



Derby City Council

DERBY

INVESTMENT PROSPECTUS



FOREWORD

Derby City Council is determined to lift our horizons to support Derby's future prosperity.

That is the simple purpose of this Prospectus; see it as a road map that lists some of the projects and activities, developed in collaboration with our partners and investors, which will help Derby navigate the pandemic.

Derby has a proud track record in effective partnership working which harnesses existing relationships the Council already has with our public, private and community sectors.

I am especially pleased that we engage with senior talent from companies such as Alstom, Rolls-Royce and Toyota UK, to enable the contribution of their valued insights and perspectives, as well as the wider SME business community via Marketing Derby's Bondholders, the Chamber of Commerce and the city's two Business Improvement Districts (BIDs).

Furthermore, all three of the city's Members of Parliament and local political leaders join us in a cross-party platform that continues to add real value under the Team Derby banner.

I didn't want the prospectus to be a wish list of bright ideas which is why we include a range of projects - some already under construction, others funded and ready to go, as well as our current 'asks' of government seeking that important pump-priming investment as part of the levelling up agenda.

Our message to government is that Derby delivers an excellent return on investment.

I must stress that this is by no means a comprehensive or final list. We will need to remain fleet of foot in order to deal with the inevitable economic pressures that will follow the health emergency and new project ideas will continue to be developed.

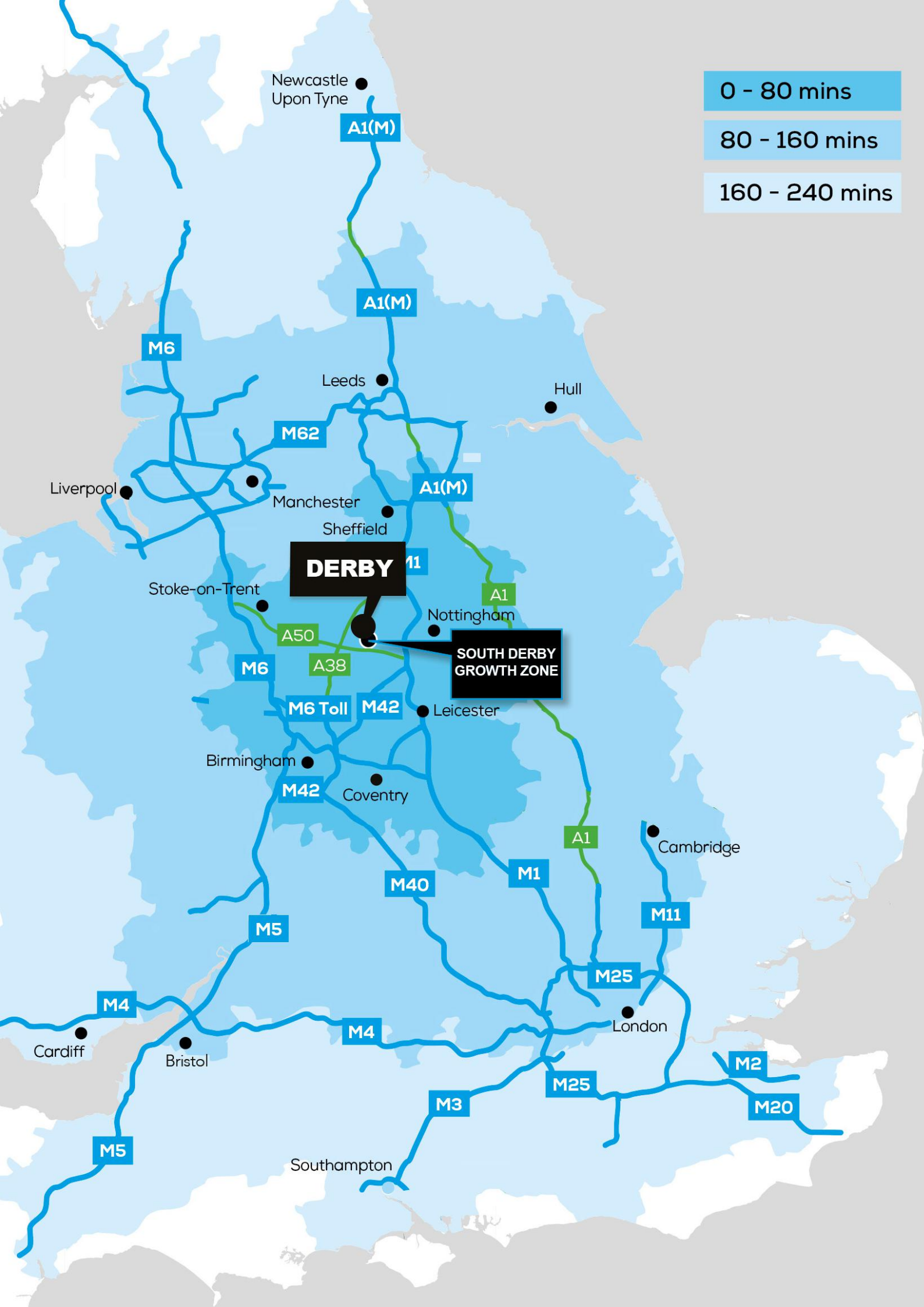
This prospectus provides you with a snapshot picture of some of the most important pieces of our regeneration jigsaw. It shows we have a determined direction of travel.

