



DERBY CITY COUNCIL

COUNCIL CABINET 31 JULY 2007

Cabinet Member for Neighbourhood, Social
Cohesion and Housing Strategy

ITEM 10

Demolition of Exeter House

SUMMARY

- 1.1 In January 2005, Derby Cityscape published its first Masterplan outlining its vision for the future of Derby city centre. In February 2005, Cabinet resolved to adopt this Masterplan as a guide to the City Council's regeneration plans for the City Centre.
- 1.2 In October 2006 Derby Cityscape published, for consultation, revised proposals, which take account of changing circumstances. The revised Masterplan proposals were adopted by Cabinet at its 3 July 2007 meeting.
- 1.3 The Cityscape proposals for the North Riverside area contain proposals that will involve the redevelopment of the land currently occupied by Exeter House and its replacement with a scheme comprising residential, office, leisure and ancillary retail uses. A plan and Development Brief are attached at Annex 1. The necessary demolition of Exeter House would involve the demolition of 37 units of affordable accommodation together with 4 leasehold units.
- 1.4 In order for the demolition to proceed the Council will be required to serve a demolition notice on both the tenants and leaseholders of that block.
- 1.5 Subject to any issues raised at the meeting, I support the following recommendation

RECOMMENDATION

- 2.1 That the Cabinet support the decommissioning of Exeter House and authorises the issue of an initial demolition notice under Schedule 5A Housing Act 1985.

REASON FOR RECOMMENDATION

- 3.1 The current North Riverside proposals outlined in the Derby Cityscape Masterplan have been open for public consultation between October 2006 and February 2007. The proposed mixed scheme for this area involving residential, office and leisure developments replaces the original proposals for a Performing Arts Centre which is not considered viable without significant public funding which has not been identified.
- 3.2 Following extensive economic appraisal of development options by Derby Cityscape working with the Council, English Partnerships and the East Midlands Development Agency the current alternative proposals are considered the most appropriate to bring much needed regeneration to this part of the City.



Demolition of Exeter House

SUPPORTING INFORMATION

- 1.1 The original Cityscape Masterplan was published in January 2005, after a public consultation exercise and discussions with Council Officers and other stakeholders. It set out Cityscape's broad vision for the future of the city centre for implementation over the next 15 Years. The North Riverside area was proposed to accommodate a Performing Arts Centre.
- 1.2 At its meeting on 22 February 2005, the Council resolved to adopt the Masterplan principles as a guide to the City Council's regeneration plans for Derby city centre and to consider it as a material consideration when determining relevant planning applications.
- 1.3 In October 2006, proposed revisions to the Masterplan were published and public consultation on these continued until February 2007. A number of amendments to the original proposals were proposed as a result of updated economic analysis and having regard to progress on schemes, changing economic circumstances and comments from the public. These revised proposals show the North Riverside area now containing a residential, office and leisure scheme in place of the original Performing Arts Centre.
- 1.4 At the 3 July 2007 meeting, Council Cabinet approved the proposed amendments to the Masterplan. The proposal specific to the North Riverside scheme, bounded by Derwent Street, the River Derwent and St Alkmunds Way are depicted on the attached plan within Annex 1.
- 1.5 Exeter House contains 41 units of accommodation. 37 units are available for affordable rent, whilst, in addition, there are 4 leasehold units where tenants have exercised their Right to Buy. The whole block is managed by Derby Homes. It's a popular scheme and currently has just one short-term void. It's an easy to manage scheme that does not present any particular maintenance issues for the longer term.

OTHER OPTIONS CONSIDERED

2. Different options for development of the city centre have been considered by Cityscape through their consultation exercises and through discussions with the Council. The chosen proposals for the North Riverside area are considered the most appropriate and viable to secure the regeneration of the City Centre.

For more information contact:	Ian Fullagar Tel 255185
Background papers:	22 February 2005 Council Cabinet report.
List of appendices:	3 July 2007 Council Cabinet report. Appendix 1 - Implications

