

## **Osmaston Main Works site**

### **SUMMARY**

- 1.1 The Council has committed to a long term programme of economic and physical regeneration in Osmaston, centred around the regeneration of vacant Rolls Royce sites. Osmaston is identified in the Local Plan as a priority location for Community Regeneration, The regeneration of the area is expected to deliver a minimum of 600 new, high quality, mixed tenure homes. At the same time, the transformation of the area will also provide a legacy for Rolls-Royce, recognising the historic and cultural significance of their presence in Osmaston. Community engagement is an essential part of this regeneration.
- 1.2 In 2013, Keepmoat were selected as development partner for this regeneration and in 2017 submitted a planning application for the development of around 400 new homes on the Rolls Royce's former Main Works site.
- 1.3 The council is continuing to work with Keepmoat to address viability issues relating to the development and an update will be given to the Scrutiny Board about progress on this.

### **RECOMMENDATION**

- 2.1 To note progress on delivering new housing on the Main Works site in Osmaston

### **REASONS FOR RECOMMENDATION**

- 3.1 The Council has committed to a long term programme of economic and physical regeneration in Osmaston, centred around the regeneration of vacant Rolls Royce sites.



Derby City Council

## **REGENERATION AND HOUSING SCRUTINY BOARD**

**20 November 2018**

Report of the Strategic Director for Communities and Place

### **SUPPORTING INFORMATION**

- 4.1 In 2013, following an OJEU Procurement process, the City Council formed a joint venture vehicle with Keepmoat Homes – Osmaston Regeneration Partnership LLP – to regenerate sites in within the “Osmaston Triangle” (see Appendix 2). The Osmaston Regeneration Partnership Steering Group also includes representatives from Derby Homes and OSCAR. The priority sites for re-development are the four former Rolls-Royce factory sites: the Main Works site, Nightingale Road Car Park, Light Alloy Foundry Site and Elton Road Works.
- 4.2 In 2017, Keepmoat submitted a planning application for 406 dwellings on the Main Works site, associated car parking, landscaping and the refurbishment of 5 existing dwellings.
- 4.2 Planning Committee gave the scheme positive support in April 2018 and the application will be considered again in November 2018 when the S106 agreement is fully worked up.
- 4.3 There is a viability gap in Keepmoat’s development appraisal for the scheme, largely due to site abnormalities left by the previous industrial use, which left contaminated land and also mean piled foundations are required due to ground conditions.
- 4.4 The Council applied for Housing Infrastructure Fund in 2017 to plug this gap but the application was not successful. The Council and Keepmoat are working to close this gap by further reviewing sales prices, firming up costs and exploring other funding sources.
- 4.5 An update will be given to Scrutiny Board at the meeting about progress on this project.

### **OTHER OPTIONS CONSIDERED**

- 5.1 None

**This report has been approved by the following officers:**

<b>Legal officer</b> <b>Financial officer</b> <b>Human Resources officer</b> <b>Estates/Property officer</b> <b>Service Director(s)</b> <b>Other(s)</b>	<p>Greg Jennings, Director of Regeneration, Property &amp; Housing</p>
<b>For more information contact:</b> <b>Background papers:</b> <b>List of appendices:</b>	<p>Catherine Williams, Head of Regeneration Projects 01332 641639  catherine.williams@derby.gov.uk  None  Appendix 1 – Implications  Appendix 2 – Osmaston Regeneration Area  Appendix 3 – Latest 'Main Works' Housing Site Layout</p>

<b>IMPLICATIONS</b>
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**Financial and Value for Money**

