



Derby City Council

DERBY

INVESTMENT PROSPECTUS



FOREWORD

There is a saying that a 'leader is a dealer in hope' which is why I believe the best way to meet the challenge thrown up by Covid-19 is to show how we, as a dynamic City Council, are 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 through and beyond the pandemic.

Earlier this year, as City Council Leader, I was determined that we went on the front foot and so, once the seriousness of Covid became apparent, we moved quickly to establish the Derby Economic Recovery Task Force.

Derby has a proud track record in effective partnership working and I wanted us to build on this, to harness the existing relationships the Council already had with our public, private and community sectors.

I asked our Chief Executive, Paul Simpson, to chair the board and to build an effective team. I was especially pleased to be able to recruit senior talent from companies such as Alstom, Rolls-Royce and Toyota, to enable the contribution of their valued insights and perspectives.

Furthermore, the fact that, without hesitation, all three of the city's Members of Parliament agreed to join our fortnightly meetings, provided a cross party political platform that continues to add real value.

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.

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.

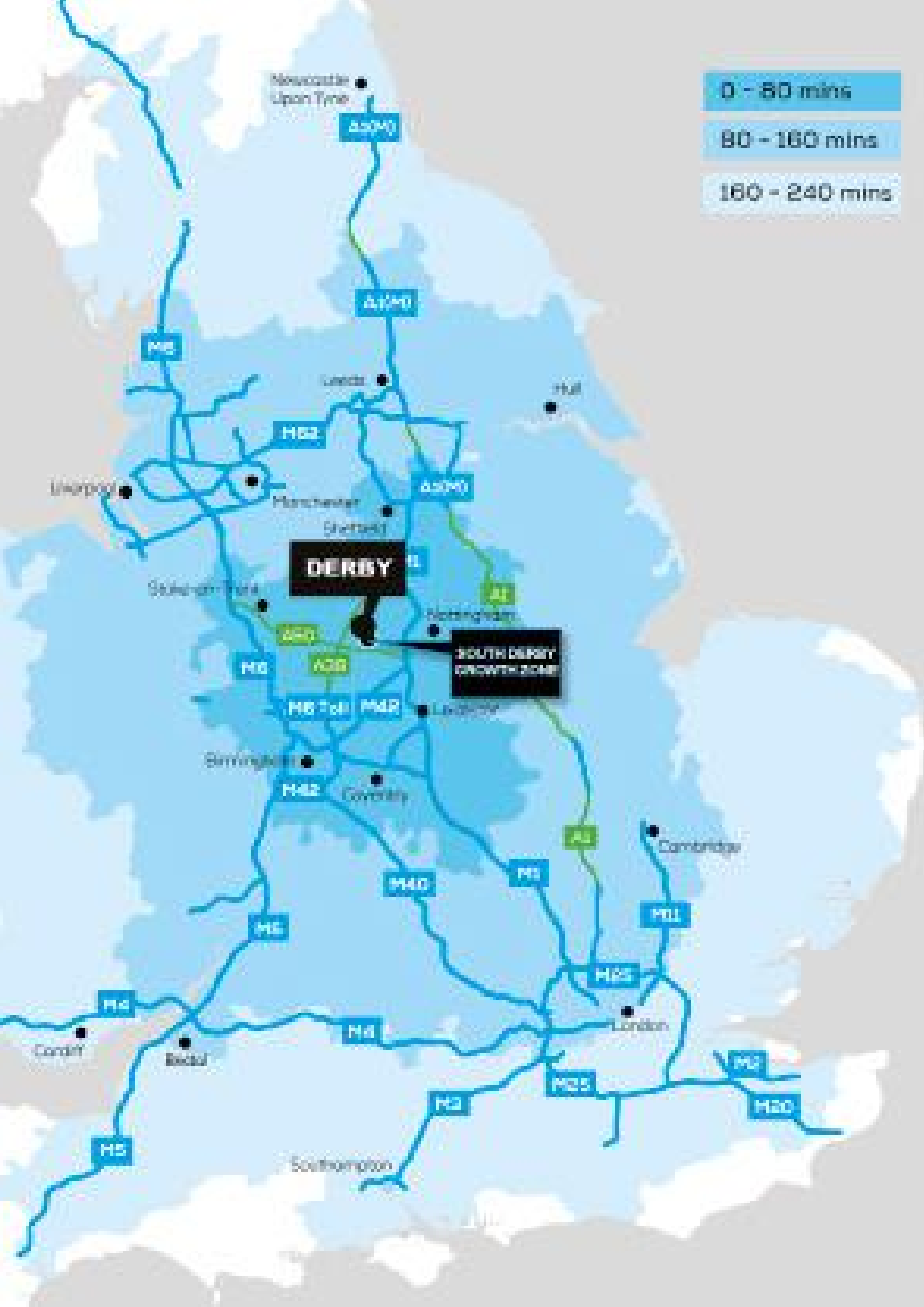
This prospectus provides you with a snapshot picture of some of the most important pieces of our regeneration jigsaw. It shows we have a determined direction of travel.