Derby has a credible track record over the past 300 years as a home of innovation. This very fact gives me confidence that, as a city, we have the will and common purpose to overcome Covid and its consequences.

Whether a citizen, partner or investor, I trust you share our hope and welcome you to our plan.



Cllr Chris Poulter
Leader
Derby City Council



0 - 80 mins

80 - 160 mins

160 - 240 mins

DERBY

SOUTH DERBY GROWTH ZONE

RESTART, REVIVE, RENEW

Early in the pandemic, we established a strategic framework with three agreed priorities; to maintain confidence and to diversify and decarbonise our economy.

Our discussions were realistic and open about the challenges we face, knowing well that the economic hit would have global, national and local implications.

So, working in close collaboration with our partners, we first set out to reassure existing investors – many still at that early vulnerable stage – that we stood behind the city as a viable investment opportunity and encouraged them to do so too.

We made it clear that as a place, we were not going to simply stand by and assess impact but rather we were determined to pro-actively intervene.

Second, we began to identify a potential pipeline of projects and activities that could deliver our vision. Working together with colleagues at the D2N2 Local Enterprise Partnership we submitted credible 'asks' of government for funding. We have already had some success with those bids, with hopefully more to follow under the Levelling Up banner.

Finally, we have shaped up some larger exciting proposals that may still be in outline but which have the ability to be true post-pandemic game changers.

The projects included in this document contain all three of those types and together they add up to over £1.2billion of investment – most of it private – creating over 8,000 jobs.

Behind each is an enormous amount of work, creating, costing and communicating what are incredibly complicated scenarios.

Therefore, I want to thank my colleagues at Derby City Council and Marketing Derby, together with other external partners in the public and private sectors, for going the extra mile in meeting tough project planning timetables.

This prospectus is not the end game and it will evolve. However, please see it as a statement of purpose, a direction of travel that we will use with partners, investors and government to help communicate the confidence we feel in the future of our city.



Paul Simpson
Chief Executive
Derby City Council

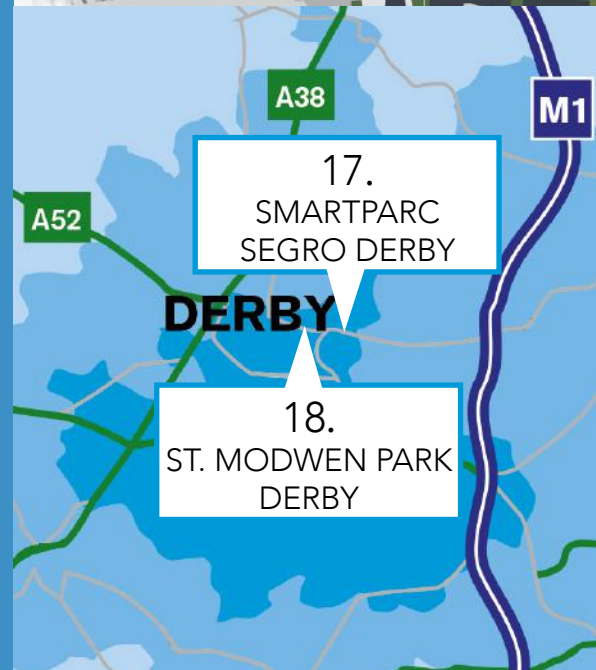
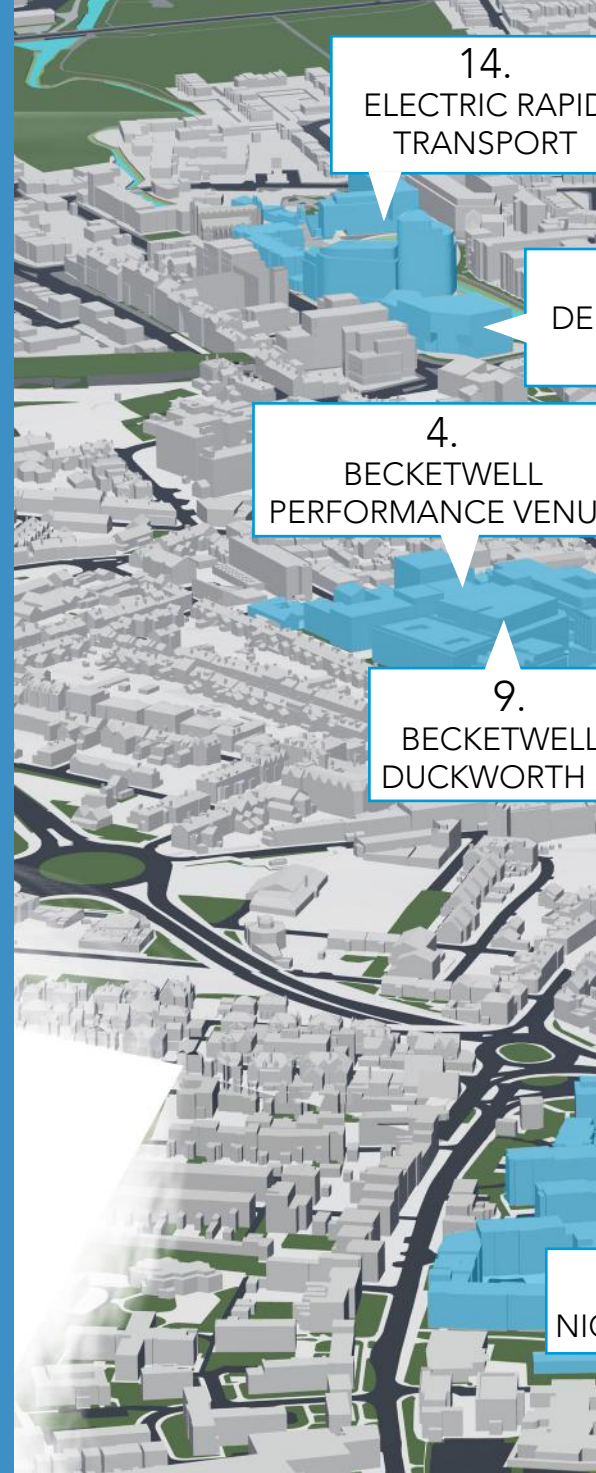
DERBY CITY CENTRE

