



**Becketwell Programme**  
**Regeneration and Housing Scrutiny Board**  
18<sup>th</sup> October 2022



# Becketwell Regeneration

- Priority regeneration site in the heart of City Centre
- Decades of market failure and progressive decline - numerous proposals for the site have failed
- Public sector must **intervene to break cycle** of decline and build confidence
- **St James Securities** are the Council's long-term partner
- **Delivery of a regeneration masterplan is the goal**, not piecemeal development
- **Vision: to create a destination with a bold new identity and attract footfall, economic activity and vibrancy**



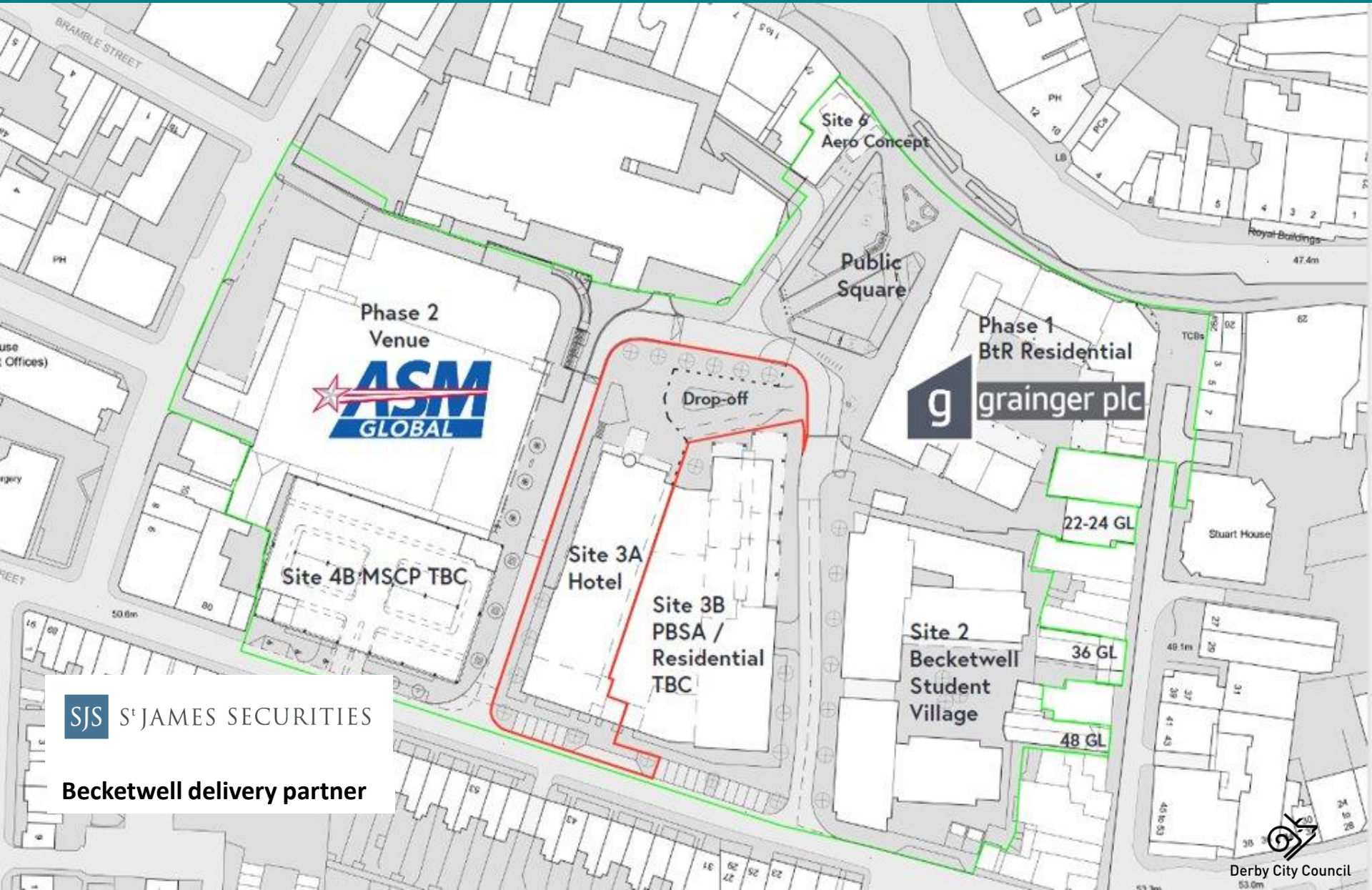
# DCC have unlocked the site

- Public Sector has funded:
  - Acquisitions and disposals
  - Site clearance and demolition
  - A new Public Square
  - A new Performance Venue
- Capital Investment:
  - £8M LEP funding
  - £52M DCC
  - Over £37m private sector investment





# Becketwell Regeneration



**SJS** ST JAMES SECURITIES

**Becketwell delivery partner**

# Benefits

- ✓ **Derby Recovery Plan: Catalyst for further investment, promoting business confidence and investment in City Centre**
- ✓ **Improved resident and visitor perceptions** resulting in increased footfall and dwell time. The performance venue and public square will contribute to a **more vibrant economy**.
- ✓ The provision of a performance venue in the City Centre will contribute to creating **a more positive a perception and image of Derby** as a place open for business.
- ✓ Creation of **new employment opportunities**.
- ✓ The scheme will deliver a **social value strategy** which will support the development of local skills in the construction/hospitality industry.





# Progress Update

## Phase 1

### The Condor and Public Square

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- The Condor :
  - Build to Rent scheme – 259 apartments
  - Scheme funded by Grainger UK Plc - £37.4m investment
- Public Square :
  - 6 months programme delivered by SJS
  - Works are on site
  - New public open space
  - Connect the performance venue with the city centre







# Progress Update Phase 2 Performance Venue

- 3,500 capacity venue with flexibility to rapidly change capacity (down to 800 capacity space);
- Secondary space up to 400 capacity
- Capable of hosting a range of events including music events, banquets, conferences.
- Hospitality facilities including café, bars and food services.

# Progress Update

## Phase 2 - Performance Venue

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### Progress to date

- In contract with SJS as the Developer delivering the scheme.
- Long term agreement for lease exchanged with **ASM Global** as the Operator of the venue
- Planning consent secured and detailed design of the venue in progress
- Demolition is progressing





# Timescales

Milestones	Completion
<b>Phase 1</b>	
<b>The Condor, 259 Build to Rent apartments complete</b>	<b>March 23</b>
<b>New public Square complete</b>	<b>February 23</b>
<b>Phase 2</b>	
<b>New 3,500 capacity multi-purpose events and business conferencing venue – construction complete</b>	<b>End 2024</b>

These timescales are subject to change due to the nature of construction projects.



# Delivering Becketwell Masterplan

## Future Phases (1)

- **Becketwell Hotel** - £15m LUF bid:
- Delivery model to be confirmed if LUF bid successful
- 150 bed
- High quality full service hotel
- Complement new performance venue
- Respond to corporate market in the city





# Delivering Becketwell Masterplan

## Future Phases (2)

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Further phases which could be considered include :

- Multi storey car park
- Student village
- More residential development





# Thank you



Derby City Council