



COUNCIL CABINET
9 December 2015

ITEM 13

Report of the Cabinet Member for Communities
and City Centre Regeneration

Strategic Property Transactions

SUMMARY

- 1.1 The Council's City Centre Master Plan 2030 has identified a number of sites, including the Becketwell Area and the Assembly Rooms site, as key locations to be regenerated to support the delivery of the objectives of the Master Plan.
- 1.2 This report sets out the current situation with regard to the progress that has been made and seeks approval to commission a feasibility study to set out in more detail the potential options for the redevelopment of these sites.
- 1.3 The Council has recently appointed Cushman and Wakefield as its Strategic Property Advisors. One of their key tasks will be to focus on supporting the Council in the redevelopment of the city centre. This will involve them making recommendations with regard to disposal and possible acquisition of sites to provide an exciting and vibrant city centre offer, especially in regard to leisure, culture and residential.
- 1.4 This report seeks approval for a specific commission to undertake a number of separate but linked studies to provide a demand led assessment as to what types of performance venue would be both viable and feasible in Derby, and to carry out preliminary architectural design work for such an offer, to recommend the best location. This will focus on, but not be limited to, the Becketwell and Assembly Rooms sites.
- 1.5 The estimate cost of undertaking this work is £135,000. Approval is sought to use the revenue element of the Property Rationalisation reserve.
- 1.6 In the New Year, Cushman and Wakefield will also begin to review the options for the disposal of Middleton House and St Mary's Gate, one of the locations of the Council's old office accommodation. It is anticipated that this site will be put to the market in early March 2016.

RECOMMENDATION

- 2.1 To note the appointment of Cushman and Wakefield as the Council's Strategic Property Advisors.

- 2.2 To approve the commissioning of a demand led assessment into what types of performance venue would be appropriate for Derby in relation to viability and feasibility on the Becketwell area, the Assembly Rooms site or any other suitable site identified during the study.
- 2.3 To approve the use of £135,000 from the Property Rationalisation Reserve.
- 2.4 To note that progress on the disposal of Middleton House and St Marys Gate will begin in the New Year, with the aim of putting the property to the market in early March 2016.

REASONS FOR RECOMMENDATION

- 3.1 To support the delivery of the objectives of the Council's City Centre Masterplan 2030



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Report of the Acting Strategic Director for Communities and Place.

SUPPORTING INFORMATION

- 4.1 The Council's City Centre Master Plan 2030 sets out a strategic context for investment opportunities in the City Centre in the next 15 years. The Plan has identified several key sites within the City Centre to be regenerated in order to support the delivery of the Masterplan objective.
- 4.2 One key objective of the appointment of Cushman and Wakefield was to look at key Council owned sites identified within the City Centre master plan. This work is already progressing as part of the initial commission.
- 4.3 Within this overall appointment, it is proposed that Cushman and Wakefield be commissioned to undertake a number of separate but linked more detailed commissions. They are:
- to provide a demand led assessment of what types of performance venue would be both viable and feasible in Derby on the Becketwell area, the Assembly Rooms site, or any other suitable site. The report is also to comment on the revenue and capital cost of providing a facility to support the production of major and nationally renowned concerts, theatre productions etc.;
 - to consider the financial and operational viability of such a venue, and to consider the other mix of uses that may be able to support such a scheme;
 - the options for developing the Becketwell site if not used for a performance venue; and
 - the options for developing the Assembly Rooms site if not used for a performance venue.
- 4.4 The estimated that the cost of this work is £135,000. Upon completion the Council will be in a position to establish whether the Assembly Rooms site or Becketwell area, or indeed another site, is the preferred location for a future performance venue.
- 4.5 Cabinet are asked to approve that the cost of this work be met from the Property Rationalisation reserve.
- 4.6 In the New Year, Cushman and Wakefield will also begin to review the options for the disposal of Middleton House and St Mary's Gate, one of the locations of the Council's old office accommodation. It is anticipated that this site will be put to the market in early March 2016. Funding for this work is covered within the overarching Strategic Property Advisor commission.

OTHER OPTIONS CONSIDERED

- 5.1 The Council could decide not pursue the aims of the City Centre Master Plan and simply put its current assets straight to the market. This would mean that the city centre may not be regenerated to provide the best overall city centre offer for Derby.

This report has been approved by the following officers:

Legal officer Financial officer Human Resources officer Estates/Property officer Service Director(s) Other(s)	Emily Feenan Amanda Fletcher Liz Moore John Sadler Christine Durrant Ann Webster, Richard Boneham
For more information contact: Background papers: List of appendices:	John Sadler 01332 643334 John.Sadler@derby.gov.uk None Appendix 1 – Implications

IMPLICATIONS

Financial and Value for Money

- 1.1 The cost of the detailed feasibility study is estimated to be £135,000, which is proposed to be funded from the revenue Property Rationalisation revenue reserve where there are sufficient funds to cover this amount.

Legal

- 2.1 None arising directly from this report.

Personnel

- 3.1 None arising directly from this report.

IT

- 4.1 None arising directly from this report.

Equalities Impact

- 5.1 Any performance venue needs to be fully accessible for disabled people, as performers and as part of the audience, as well as employees. Consultation on any design proposals will involve our Diversity Forum.

Health and Safety

- 6.1 None arising directly from this report.

Environmental Sustainability

- 7.1 None arising directly from this report.

Property and Asset Management

- 8.1 Property and Asset Management comments are incorporated within this report

Risk Management

- 9.1 None arising directly from this report.

Corporate objectives and priorities for change

- 10.1 The proposals contained in this report support the delivery of the objectives set out in the City Centre Master Plan 2030.