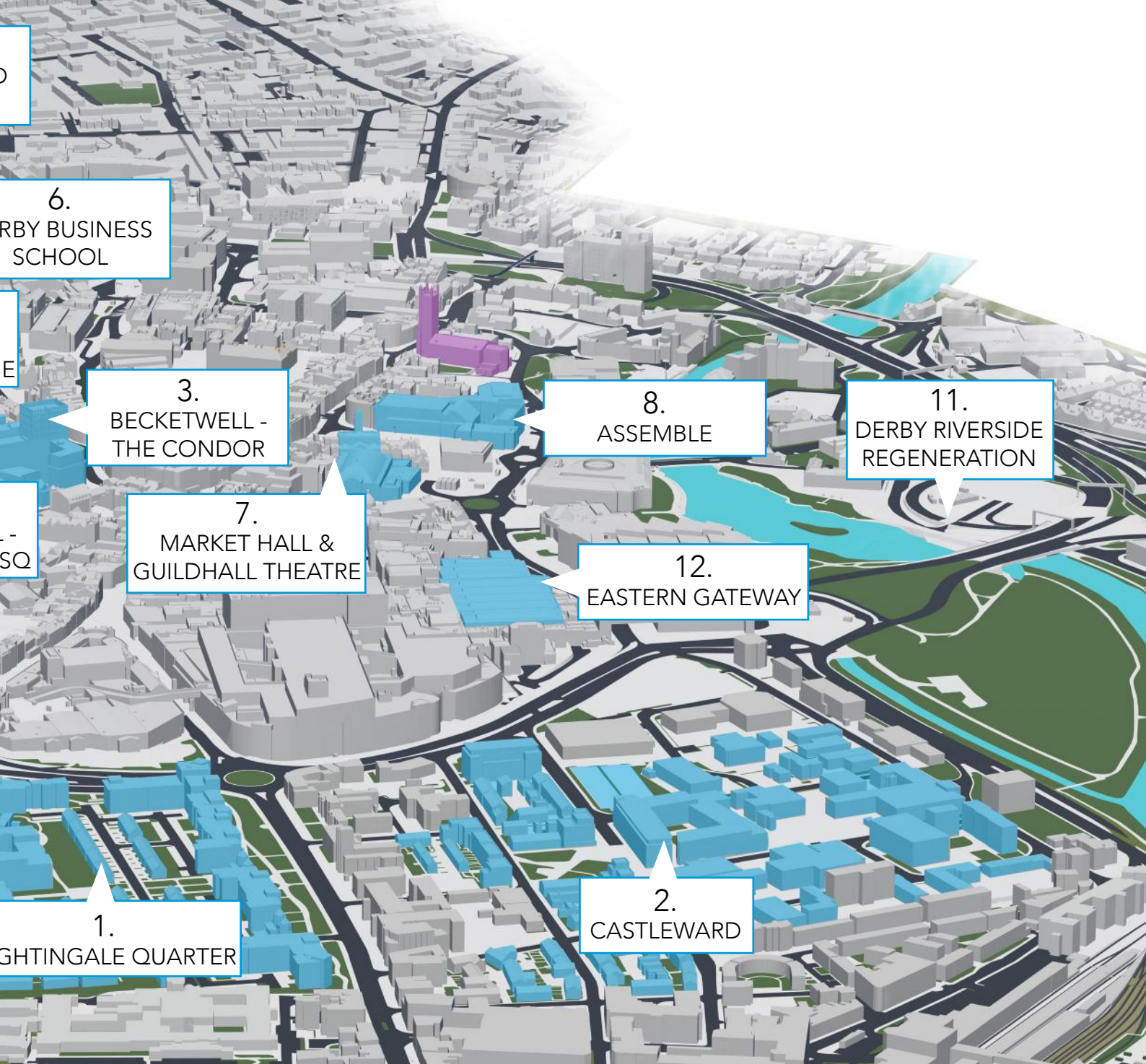
1. NIGHTINGALE QUARTER
2. CASTLEWARD
3. BECKETWELL - THE CONDOR
4. BECKETWELL - PERFORMANCE VENUE
5. CITY LIVING*
6. DERBY BUSINESS SCHOOL
7. MARKET HALL & GUILDHALL THEATRE
8. ASSEMBLE
9. BECKETWELL - DUCKWORTH SQUARE
10. BLUE AND GREEN CITY*
11. DERBY RIVERSIDE REGENERATION
12. EASTERN GATEWAY
13. ELECTRIC RAPID TRANSPORT*
14. UNIVERSITY OF DERBY - CITY HUB