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

You might describe it as a 'baptism of fire' but in April 2020, one month into my role as Chief Executive, the City Council Leader, Cllr Chris Poulter, asked me to pull together an Economic Recovery Task Force with the expressed aim of looking beyond the emerging Covid-19 pandemic in order to identify projects that could create a vibrant city.

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 as a result of the pandemic, 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.

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 16 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 project 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, together with our 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.

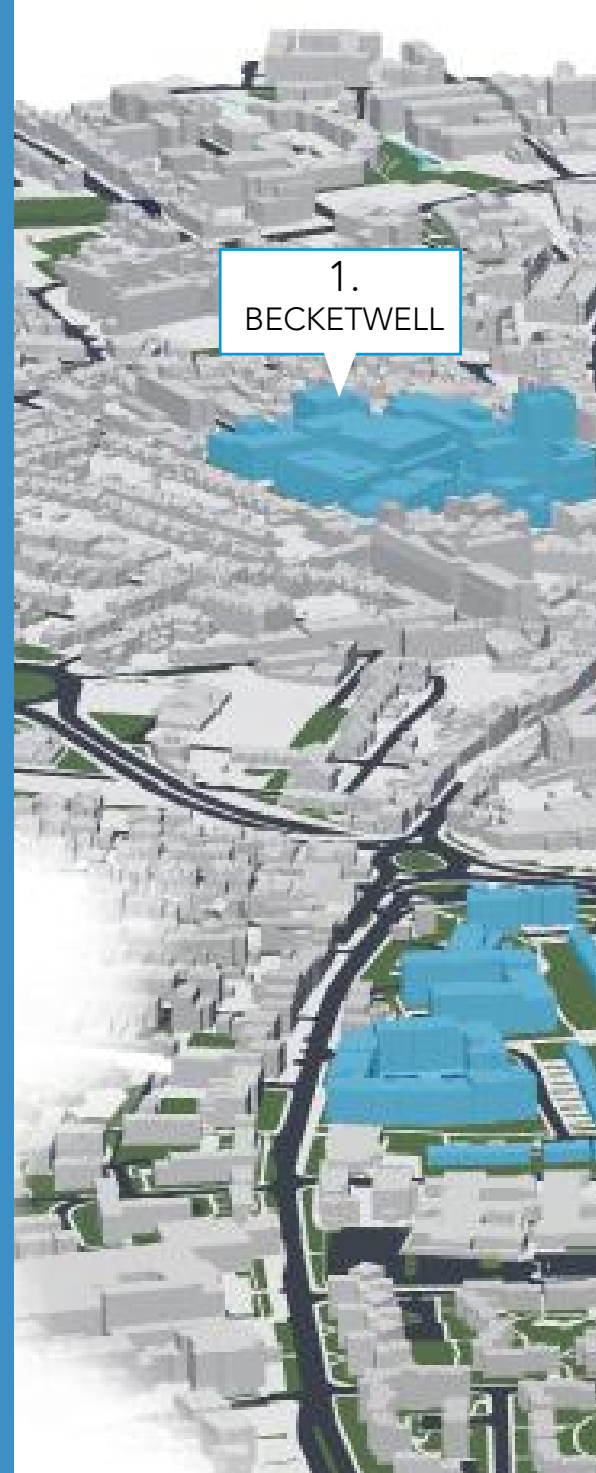


Paul Simpson
Chief Executive
Derby City Council

DERBY CITY CENTRE

1. BECKETWELL
2. ELECTRIC RAPID TRANSPORT
3. MARKET HALL & GUILDHALL THEATRE
4. ASSEMBLY ROOMS
5. EASTERN GATEWAY
6. DERBY RIVERSIDE REGENERATION
7. CASTLEWARD
8. NIGHTINGALE QUARTER
9. CITY LIVING*
10. BLUE AND GREEN CITY*
11. DERBY ASCEND PROGRAMME*
12. DERBY CITYMAKER PROJECT*
13. UNIVERSITY'S CITY MASTERPLAN

