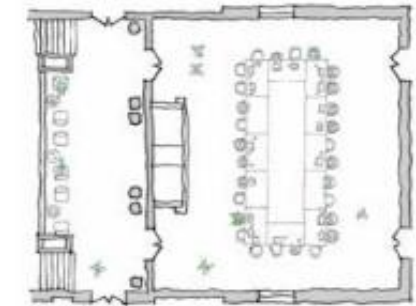
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Making the Council Chamber multi functional



Community Event



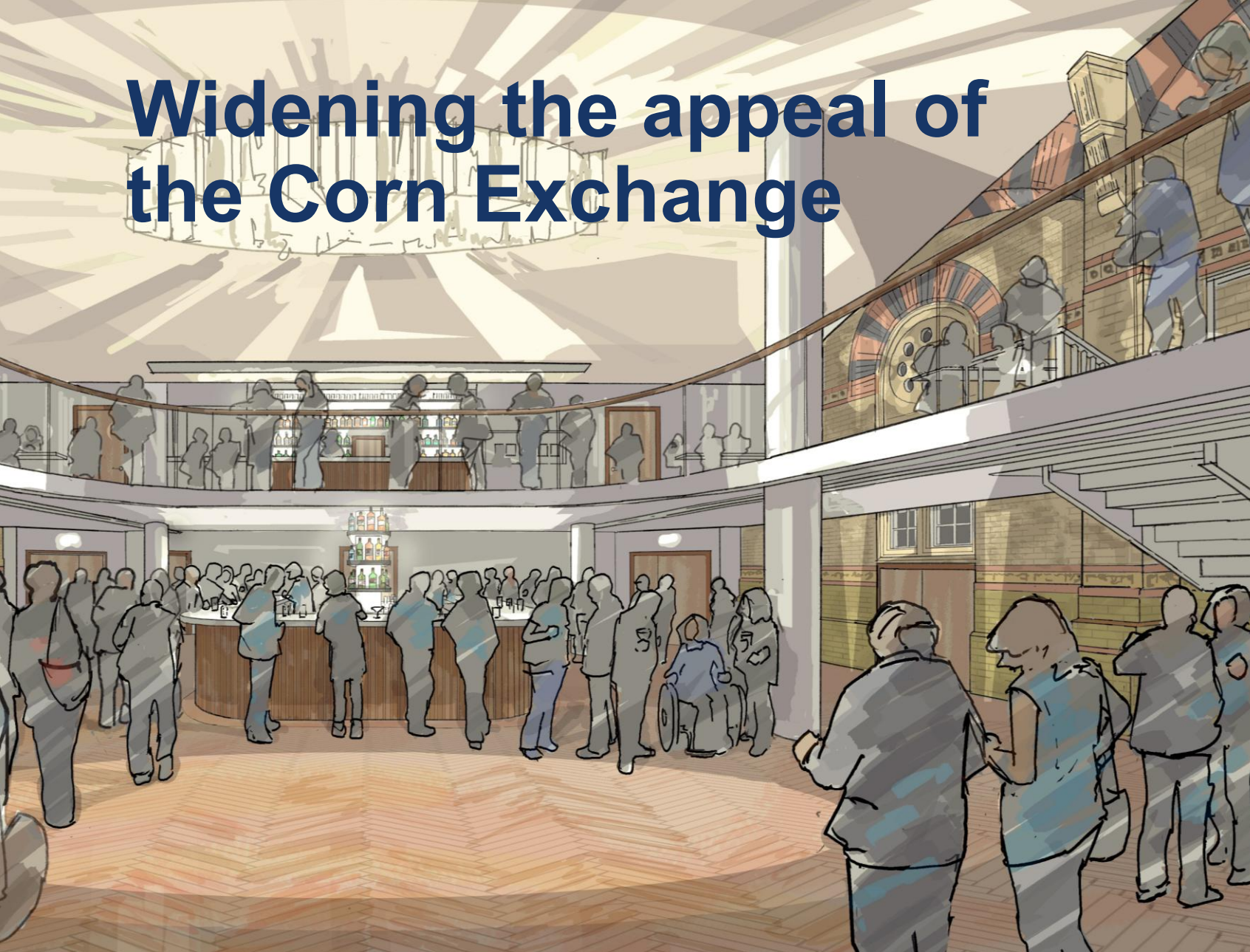
Meeting in the round



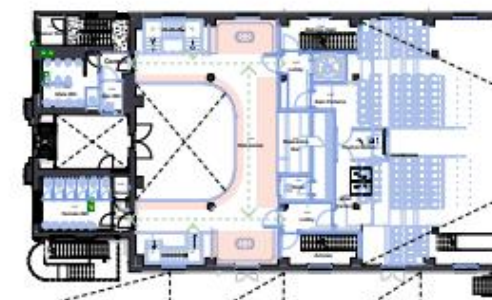
Public Exhibition

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Widening the appeal of the Corn Exchange