*City-wide schemes

OUTSIDE DERBY CITY CENTRE

15. INFINITY PARK DERBY
16. SOUTH DERBY GROWTH ZONE
17. SMARTPARC SEGRO DERBY
18. ST. MODWEN PARK DERBY







1. NIGHTINGALE QUARTER

The Nightingale Quarter is an 18.5-acre site, previously home to the former Derby Royal Infirmary hospital, and part of a city living project to introduce residential development on the southside of the city centre, adjacent to the railway station.

Wavensmere Homes will deliver 900 units on the site with mixed tenure, with several purchase options including shared ownership, Buy to Let and Build To Rent apartments. Phase 1 of the scheme (125 x 2-and 3-bedroom homes) is complete and occupied. The second phase is underway and sales are buoyant.

The infirmary's iconic 19th century pepper pots are being sympathetically retained and refurbished for community use alongside large amounts of green space, open-air fitness areas, cycle routes etc to make the scheme an attractive and sustainable urban village - one of the largest city centre regeneration sites in the UK.

QUICK FACTS

Location: City Centre

Partner(s): Wavensmere Homes

Size: 18.5 acres

Status:
Phase 1 complete and occupied
Phase 2 underway

Development Cost: £150m

Delivery Timescale: Phases open from 2021-2024



2. CASTLEWARD

The £100m regeneration of the Castleward area is part of a city living project to introduce residential development on the southside of the city centre, regenerating a brownfield site adjacent to the railway station.

Castleward will create a new, highly sustainable, mixed-use neighbourhood, delivered over a number of phases, over a 15-20 year period. Three hundred homes have been delivered in Phases 1 and 2, with a new boulevard running through the development connecting the railway station to the city centre.

The project will provide ca.900 new homes, with mixed tenure, and 3,250 sq.m of commercial retail space. Other features of the scheme include a brand new primary school (opened 2022) and a pedestrian link to the neighbouring Bass Recreation Ground.

The Castleward Urban Village redevelopment will significantly enhance an important gateway to the city centre, providing wider benefits to residents and visitors.

QUICK FACTS

Location: City Centre

Partner(s): Lovell, Compendium Living, Riverside and Derby City Council

Size: 29.65 acres

Status:
Phases 1 and 2 complete
Phase 3 underway
Future phases to produce 900 homes on completion

Development Cost: £100m

Delivery Timescale: In phases up to 2028



3. BECKETWELL - THE CONDOR

The Becketwell regeneration project brings forward the comprehensive regeneration of a key 1.9 ha brownfield site in the heart of the city centre over a 10-year period.

259 Build to Rent apartments are currently under construction on the site of the former Debenhams building, and will be operated by Grainger Plc.

Tenants will benefit from concierge services, gym and co-working space.

Retail units are available at ground level, with detailed planning permission and funding in place for a new public square.

QUICK FACTS

Location: City Centre

Partner(s): St James Securities, Grainger Plc and Derby City Council

Size: Part of 1.9ha brownfield site

Status:

Planning in place for phase 1 demolition and erection of mixed-use development. Construction of 259 apartments underway.

Full planning in place for demolition of United Reformed Church and associated units for the creation of a new public square.

Development Cost: £35m

Delivery Timescale: Completion expected Spring 2023



4. BECKETWELL - PERFORMANCE VENUE

As part of the Becketwell regeneration scheme at the heart of the city centre, planning has been granted for a new 3,500-capacity music, entertainment and conference events venue in a purpose-built facility, which will be operated by ASM Global.

Demolition and site clearance is underway, with planned completion due in late 2024.

Each year, it is expected that the venue will host more than 200 cultural and commercial events and attract an additional 250,000 visitors to Derby. It is also expected to create over 200 new local jobs.

QUICK FACTS

Location: City Centre

Partner(s): Derby City Council, St James Securities, ASM Global

Size: Part of 1.9ha brownfield site

Status: Outline planning in place and demolition work in progress.

Development Cost: £45m

Delivery Timescale: Estimated completion - late 2024



5. CITY LIVING

As part of repurposing the city centre, the City Vision predicts a significant increase in people living in the city centre.

Projects range from large brownfield sites, for example The Nightingale Quarter (see scheme 1) and Castleward (see scheme 2) to office conversions, to new build sites such as the 259 unit Becketwell Build to Rent Scheme (see scheme 3).