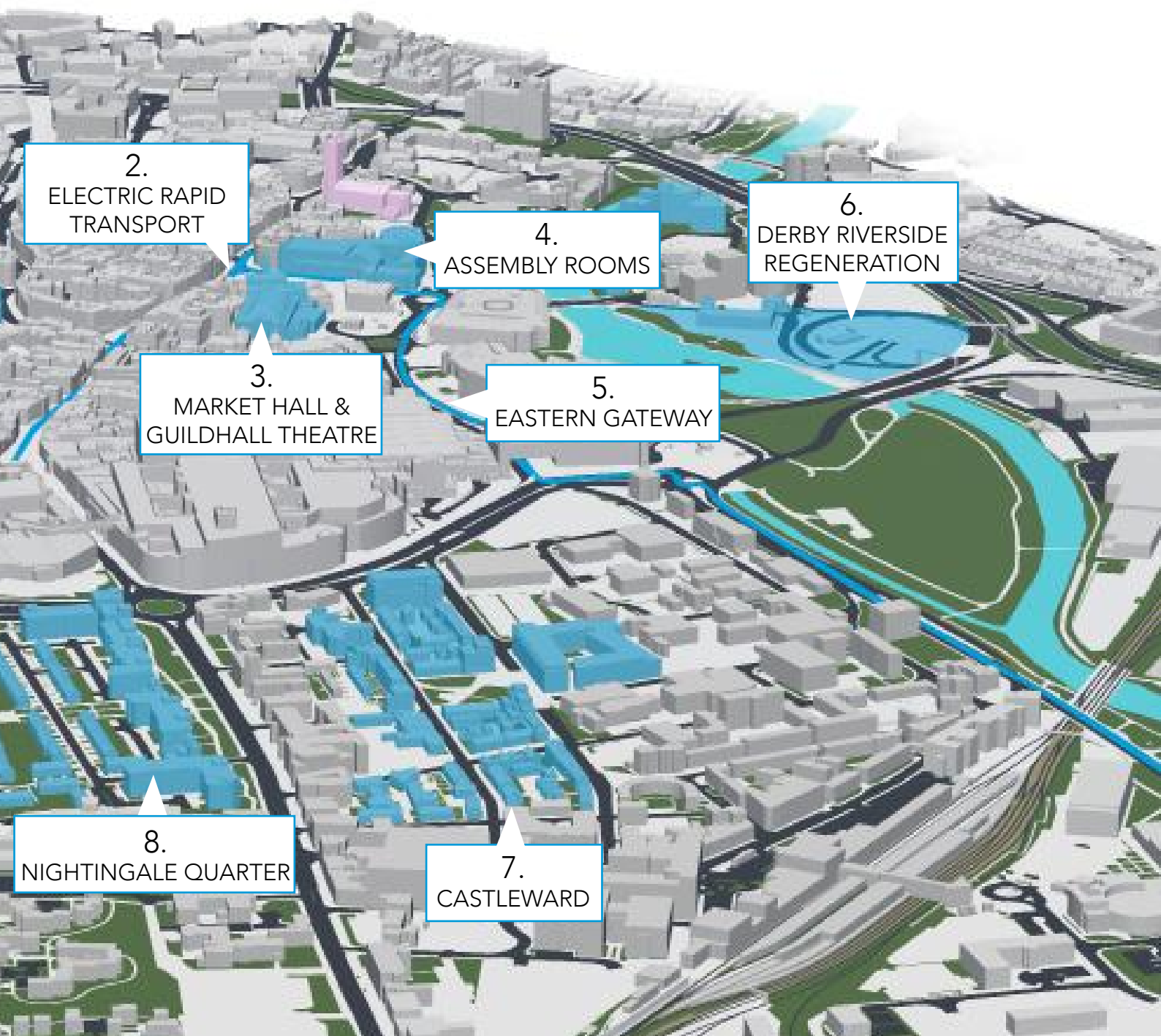
*City-wide schemes



SMARTPARC, INFINITY PARK DERBY & SOUTH DERBY GROWTH ZONE

14. SMARTPARC SEGRO SPONDON
15. INFINITY PARK DERBY
16. SOUTH DERBY GROWTH ZONE







1. BECKETWELL

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.