1.1 None directly arising from this report.

**Legal**

2.1 None directly arising from this report.

**Personnel**

3.1 None directly arising from this report.

**IT**

4.1 None directly arising from this report.

**Equalities Impact**

5.1 None directly arising from this report.

**Health and Safety**

6.1 None directly arising from this report.

**Environmental Sustainability**

7.1 None directly arising from this report.

**Property and Asset Management**

8.1 None directly arising from this report.

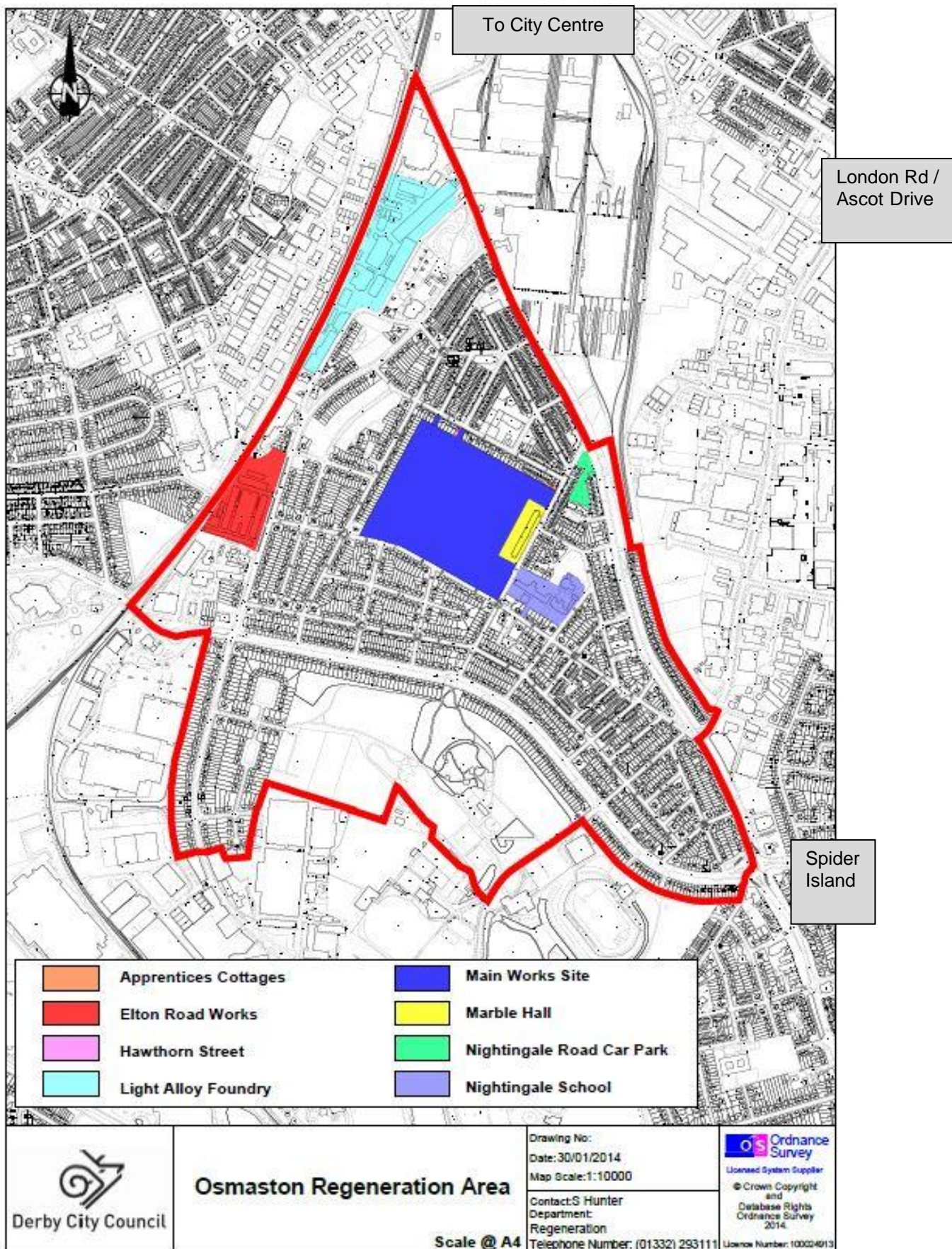
**Risk Management and Safeguarding**

9.1 None directly arising from this report.

**Corporate objectives and priorities for change**

10.1 None directly arising from this report.

## **Appendix 2: Osmaston Regeneration Area**





### Appendix 3: Latest 'Main Works' Housing Site Layout