The Vision anticipates mixed tenure, including residential purchase opportunities, Buy to Let, Build To Rent and purpose built student accommodation (PBSA) offering a range of options to the city's broad demographic.

In order to meet increased Government housing targets, it will be necessary to make better use of existing brownfield sites and buildings, including converting under-utilised upper floors into housing. Derby City Council and Marketing Derby have already helped with some of this, through use of Additional Restrictions Grants.

QUICK FACTS

Location: City Centre

Partner(s): Various

Size: N/A

Status: Ongoing

Development Cost: Variable

Delivery Timescale: 2020-2030



6. DERBY BUSINESS SCHOOL

The University of Derby is focused on bringing forward a new City Hub and the first major development will be a new Business School as a home for the College of Business, Law and Social Sciences.

This building is proposed on land at the corner of Agard Street and Ford Street, sitting alongside potential future developments within an Academic Zone of the new City Hub.

The Business School will provide 9,694 sqm of academic floorspace with a range of social, learning and workspaces for students and staff, including a 300-seat lecture theatre, PC labs, a simulation trading room, virtual reality suite, classrooms, staff offices and a café. A large central atrium will provide natural daylight into the heart of the building.

The development will make a significant contribution to this part of the city, providing a landmark academic building and quality public realm that reconnects this site with the adjacent Markeaton Brook.

QUICK FACTS

Location: City Centre

Partner(s): University of Derby

Size: 0.74 ha

Status: Planning approved.

Development Cost: TBC

Delivery Timescale: Expected completion - late 2024



7. MARKET HALL & GUILDHALL THEATRE

Derby Market Hall and the neighbouring Guildhall Theatre are Grade II listed buildings in the Cathedral Quarter – the historic and cultural heart of the city.

An exciting opportunity exists to transform the Market Hall into a key leisure and retail destination, responding to customer trends by incorporating the best of traditional and modern markets.

Structural works to the roof of the Hall are completed and internal works will deliver flexible space to accommodate a range of different uses, including an eclectic mix of modern street food culture, the artisan maker crafter concept, and a programme of activities and entertainment.

The future use of the adjoining Guildhall Theatre is currently under review. The historic features of both venues provide an opportunity to showcase the city's heritage with a modern twist, as part of a broader plan to revitalise the city centre.

QUICK FACTS

Location: Market Place, Cathedral Quarter

Partner(s): Derby City Council

Size: 2,300 sq m

Status:

Phase 1 planning permission (incl. Listed Building Consent) secured.

Phase 2 planning permission to be sought

Development Cost:

£11.8m committed by Derby City Council

£9.7m sought from Future High Street Fund

Delivery Timescale:

Phase 1: April 2018 - October 2021

Phase 2 - April 2021 – June 2023



8. ASSEMBLE

Demolition of the Assembly Rooms entertainment and conference venue and adjacent multi-storey car park, following its closure in 2014 due to fire, provides an exciting opportunity for the future regeneration of the Market Place whilst a new performance venue is progressed elsewhere in the city centre at Becketwell.

Feasibility work is currently being undertaken into future development proposals of a Learning Theatre, Assemble, and possible other uses for this key city centre location in line with the City Centre Vision so that the site can be returned to active use.

The Learning Theatre is subject to an application to the government for Levelling Up funding.

QUICK FACTS

Location: Market Place, Cathedral Quarter

Partner(s): Derby City Council

Size: 5,183 sq m

Status:
Planning application made August 2020 for demolition

Development Cost: N/A

Delivery Timescale: TBC



9. BECKETWELL - DUCKWORTH SQUARE

Alongside a new 3,500 capacity performance venue and 259-bed Build To Rent scheme, the regeneration of Becketwell will provide Derby city centre with a mixed-use development of regional significance.

Future phases include plans for a multi-storey car park and up-scale hotel with inclusion of the latter in a bid for Levelling-Up funding. The scheme also offers opportunities for Grade A office and commercial space, with more intimate public realm being brought forward at Summerfield Square.

QUICK FACTS

Location: City Centre

Partner(s): St James Securities and Derby City Council

Size: Part of 1.9ha brownfield site

Status:
259 BTR apartments currently under construction.
Demolition almost complete to make way for Performance Venue.

Development Cost: TBC

Delivery Timescale: Mid-2025.



10. BLUE AND GREEN CITY

Derby has an ambition to create a new blue and green infrastructure within and on the fringes of the city centre, as well as a longer-term programme to open up, restore and connect its blue/green spaces.

Prospective examples of blue and green developments include:

- Markeaton Brook - feasibility study completed to examine reopening parts of the Markeaton Brook which flows under the city centre;
- Becketwell - managed, city centre public realm;
- St. Modwen Park - industrial development on Pride Park incorporating a bio-diverse plan and well-being manifesto; and
- Sustainable redevelopment of disused sites - such as a rooftop garden atop a multi-storey car park by Down to Earth, a local CIC concerned with nature based regeneration.

These projects will not only contribute to the city's decarbonisation agenda, but also create a more attractive and safe environment for community, leisure, work and visitor activities.

