



St Helen's House

SUMMARY

- 1.1 Following the decision of Cabinet on 5 September, the two developers that submitted valid bids presented their proposals to a panel of officers and members on 6 November.
- 1.2 Of the two valid bids from private developers, one proposes to convert the main buildings into a high quality 'boutique' hotel, with enabling development of apartments on the corner of Edward Street/King Street, the other proposes to restore the House itself to a 'gentleman's house', perhaps for an individual or a company's corporate use, with the remaining buildings used for offices and with similar enabling development of offices/apartments. Both proposals meet the Conservation and Development Brief and both developers have a track record in restoring historic buildings. Further details are given in the officer's report. Other issues considered in the evaluation are given in the confidential report in the exempt section of the Agenda.
- 1.3 On balance and subject to any issues raised at the meeting, I support the following recommendation.

RECOMMENDATION

That Cabinet:

- 2.1 Approves in principle the acceptance of the bid from Richard Blunt Ltd for the 299 year leasehold interest in the St Helen's House complex.
- 2.2 Authorises the Corporate Director - Corporate and Adult Social Services in consultation with the Cabinet Member for Housing Management to approve the details of the scheme and terms for the disposal.

REASONS FOR RECOMMENDATION

3 The proposal from Richard Blunt:

- Provides the best opportunity of securing the future of St Helen's House and associated buildings.
- Provides the best opportunity for public access to St Helen's House.



DERBY CITY COUNCIL

COUNCIL CABINET
28 NOVEMBER 2006

Report of the Corporate Director - Corporate and Adult Social Services

St Helen's House

SUPPORTING INFORMATION

- 1.1 At its meeting on 5 September 2006 Cabinet considered a report on St Helen's House and resolved to invite the two private developers to work on their proposals prior to a presentation to a panel of members and officers.
- 1.2 The panel met on 6 November 2006 and received presentations from Chek Whyte of Chek Whyte Industries Ltd and Richard Blunt of Richard Blunt Ltd. The evaluation of the two presentations is shown at Appendix 2. Further issues considered are given in the confidential report in the exempt section of the Agenda.
- 1.3 Having reviewed the proposals and supporting information, it is considered that the best opportunity to secure the future of St Helen's House is to grant a period of exclusivity to Richard Blunt Ltd.

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Background papers:	None
List of appendices:	Appendix 1 – Implications Appendix 2 - Evaluation of developers proposals

IMPLICATIONS

Financial

- 1.1 One of the developer's bids includes a small financial consideration
- 1.2 The long leasehold disposal of St Helen's House would relieve the Council of the future maintenance responsibility for the property.
- 1.3 Further implications are included in the confidential report in the exempt section of the agenda.

Legal

- 2.1 To grant a period of exclusivity to allow terms for the leasehold disposal to be agreed and documented

Personnel

- 3.1 None

Equalities impact

- 4.1 The refurbishment scheme will have to meet the requirements of the Building Regulations in respect of disabled access.

Corporate priorities

- 5. The proposal furthers the priority of working towards **improving the quality of life in Derby's neighbourhoods** and the key outcome of reinvigorating the city centre and river areas.

APPENDIX 2

ST HELEN'S HOUSE EVALUATION OF DEVELOPERS' PROPOSALS

	Issue		Comment	
			Richard Blunt Ltd	Chek Whyte
1	Overall proposal	1 Fit with Conservation and Development Brief	'Boutique' hotel (50 rooms) with the House providing principal reception rooms and the bulk of the hotel rooms in Pearson Building. Chapel to be used for events and headmaster's house for office and staff accommodation. Garden to be walled and landscaped. Initial sketch layouts prepared.	House restored for use as 'Gentlemen's House' perhaps as corporate house/HQ. Remaining buildings as offices.
2	Scheme deliverability	1 Track record 2 Market research – demand for proposal? (a) Have you identified end users/occupiers and what commitment have you from them? (b) Effect of other planned developments in City	<p>Family history in restoring historic buildings. Recent examples: Grange Farm, Clifton Campville Hall, Staunton Harold Hall. Two projects have won Georgian Group Best Restoration awards.</p> <p>Hotel would be operated by a chain. Several have shown interest.</p> <p>The developer does not consider a commercial problem. Provide rooms for big events in area. Proposed Jury's Hotel aimed at different client group. St Mary's Gate proposal – enough demand.</p>	<p>'Purchased and delivered when others have failed' Clifton Hall, Colwick Hall and Bunny Hall. Involved with such restoration for around six years. Currently working on Lenton Lodge.</p> <p>Anticipate that major local firm may purchase House for corporate use with ideally offices as corporate HQ. Consider shortage of office space in Derby.</p>

Issue			Comment	
			Richard Blunt Ltd	Chek Whyte
		3 Extent of enabling development	Apartments (39) on corner of Edward Street/King Street. Underground car parking.	3-storey offices / residential. Underground parking.
		4 Manage English Heritage aspirations / contact with EH	Informal discussions held and proposals sent. Positive comments.	Considers has a 'Good relationship with English Heritage'.
		5 Supporting resources	Architects – Brownhill Haywood Brown: repair/restoration of a number of historic buildings including churches. Contractors – GF Tomlinson – English Heritage approved contractor.	Architects - Hall Grey: restoration of Buxton Devonshire Royal Hospital. Contractors: Directly employed labour.
3	Public aspirations	Opportunities for public access to the House	Ground and first floor of House would be accessible through entertainment use. Organised group visits as at Staunton Harold	No public access but may have viewing day by appointment.
4	Timescale	What stages do you envisage in developing your proposals and how long might each / total take?	Intention to start works early to make weather tight. Listed building consent will be required.	Intention to start work early to make House weather tight and structurally sound. Eight months English Heritage approval. Overall programme 23 months.
5	Funding	How will you finance the scheme – what is it dependent upon?	Developer will fund initial repairs. Thereafter progress will be dependent on the enabling development.	The developer will fund.