IMPLICATIONS

Financial

1. There are no significant costs directly arising from the issue of an initial demolition notice.

Legal

- 2.1 Prior to demolition it will be necessary to acquire the existing leasehold interests either by agreement or using compulsory purchase powers.
- 2.2 Recent changes to the Right to Buy legislation introduced provisions to suspend or terminate the Right to Buy in situations where demolition is intended.
- 2.3 An initial demolition notice can be served under Schedule 5A of the Housing Act 1985 where demolition is proposed within the next 5 years. Amongst other things the initial demolition notice must give reasons for the decision to demolish and the intended timetable for demolition. Whilst it is in force the Council is not obliged to complete the sale under the Right to Buy scheme of any affected property (Section 138A Housing Act 1985). If the demolition does not proceed within 5 years the notice will expire and no further initial demolition notice can be served for another 5 years.
- 2.4 When the Council has a definite proposal to demolish within 24 months and it has acquired all other interests, such as the leasehold interests, it can serve a final demolition notice under Schedule 5 Housing Act 1985. Again, the notice must include reasons for the decision and the intended timetable. A final demolition notice will have the effect of terminating any outstanding Right to Buy application (Section 138B Housing Act 1985) and prevent further applications from being established.
- 2.5 Both demolition notice procedures have provisions in section 138C Housing Act 1985 to compensate tenants for any abortive costs incurred in connection with a Right to Buy application made before the notice was served.

Personnel

3. None directly arising from this report.

Equalities impact

4. None directly arising from this report.

Corporate priorities

- 5.1 The proposal promotes the Council's objectives to **Create a 21st Century City centre** and towards **Leading Derby towards a better environment**.

ANNEX 1



NORTH RIVERSIDE DEVELOPMENT BRIEF

JULY 2006

Introduction

The redevelopment of the North Riverside area of the city centre forms one of the priority projects within the Derby Cityscape Masterplan. The site, comprising circa 6.7 ha (16.6 acres) bounded by St Alkmund's Way and the River Derwent, is dissected by Derwent Street where the emphasis for regeneration is to bring forward land to the east of Derwent Street.

The Opportunity

The preferred development option for the site east of Derwent Street is shown illustrated on Plan A attached and targets the following outputs, subject to a formal planning application,

- Offices: 8,337m² (89,738ft²)
- Residential: 390 units (including 30% affordable equating to 117 units)
- 4/5* "Full Service" Hotel: 208 rooms;
- Leisure: 961m² (10,344ft²) including fitness/gym;
- Retail: 961m² (10,344ft²);
- Multi-storey Car Park: 600 spaces; and
- Public realm: 290 linear metres frontage to River Derwent.

Derby Cityscape is working with the City Council and other delivery partners (English Partnerships, the East Midlands Development Agency, Derby and Derbyshire Economic Partnership and the Housing Corporation) to identify the most efficient delivery mechanism for the above scheme. The preferred option represents a unique opportunity to deliver a sustainable, high quality mixed use development on brownfield land which will fully exploit the riverside setting.

Importantly, the redevelopment of this area will seek to create a new city centre destination and community offering new employment opportunities, a choice of housing, a flagship hotel and retail and leisure facilities. The opportunity exists to create a safe environment with high quality public spaces fully optimising the benefits of the riverside location, including provision of a new river footbridge forging links with Riverlights and the city centre beyond.

Design

As a priority project within the Derby Cityscape Masterplan there is an aspiration to set new standards of design at North Riverside. The design of buildings and public spaces will draw on the opportunity presented by the riverside setting and the quality of buildings will be driven by existing and new standards aspired to nationally under BREEAM and the Code for Sustainable Homes initiatives. A 'Design Code' will be produced in support of delivery of the preferred option to guide and influence end development.

Importantly, the massing and heights of buildings should support the central focus of the scheme, the river, and buildings should seek to compliment each other in terms of design and orientation. The preferred option anticipates a maximum height of 7 storeys at key desire lines within the scheme stepping down to 4 and 3 storeys towards the central focus of the scheme. This envisages the creation of a spatial edge to the river frontage respecting the views towards the Cathedral spire to the west and promoting an enhanced composition adjacent to the river.

The North Riverside site presents the opportunity to become part of the existing vibrant waterfront pedestrian realm within the heart of the city and can promote new direct links to Riverlights and Riverside Gardens, Market Square, and Osnabruck Square. The site frontage should respect the river frontage whilst promoting improved access and views of the river.

The envisaged public realm should aspire to a world class design and artistic aspirations that fully promote the leisure and retail uses within the scheme and align to the commercial and residential provision. Over all public spaces should form a mix of hard and soft landscaping to promote new gathering and forecourt spaces generating a holistic riverside ambience within the scheme.

Programme

- Agree Marketing Brief by September 2007
- OJEU compliant developer selection process begins June 2008
- Outline Planning consent August 2008
- Developer appointment by July 2009
- Start on site August 2009
- Completion 2012

PLAN A

NORTH RIVERSIDE DEVELOPMENT BRIEF - JULY 2007