QUICK FACTS

Location: City Centre & Adjacent to Pride Park

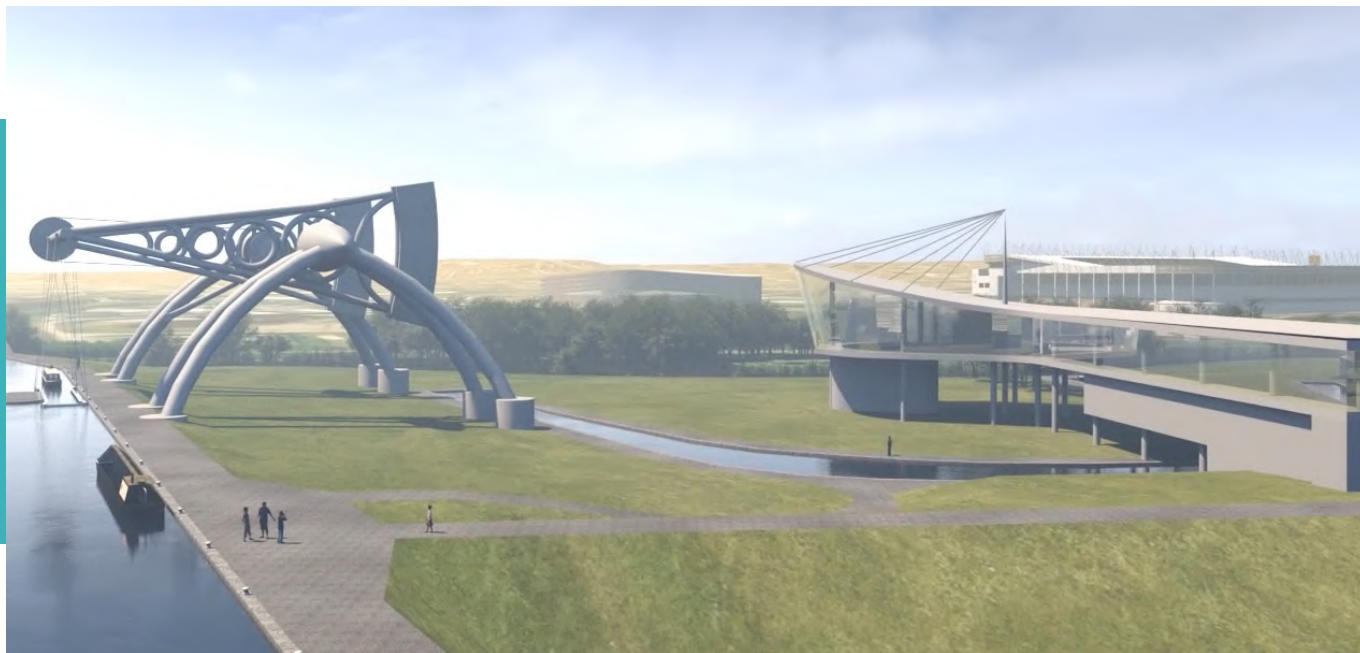
Partner(s): Derby City Council, Down to Earth, St. Modwen

Size: Various

Status: Ongoing

Development Cost: Variable

Delivery Timescale: 2022 onwards



11. DERBY RIVERSIDE REGENERATION

Our City Our River (OCOR), Derby's flood alleviation project, is led by Derby City Council in partnership with the Environment Agency. Within the delivery of OCOR are the Munio Projects, which are jointly funded by the European Regional Development Fund (ERDF) and Derby City Council.

The OCOR scheme has been developed to reduce flood risk and create a high-quality riverside, linking the city centre with the river. The OCOR project includes plans for defences which would provide a greater level of protection up to a 1 in 100- year chance of occurrence and provide an ideal opportunity to release the economic potential of brownfield sites along the river.

Further plans are in the pipeline to incorporate the Derby Canal, and the potential for the Derby Arm - a 30m high electro-mechanical structure that would lift canal boats out of the restored Derby Canal and place them into the river Derwent (and vice versa).

QUICK FACTS

Location: River Derwent

Partner(s): Derby City Council; Environment Agency; Derby and Sandiacre Canal Trust

Size: N/A

Status: Feasibility study underway

Development Cost: £95m

Delivery Timescale: TBC



12. EASTERN GATEWAY

An opportunity exists to transform the gateway experience to the city centre for visitors arriving at Derby Bus Station, at the Morledge, and on foot from Corporation Street, creating a welcoming arrival which strengthens the city's sense of identity as an innovative and culturally diverse city.

Investment in the gateway is a key intervention in addressing the void between the main retail Derbion mall and the historic Cathedral Quarter.

The mixed-use development opportunity could include residential, office, retail, curated public space and public realm.

QUICK FACTS

Location: Corporation Street / East Street axis, City Centre

Partner(s): Derby City Council and Cale Street

Size: N/A

Status:
Submitted as part of Future High Street Fund bid

Potential Development Value: TBC

Development Cost: £15m

Delivery Timescale: 2023



13. ELECTRIC RAPID TRANSPORT

Derby has been awarded £60 million from the Government's Transforming Cities Fund to improve its transport infrastructure.