Following complex land assembly, a masterplan for the whole of the Becketwell area has been agreed. A phased approach will provide an integrated development that creates a new vibrant destination within the city centre, creating 14,850 m² of office space, 4,250 m² of retail and 7,300 m² of hotel floorspace, as well as 259 new homes.

Plans have also been drawn up for a new 3,500-capacity music, entertainment and conference events venue in a purpose-built facility.

Outline planning has been granted for phase 1 - 259 Build To Rent apartments with retail units at ground level, with detailed planning permission and funding in place for a new public square.

Phase 2 seeks to deliver 'offices for the future' in a re-purposed Stable Block building. A further three phases include plans for a multi-storey car park, mixed-use and the new performance venue.

QUICK FACTS

Location: Becketwell, City Centre

Partner(s): Derby City Council, St James Securities and D2N2 LEP

Size: 1.9ha brownfield site

Status:
Outline planning in place for phase 1 demolition and erection of mixed-use development. Construction of 259 apartments underway (planned completion Spring 2023).

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

Development Cost: £200m

Delivery Timescale: Phase 1 started 2021



2. 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, as well as three new 'smart' Park and Ride hubs, with improved cycling and public transport links, upgraded Real Time Information (RTI) and electric charging facilities.

The scheme is designed to improve connections between major employment sites and the city centre, and promote active travel and public transport.

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.

QUICK FACTS

Location: City-wide

Partner(s): Derby City Council

Size: N/A

Status: At feasibility stage

Development Cost: £60m

Delivery Timescale: 2020-2025



3. 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.

Major structural works to the roof are underway 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 vibrant 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:

Phase 1 - £14.257m
Phase 2 - £20.92m inc £9.43m support from Future High Street Fund

Delivery Timescale:

Phase 1: April 2018 - October 2021
Phase 2: Spring 2022 - Summer 2023



4 ASSEMBLY ROOMS

The Assembly Rooms overlooks the historic Market Place and is opposite the iconic QUAD cinema and arts gallery. The area has recently become a city centre focal point through a successful al fresco dining initiative.

The imminent demolition of the Assembly Rooms entertainment and conference venue and adjacent multi-storey car park, 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 for this key city centre location in line with the City Centre Masterplan so that the site can be returned to active use.

A meanwhile use of temporary A1 and A3 food and drink stalls is proposed for the cleared site while permanent plans are being developed to attract visitors and support the local economy in the medium- to long-term.

QUICK FACTS

Location: Market Place, Cathedral Quarter

Partner(s): Derby City Council

Size: 5,183 sq m

Status:
Demolition granted with conditions.

Development Cost: N/A

Delivery Timescale:
TBC



5. EASTERN GATEWAY

An opportunity exists to transform the gateway experience 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.

The area currently lacks character and is underwhelming, presenting a poor first impression to city visitors. Low dwell time impacts negatively on footfall; the secluded area attracts low level criminal activity and anti-social behaviour.

Investment in the gateway is a key intervention in addressing the void between the main retail mall and the historic Cathedral Quarter. East Street, which connects the bus station to the city's retail destinations, has high levels of vacancies, a poor quality retail offer and high turnover of predominantly low value occupiers.