Upgraded Ground Floor & New Mezzanine Bar

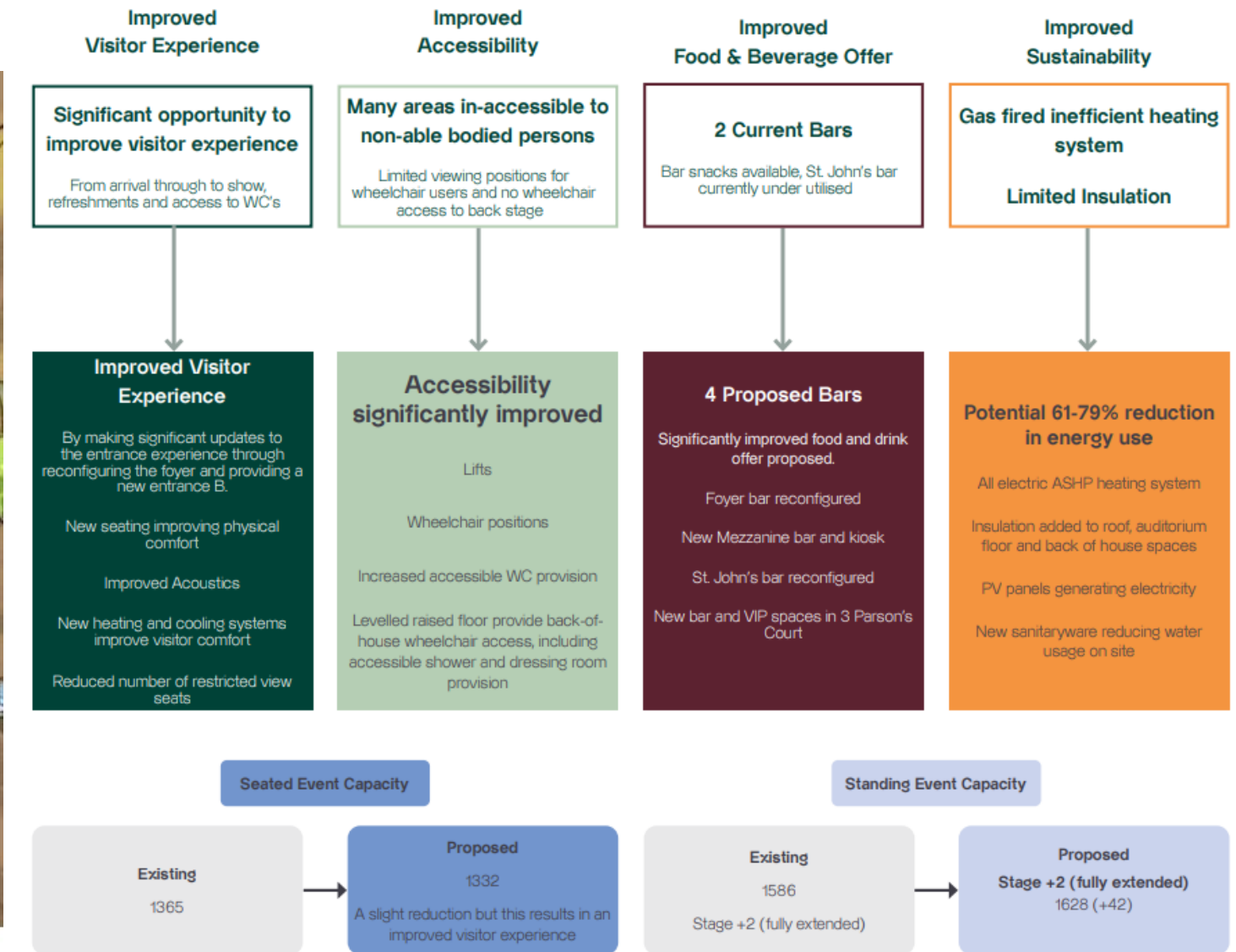


ng - Executive Summary

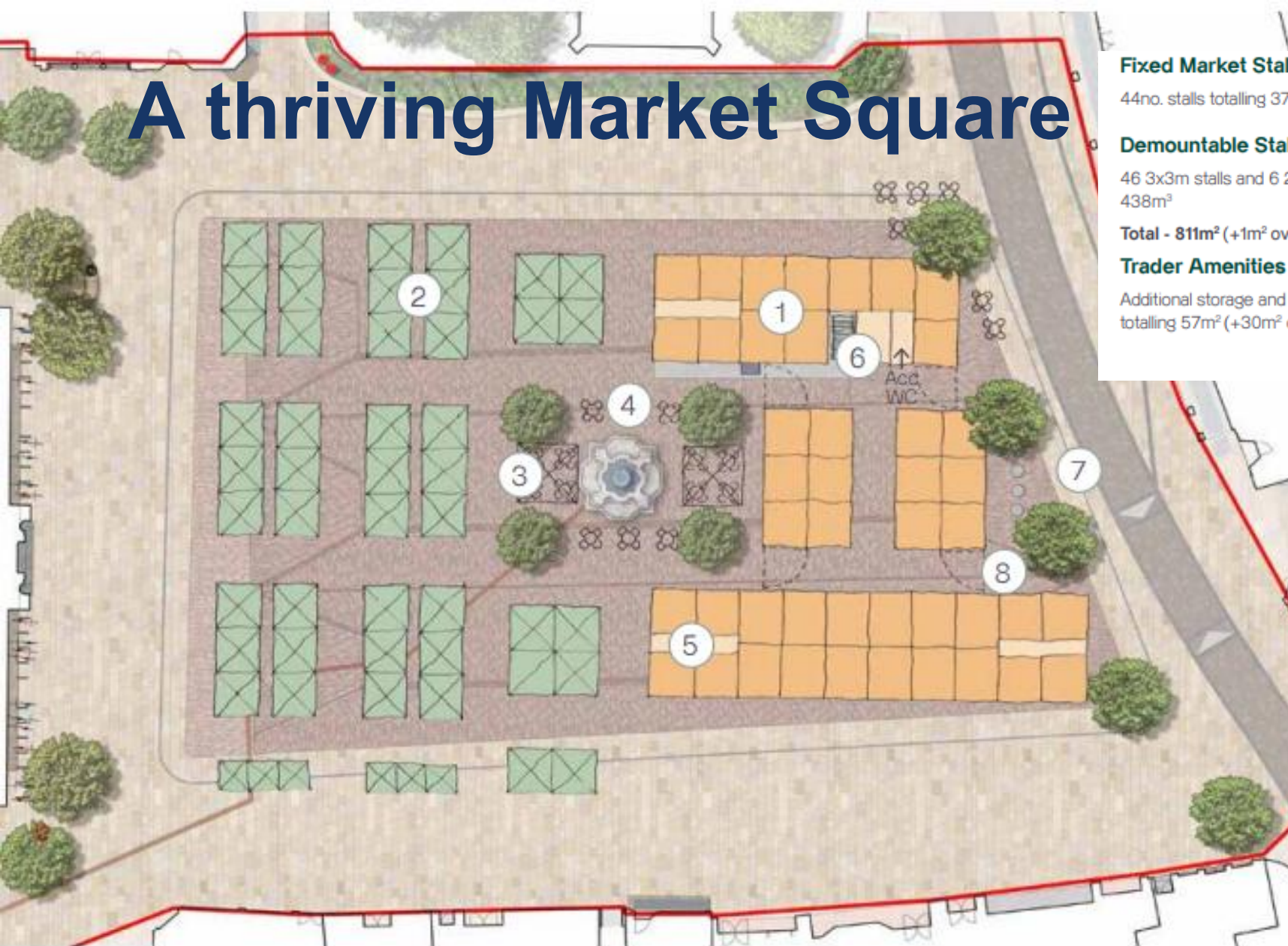
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re-imagined Parsons Court creating a vibrant place for Corn Exchange visitors to



A thriving Market Square



Fixed Market Stalls

44no. stalls totalling 373m²

Demountable Stalls

46 3x3m stalls and 6 2x2m stalls - totalling 52no. and 438m³

Total - 811m² (+1m² over existing market)