At its heart is a new electric rapid transport bus system to improve connections between major employment sites and the city centre.

Part of Derby City Council's commitment to cleaner air, the programme is designed to deliver significant reductions in emissions, encourage a more active and healthier population, and to support inward investment and regeneration projects, enabling efficient movement of people across the city centre.

Major changes are planned in the city centre: work will start in summer 2022 on Albert Street and Victoria Street, providing benefits for bus travel, creating space for a two-way cycle lane and upgrading the streetscape with the addition of green elements. On the same timescale, a transport and streetscape enhancement scheme at The Spot will reduce traffic flow in the area, whilst creating an improved environment.

A range of further projects in the city will improve pedestrian and cycle links to the rail station and bus priority on key routes.

QUICK FACTS

Location: City-wide

Partner(s): Derby City Council

Size: N/A

Status: Depending on project – design and planning through to delivery

Development Cost: £60m

Delivery Timescale: 2020-2025



14. UNIVERSITY OF DERBY - CITY HUB

As part of the University's ambition to grow its presence in the city centre, plans are underway to transform Agard Street and the surrounding area into a vibrant student hub.

Its masterplan includes a City Hub as a base for Business, Law and Social Sciences including commercial and enterprise functions, with new and upgraded teaching spaces, retail and leisure units, offices and green landscapes.

Plans are underway to transform Agard Street and the surrounding area, as a key location for student activity. Agard Street occupies a strategic location, situated just a 5 minute walk from Derby city centre as well as allowing easily access to a number of the University of Derby's existing teaching campuses such as One Friar Gate Square, the University's Law School.

Planning permission has already been granted for four student residential schemes to be developed along the street. These schemes vary in size from 32 bed to 166 bed and in total will deliver approximately 433 new student beds.

QUICK FACTS

Location: Agard Street, City Centre

Partner(s): University of Derby

Size: TBC

Status: Feasibility study underway

Development Cost: TBC

Delivery Timescale: 2025



15. INFINITY PARK DERBY

Infinity Park is a 100-acre commercial and technology park located to the south of Derby, next to the world headquarters of Rolls-Royce Civil Aerospace and within close proximity of global names in advanced manufacturing, including Toyota UK, Alstom and JCB.

Plots are available on a design-and-build basis and can be purposed for a range of uses including office, manufacturing, R&D and distribution.

At the park's heart is the iHub, an £11.8m high-tech manufacturing and engineering workspace which is to become the Rolls-Royce Nuclear Training Academy. Derby City Council is looking to bring forward six acres of the site situated to the rear of the iHub, with developments to further support innovation in manufacturing.

Construction of the UK's latest Nuclear Advanced Manufacturing Research Centre (NAMRC Midlands) is now underway. The 46,728 sq ft facility will be the first High Value Manufacturing Catapult facility in the East Midlands region linking industrial supply chains with cutting edge research in to zero carbon energy technologies, and backed by HM Government, Derby City Council and the Universities of Sheffield and Derby.

QUICK FACTS

Location: J3 A50, South Derby Growth Zone with easy access to M1 and M6, plus East Midlands Airport - the UK's largest pure freight hub and part of the East Midlands Freeport.

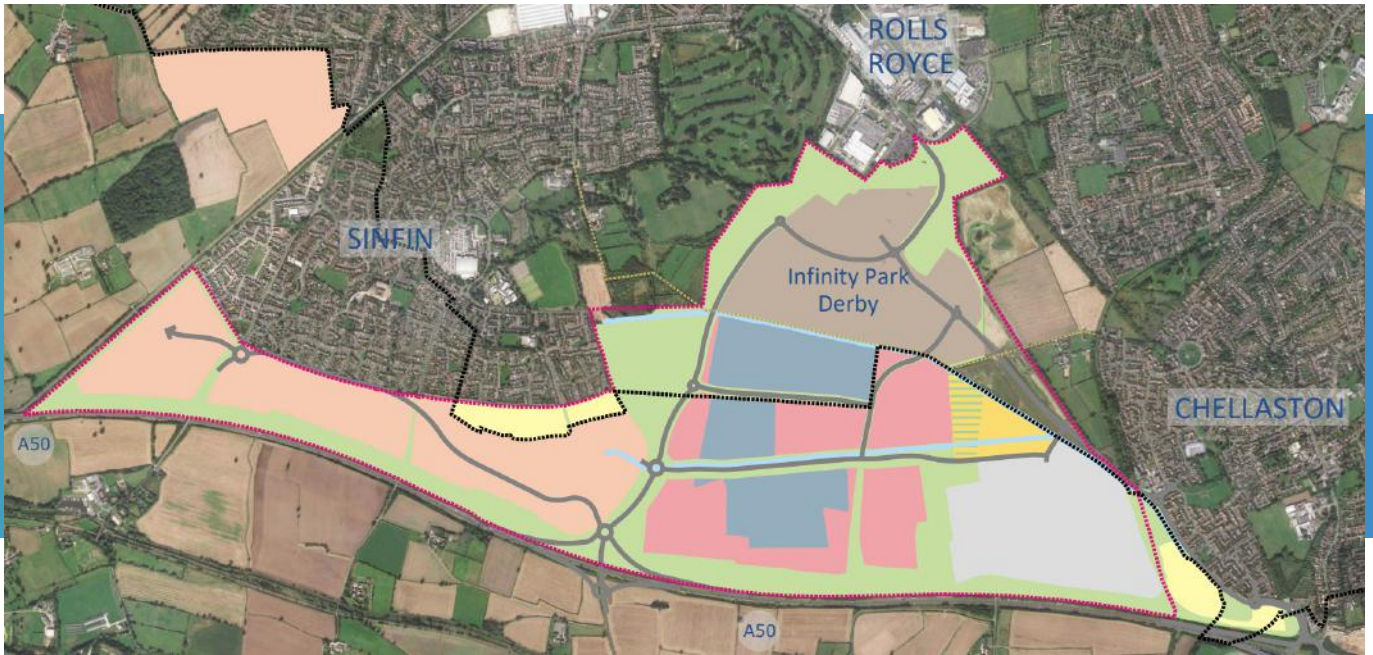
Partner(s): Infinity Park Derby is a unique collaboration between Derby City Council, the Harpur Crewe Estate, Rolls-Royce and developers IPD LLP, Wilson Bowden Developments and Peveril Securities.