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

QUICK FACTS

Location: Morledge / East Street Axis

Partner(s): Derby City Council

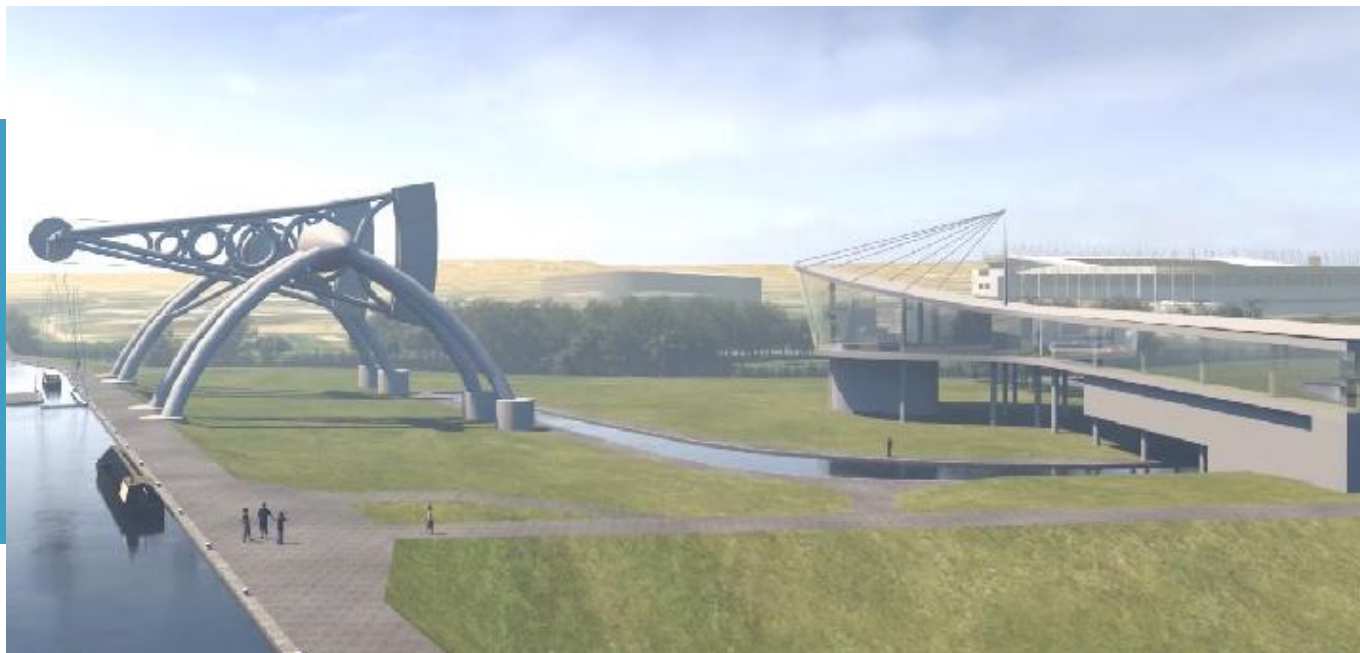
Size: N/A

Status:
Submitted as part of Future High Street Fund bid

Potential Development Value: TBC

Development Cost: TBC

Delivery Timescale: Start 2022



6. 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 and D2N2 LEP

Size: N/A

Status:
Bid made to D2N2 LEP, September 2020

Development Cost: £150m

Delivery Timescale: 2030



7. 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, on 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. Over 200 homes are being delivered in Phases 1 and 2, with a new boulevard running through the development connecting the city centre with Derby railway station.

In all, the project will provide ca.800 new homes, with mixed tenure, and 3,250 sq.m of commercial retail space. The scheme includes a new primary school (opened 2021) and a pedestrian link to the neighbouring Bass Recreation Ground.

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

QUICK FACTS

Location: Castleward, City Centre

Partner(s): Compendium Living, Derby City Council, Homes England and D2N2 LEP

Size: 29.65 acres

Status:

Phase 1 complete
Phase 2 complete
Phase 3 underway

Development Cost: £100m

Delivery Timescale: In phases up to 2028



8. NIGHTINGALE QUARTER

The Nightingale Quarter is an 18.5-acre site, previously home to the Derby Royal Infirmary (DRI) 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 has plans to deliver 796 units on the site with mixed tenure, including houses for sale and Build To Rent apartments. Building of Phase 1 of the scheme (125 2- and 3-bedroom homes) is underway, with the second phase to be released later in 2020. Strutt House apartments are also under construction. Early sales are buoyant.

Residents will be able to take advantage of the large amounts of green space planned for the development on one of the largest city centre regeneration sites in the UK.

The DRI's iconic 19th-century Pepper Pots will be retained for community use, sympathetically designed with amenities such as a coffee shop, gym and exhibition centre for the use of residents.

QUICK FACTS

Location: City Centre

Partner(s): Wavensmere Homes

Size: 18 acres

Status:
Phase 1 complete
Phase 2 underway

Development Cost: £150m

Delivery Timescale: 2020-2025



9. CITY LIVING

As part of repurposing the city centre, the City Centre Masterplan envisages a significant increase in people living in the city centre.

