



DERBY CITY COUNCIL

**COUNCIL CABINET
25 APRIL 2006**

ITEM 18

Cabinet Member for Personnel, Performance
Management and Economic Development

**The Roundhouse and Associated Listed Buildings with
Adjoining Land, Pride Park**

SUMMARY

- 1.1 As landowners, we need to consider the way forward on the final element needed to complete the development of Pride Park.
- 1.2 Subject to any issues raised at the meeting, I support the following recommendation.

RECOMMENDATION

2. To authorise proceeding as recommended in the confidential part of the Report.

REASON FOR RECOMMENDATIONS

- 3.1 To achieve a suitable reuse for these listed buildings.
- 3.2 To complete the successful Pride Park development project.



DERBY CITY COUNCIL

COUNCIL CABINET
25 APRIL 2006

Report of the Corporate Director of Corporate and Adult Social Services

The Roundhouse and Associated Listed Buildings with Adjoining Land, Pride Park

SUPPORTING INFORMATION

- 1.1 A Report to Cabinet on 21 December 2004 set out the proposals of both Derby College and Urban Catalyst. Cabinet chose then to pursue the interest expressed by Derby College in the knowledge that there remained a significant funding gap to be overcome to make their project financially viable.
- 1.2 A Progress Report to Cabinet on 26 April 2005 summarised events immediately thereafter. That Report referred to the College's development proposals, the estimated costs as they stood then and the Prospectus issued in support of their funding bids.
- 1.3 Another Report was to follow "when any significant milestone is reached which it would require Cabinet authorisation to progress". Derby College have since made further progress upon these aspects, as set out within the confidential Report.

OTHER OPTIONS CONSIDERED

2. As set out in previous Reports...

- reverting to previous selected developers
- furthering discussions with previous under-bidders
- considering interest from other developers who have shown intermittent interest over the last few years
- routes potentially available through the URC, through its own operations or via *emda* or EP funding partners
- re-advertising to seek any additional interested parties
- if approved by our funding partners, separating out the land for new-build development, selling these areas without packaging them with any obligations to deal with the Listed Buildings but ring-fencing those receipts into a special fund which would only be used for the purposes of refurbishing the Listed Buildings.

For more information contact: Jim Olford (25)8426 e-mail jim.olford@derby.gov.uk

Background papers: Previous Cabinet Reports

List of appendices: Appendix 1 – Implications

Appendix 2 – Plan of Roundhouse and Associated Listed Buildings with Adjoining Land, Pride Park

Appendix 3 – Terms recommended - within Confidential part of agenda

IMPLICATIONS

Financial

1. We need to remain mindful of our obligations both under the Funding Agreement which enabled us to complete the infrastructure for Pride Park and also under the City Challenge funding support obtained previously. Any net receipt would support our capital programme.

Legal

2. None.

Personnel

3. None.

Equalities impact

4. None.

Corporate objectives and priorities for change

5. The proposal mainly comes under the Council's Objectives of providing, a **prosperous, vibrant and successful economy** and a **shared commitment to regenerating our communities**, but also potentially contributes towards other objectives also.