Size: 100 acres

Status:
Infrastructure in place and plots available

Development Cost: £200m

Delivery Timescale: 2015-2030



16. SOUTH DERBY GROWTH ZONE

The South Derby Growth Zone includes Infinity Garden Village and also includes the following targets – 4m square feet employment floor space, 5,000 new jobs, 3,740 new homes. It is a large-scale strategic initiative aimed at unlocking land in preparation for major mixed developments along the A50 corridor to the south of the city.

Key components include a major new road linking Infinity Park Derby with a new junction on the A50 trunk road, which connects to the motorway network at M1/M6. £49.6m has been secured from the Government's 'Levelling Up Fund' to create this new junction and link road to unlock land for significant residential use including the creation of a new garden village which will provide homes, jobs and community facilities in a self-contained high-quality environment. The village is located on a cross boundary site between South Derbyshire District Council and Derby City Council.

In the long term, the South Derby Growth Zone will include phase 2 of Infinity Park Derby as a significant new major employment site.

QUICK FACTS

Location: South Derby Growth Zone

Partner(s): Derby City Council; South Derbyshire District Council; Infinity Park Derby partnership; Hallam Land Management

Size: 500+ acres

Status: Planning application to be submitted

Potential Development Value: £1bn

Delivery Timescale: 2025-2030



17. SMARTPARC SEGRO DERBY

SmartParc SEGRO Derby will be home to the first low-carbon food manufacturing community, employing 5,000 people on the eastside of Derby as part of the city's plans to diversify its economy.

Built across 2.4 million sq ft, the £300m state-of-the-art food manufacturing and distribution park will pave the way for the food industry to collaborate to meet the challenges of sustainable production, while also addressing the need for efficient direct routes to consumers.

The campus will provide food manufacturing facilities, from start-up incubation units through to large-scale manufacturing facilities, ranging from 50,000 sq ft to 400,000 sq ft and will be home to a Food Manufacturing Technology Centre of Excellence to future-proof the food industry, offering education and career opportunities to secure both the local and global food supply chains.

At the beginning of 2022 German food kit provider Hello Fresh became the first business to take residency upon SmartParc.

QUICK FACTS

Location: Spondon

Partner(s): SmartParc, SEGRO, TSL, Derby City Council, D2N2 LEP

Size: 155 acres

Status: In development; first occupiers on site 2022

Development Cost: £300m

Delivery Timescale: 2021-2025



18. ST. MODWEN PARK DERBY

St. Modwen Park Derby is a 67-acre, high-profile, industrial logistics park being developed by St. Modwen Logistics. The site is strategically located off the A52, providing direct access to Derby city centre in under a 5-minute drive, and to Junction 25 of the M1 in under a 16-minute drive.

The site occupies a prime position immediately adjacent to Derby's premier business park, Pride Park and also the Wyvern Retail Park. St. Modwen Park Derby will provide high quality logistics and production space through a combination of speculative and bespoke developments to suit customer needs. Phase one of the development will deliver four units sized between 39,000 sq ft and 131,000 sq ft, these will be available for occupation in Q3 2022. Phase two of the development will build on the demand from Phase 1 delivering a range of unit sizes across the park.

Each unit is developed in line with St. Modwen Logistics' Swan Standard which strives to deliver improved quality, sustainability and consistency across the company's new industrial logistics parks. The Swan Standard also helps to ensure that any development delivers positive outcomes for the environment and the local community.

QUICK FACTS

Location: St. Modwen Park Derby

Partner(s): St. Modwen Logistics

Size: 67 acres gross; 38.5 acres net

Status: Outline planning permission granted

Development Cost: £46.5m

Delivery Timescale: Immediate



Derby City Council

Council House
Corporation Street
Derby
DE1 2FS
derby.gov.uk