Projects range from large brownfield sites, for example The Nightingale Quarter (see scheme 8) and Castleward (see scheme 7) through building conversions from office, plus new build. The Council is also working with the owners of Friar Gate Goods Yard on a mixed-use scheme, including residential accommodation

The masterplan anticipates mixed tenure, including residential properties for sale, buy to let, Build To Rent and purpose built student accommodation (PBSA) offering a range of options to the city's broad demographic.

In particular, the next wave of opportunities is likely to include empty upper floor properties in numerous small packages complementing the larger schemes, with funding available to landlords to convert redundant stock into living quarters.

QUICK FACTS

Location: City Centre

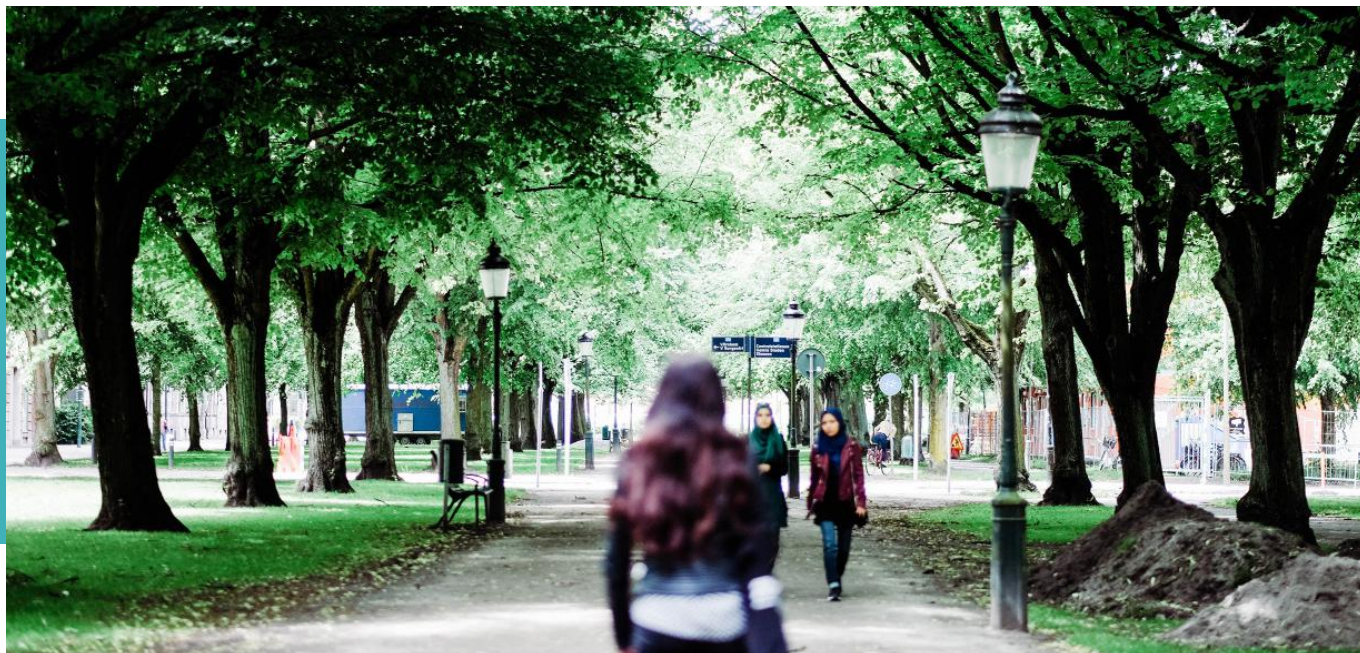
Partner(s): Various

Size: N/A

Status:
Individual development applications progressed by Derby City Council City Living project

Development Cost: TBC

Delivery Timescale: 2020-2030



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.

Projects will include creation of new green spaces and public squares, for example at Becketwell and the Riverside Heritage Park, as well as assessing the feasibility of reopening parts of the Markeaton Brook which flows under the heart city centre.

Complementing investments, such as Cathedral Green and the River Gardens, these projects will create a more attractive and safe environment for community and leisure activities.

QUICK FACTS

Location: Across the City Centre

Partner(s): Derby City Council

Size: N/A

Status:

Funding sought for public square at Becketwell from D2N2 Local Growth Fund; feasibility of Markeaton Brook project in early stages.

