

Osmaston Vision Delivery - Update

SUMMARY

- 1.1 The Regeneration of Osmaston is a key priority for the Council and is supported through Cabinet approval.
- 1.2 On 22nd November 2011 Cabinet Approval was granted to proceed with an OJEU competitive dialogue process to procure a Developer Partner to join with the Council in a private Joint Venture vehicle to drive and deliver regeneration across Osmaston.
- 1.3 The procurement of the Developer Partner is complete, with Keepmoat Ltd being the successful tenderer. A Members Agreement has been signed and the Osmaston Regeneration Partnership has been formed.
- 1.4 A Collaboration Agreement is in place with Rolls Royce which commits to the transfer of 30 acres of vacant land from Rolls Royce to the Council. In addition it commits to the transfer of the grade 2 listed Marble Hall, with a contribution towards the refurbishment of this building.

RECOMMENDATION

- 2.1 To note contents of the report and make comments and appropriate recommendations.

REASONS FOR RECOMMENDATION

- 3.1 To allow members to receive an update on the Osmaston Vision Project.

SUPPORTING INFORMATION

4.1 Project Overview

The Osmaston Vision Project brings together a number of key stakeholders including the Council, Derby Homes, the local community, Rolls Royce, local businesses, and health service providers to deliver a range of physical and economic improvements to the area, including:

- The development of 30 acres of vacant Rolls Royce land for residential and

- commercial uses following their relocation to new premises in Sinfn.
- The refurbishment and improvement of Osmaston Primary School.
- The refurbishment and improvement of the historic and iconic grade 2 listed Marble Hall, to be brought back into use as a community facility.

- Improvements to connectivity across Osmaston, linking the area with the wider south Derby area.
- Programmes to tackle fuel poverty and improve energy efficiency.
- Tackling worklessness through the creation and support of training and job opportunities suitable for local people

4.3 The Osmaston Regeneration Partnership Board is advised by a Steering Group consisting of the Council, Keepmoat, Derby Homes and the Osmaston Community Association of Residents (OSCAR). The Steering Group leads 8 sub groups which deliver projects.

4.4 **Completed Projects**

OSCAR play area	Council owned land at Nightingale Rd – providing a variety of equipment for children of all ages, including disabled children.
Wheeled sports track	Council owned land at Osmaston Rd - providing a bmx pump track and scooter track. In addition, cycle hire, equipment hire, and training provided longer term.
Energy efficiency works	External wall insulation to Council owned steel framed houses on Elton Rd

4.5 Projects on site or commenced

Osmaston Primary School refurbishment	£5.5 million refurbishment of existing nursery, infant and junior facilities on Nightingale Road.
The Osmaston Story	A project to tell the story of Osmaston to the younger generation and to new residents in the area. Study visits have taken place to Eden Camp and the Rolls Royce Heritage Centre. Residents will work with a Community Artist to produce a performance for the Marble Hall opening ceremony.
Victory Rd new homes for social rent	5 new homes under construction for the Council on Council owned land.
Elton Rd / Glossop St new homes for affordable rent	40 new homes under construction for Derby Homes on former Council owned land.
Glossop St new homes for sale	55 new homes for sale, including low cost home ownership options, by Strata on former Council owned land.

Training and work experience	<p>Training provided via OSCAR with the support of WEA, Derby College and the Job Centre. Courses currently on offer include Food Hygiene, IT skills, basic literacy and numeracy, CSCS card training, and First Aid. The intention is to provide a full range of courses and training to enable residents to take advantage of the job opportunities offered via the Regeneration.</p> <p>A local resident has completed a 6 week placement working with the team in relation to highway improvements.</p>
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4.6 Projects approved and pre-contract

Marble Hall	£5 million refurbishment and conversion of a grade 2 listed building into a Community Hub, comprising medical facility, nursery, café, and meeting rooms, and small business start up units.
Development on Main Works Site	The construction of 340+ homes, including 85 for affordable rent.
Nightingale Rd – empty property	The conversion of an empty shop unit into flats for affordable rent by Derby Homes.

4.7 Projects in the pipeline in feasibility stage

- Improvements to Osmaston Park entrance
- Public realm works to Elton Road
- External wall insulation to 80 privately owned properties
- Memorial to lives lost during the WW2 factory bombing
- Local history and educational display boards and electronic media
- Improvements to bus routes
- Connections to cycle routes
- Relocation and expansion of Livewell services
- Demolition of the former Addison Rd Housing Office to incorporate the site into the new line of properties along Addison Rd.

4.8 Future Projects

- Construction of commercial units on the site of the former Light Alloy Foundry.
- Construction of 100 new homes on the former Rolls Royce factory at Elton Road
- Highway and road crossing improvements to Osmaston Park Road.
- Junction improvements to Osmaston Road / Ascot Drive.
- Refurbishment of 3 empty homes to be transferred to the JV from Rolls Royce

- Public realm improvements and highway downgrading to Nightingale Rd
- Improvements to the allotments on Osmaston Park.
- Construction of a small number of new homes adjacent to the allotments on an under used area of Osmaston Park to increase public safety by overlooking and increased activity.
- Improvements to public realm at the junction of Nightingale Road and Osmaston Road.

This report has been approved by the following officers:

Legal officer	NA
Financial officer	NA
Human Resources officer	NA
Estates/Property officer	NA
Service Director(s)	Richard Williams
Other(s)	

For more information contact:	Rachel Collins 01332 641616 rachel.collins@derby.gov.uk
Background papers:	None
List of appendices:	None

IMPLICATIONS

Financial and Value for Money

1.1 None arising directly from this report.

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 None arising directly from this report.

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 None arising directly from this report.

Risk Management

9.1 None arising directly from this report.

Corporate objectives and priorities for change

10.1 None arising directly from this report.