Trader Amenities

Additional storage and welfare facilities are provided totalling 57m² (+30m² over existing market)

1. Fixed Market Stalls (x44)

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

2. 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

4. Restored fountain

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

5. Storage

For demountable stalls and furniture

6. 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

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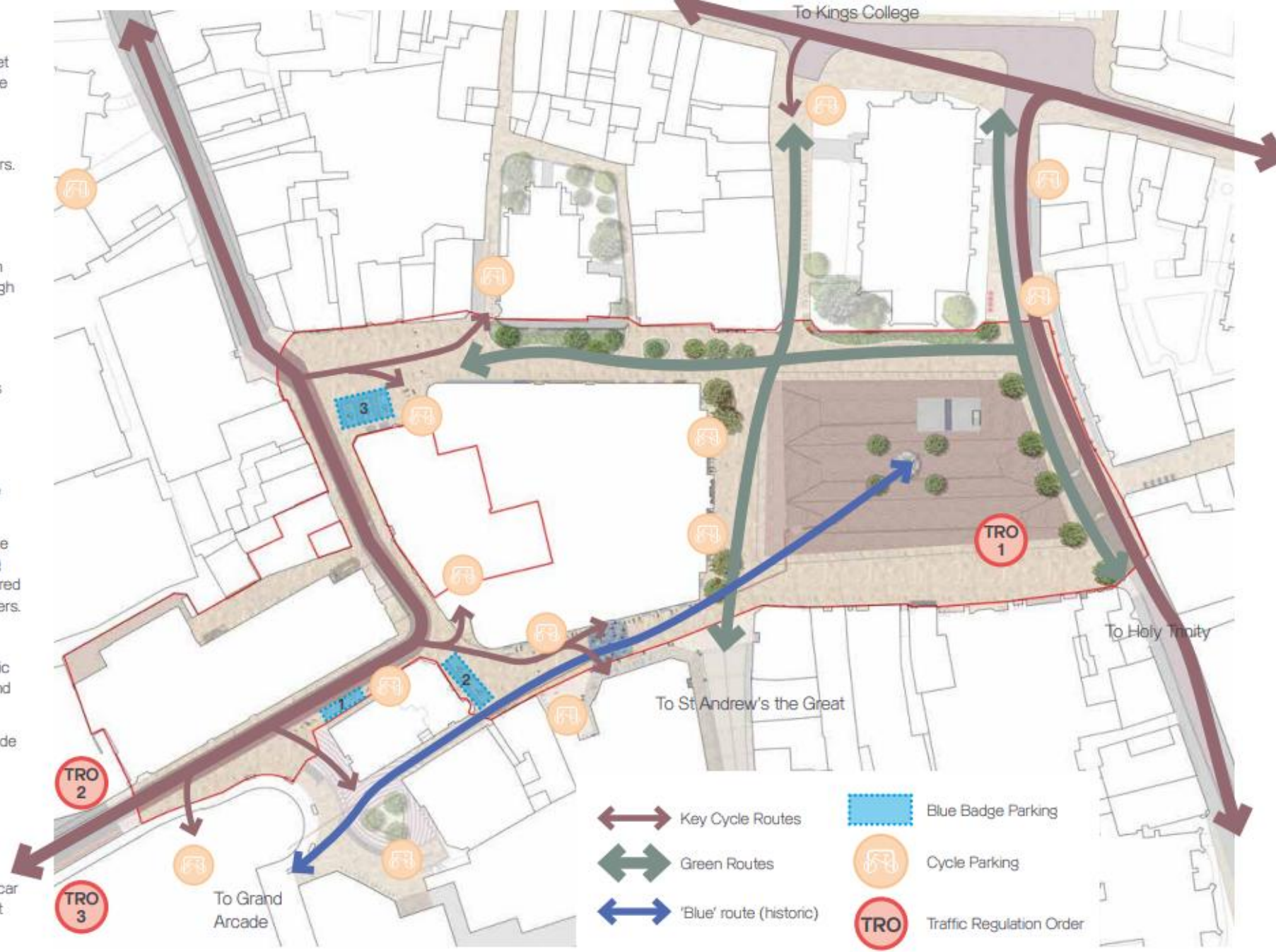
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A thriving Market Square



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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

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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
- 2) 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)

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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