Development Cost: N/A

Delivery Timescale: 2021 onwards



11. DERBY ASCEND PROGRAMME

Driven by a focus on growth and investment readiness, the Derby Ascend Business Programme is providing a mechanism by which Derby's business support ecosystem can align and collaborate, applying and leveraging its assets to deliver business support and development activities. The programme goal is to positively contribute to the creation of high value jobs, deliver economic benefits to the city and provide opportunities for investor returns.

With collaborative leadership from the University of Derby and Derby City Council, and leveraging local business angels, investors and consultants, a systematic and scalable approach to supporting local businesses is being used. It will mix public and private loan and grant funding, business support, mentoring and networks, and access to expert skills and learning and development provision.

The integrated programme, with criteria-based entry and selection, is targeting companies at different stages of the development lifecycle for placement into business support streams - accelerator, start-up and scale-up.

QUICK FACTS

Location: N/A

Partner(s): Derby City Council and University of Derby

Size: N/A

Status:
Initial £5m tranche of funding identified from Derby City Council. In discussions with business angels and investors to create a follow-on investment fund

Development Cost: N/A

Delivery Timescale: Launched 2021



Image: Derby Museums / Oliver Taylor

12. DERBY CITYMAKER PROJECT

To attract more businesses and visitors to Derby, plans are underway to establish a cluster of creative makers and digital businesses, with increased workspaces for maker businesses in a curated area of the heart city centre.

Outline plans include: purchase of void properties in a targeted area as maker-friendly spaces suitable for start-ups and as grow-on spaces; and a retail diversification fund to help landlords re-imagine the uses and function of their buildings.

A range of specialist advice and coaching would be offered, alongside the development of networks, joint promotional campaigns, events and trails, and interaction with local stakeholders as part of a co-ordinated plan.

The opening of the Museum of Making in 2021, following ca £18m of investment, provides a significant opportunity to build on Derby's heritage as a maker city, as well as acting as a catalyst for the proposed zone.

QUICK FACTS

Location: City Centre

Partner(s): Derby City Council

Size: N/A

Status: Feasibility study complete

Development Cost: £4.8m

Delivery Timescale: 2022 onwards



13. UNIVERSITY'S CITY MASTERPLAN

As part of its commitment to the prosperity of the city and its region, the University of Derby has an ambition to increase its city centre presence and enhance connectivity across its estate. Key to this vision is its City Masterplan.

The overall ambition is to create two distinct but linked areas in the city: an Academic Zone and an Enterprise Zone.

The Academic Zone would have the capability of delivering additional learning space, Union of Students' facilities, catering, and student residential space, as well as staff and lettable office accommodation.

The Enterprise Zone would aim to deliver a mixed-use development comprising commercial lettable and business start-up/grow-on space, as well as provision for retail, entertainment and student residential space.

The first phase of the City Masterplan would involve the creation of a new iconic Derby Business School. Set to open in 2024, the new school is projected to be the study base for over 6,000 students by 2030.

QUICK FACTS

Location: City Centre

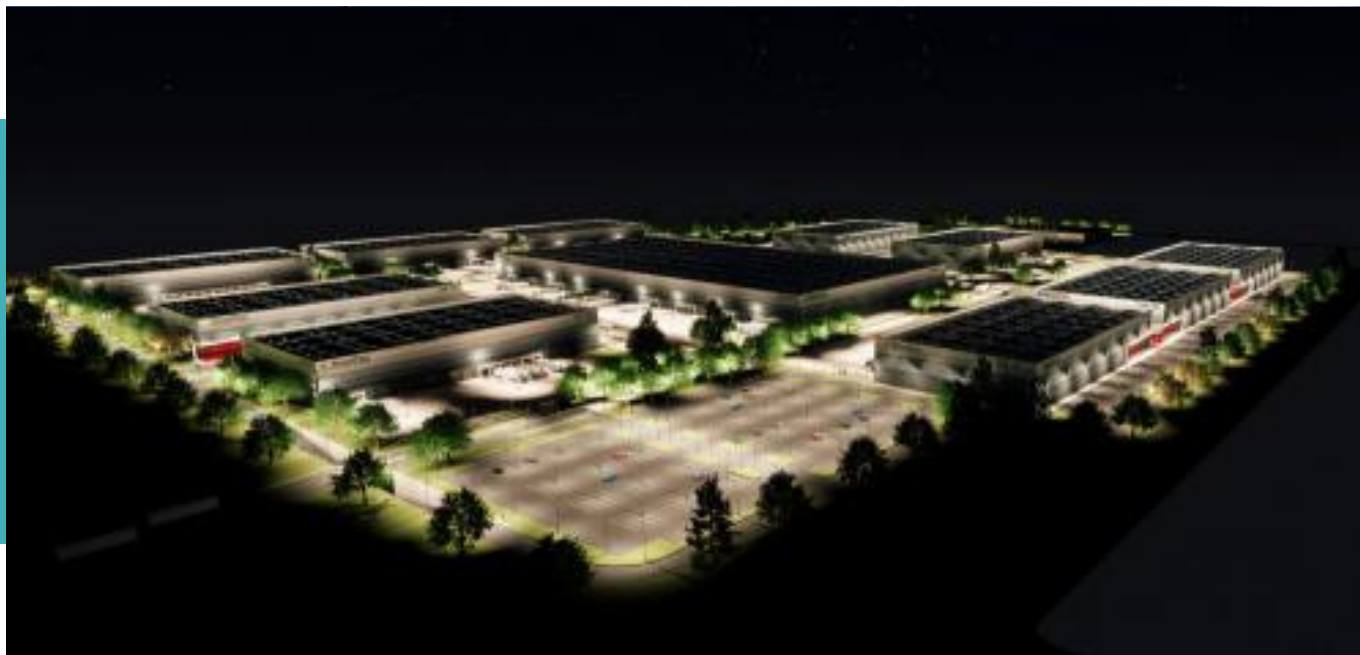
Partner(s): University of Derby

Size: TBC

Status: Masterplan completed ahead of initial planning application in 2022

Development Cost: £40m

Delivery Timescale: 2022 onwards



14. SMARTPARC SEGRO SPONDON

SmartParc SEGRO Spondon is a high-tech 155-acre food manufacturing and distribution campus being developed on the eastside of the city as part of Derby's plans to diversify its economy.

The 2.4m sqft hub offers flexible state-of-the-art space and will be home to a Food Manufacturing Technology Centre of Excellence to future-proof the food industry. It will be home to the first low-carbon food manufacturing community offering a shared distribution hub and services whilst working together to improve sustainability and reduce costs.

The UK's number one recipe box company, HelloFresh, will open a new distribution centre in Spring 2022, creating 450 jobs, as the first occupiers on the new site.

The £300m campus will create 5,000 jobs on the former Celanese site in Spondon.

QUICK FACTS

Location: Derby (Spondon)

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

Size: 155 acres

Status:
Construction on site underway

Development Cost: £300m

Delivery Timescale: 2021-2024



15. INFINITY PARK DERBY

Infinity Park Derby is a 100-acre greenfield site to the south of the city, adjacent to Rolls-Royce's global civil aerospace headquarters and seeks to attract commercial and technology end users.

It is in a designated Enterprise Zone and located near J3 of the A50, giving easy access to the area's major arterial routes (M1, M6)

At the park's heart is the iHub, an £11.8m managed workspace and incubator, hosting and incubating a variety of innovative start-ups and SMEs across the high-tech manufacturing and engineering sectors.

A new Nuclear AMRC Midlands research and development facility, part of the High Value Manufacturing Catapult programme, is being built on Infinity Park Derby in 2022. The centre will help manufacturers develop and adopt innovative technologies to deliver the maximum impact for the UK's nuclear supply chain, and will initially create 70 new high-tech jobs.

QUICK FACTS

Location: J3 A50, South Derby Growth Zone

Partner(s): Derby City Council, the Harpur Crewe Estate, Rolls-Royce and developers Wilson Bowden and Peveril Securities

Size: 100 acres

Status:
Infrastructure in place and plots available

Development Cost: £200m

Delivery Timescale: Phase 1 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.

With £49.6m from the UK Government's Levelling Up Fund - the largest single allocation in the UK - a new junction on the A50 arterial route between the M1/M6 motorways in South Derbyshire will open up new residential and commercial land. The garden village is 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: 3,740 dwellings

Status: Levelling Up Funds allocated

Potential Development Value: £1bn

Delivery Timescale: 2025-2030



Derby City Council

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