



Derby

City Centre Regeneration



APSE

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Derby City Council

City Centre Regeneration

changing not dying

- Snapshot of Derby
- Future role of city centres
- Derby's City Centre Masterplan
- Key projects delivery

Snapshot of Derby

257k population; compact city

- Successful Hi-tec city ... *yet the city centre in decline (i)*
- Highest average earners ... *worst for social mobility (ii)*
- Manufacturing strong; *services weak (iii)*

- (i) No. 1 for Exports + Patents, highest % of advanced manufacturing ... home to Rail/ Rolls-Royce/ Toyota.
- (ii) High av. salary for workers; discrepancy between workers + residents; 302nd out of 324 L/As for social mobility!
- (iii) Therefore a weak office market.



Snapshot of Derby City centre

footfall down 40% in 10yrs; 16.4% vacancies (i)

Structural economic changes:

- Internet retail simply the latest ..
- Over-reliance on retail.

Locally exacerbated by:

- Out of centre office park (Pride Pk);
- Huge + 'introverted' shopping Mall;
- Out of centre University;
- Lack of a city centre housing market.

A 'hollowed out' city centre ... over-reliant on fast changing retail

(i) Nexus, Derby Retail Study



Future role of city centres?

Derby's city centre, like that of most smaller cities and towns is in decline, yet ...

“Successful city centres are a key driver of the economy ..”

“The place we have in common .. part of our identity ...”

So what is their future role?

Future role of city centres?

The city centre is changing not dying

The positive changes (Derby experience):

- Signs of increased popularity as a place to live
- Signs of increased popularity as a place to work
- Recognition that city centre retail is a leisure experience
- Continuing role as a diverse cultural hub

The above drives the thinking behind **Derby's City Centre Masterplan**
... working with the tide not against it

Derby City Centre Masterplan, 2016-2030

4 key themes:



Masterplan – City of choice

Example: Becketwell Regeneration

The issues:

- Market failure - 15yrs derelict (i)
- Multiple ownership.
- Hidden behind the High Street but huge -ve impact.
- A deterrent to choice.

(i) includes former Debenhams, 2 former night clubs, former Duckworth Sq shopping centre.



Masterplan – City of choice

example: Becketwell Regeneration

Strategy:

- Acquire/ de-risk/ sell.
- Build out via pte sector partner (St. James Securities) .. to create a destination.

Funding:

- Local Growth Funding/ Council receipts/ FHSF.

Delivery:

- Masterplan connects site to centre via a new public square.
- Mixed use scheme .. Ph1 300 home PRS scheme + square.
- 4 phases .. flexible to market changes.



Masterplan – Business City

example: *Connect Derby*

The issues:

- Migration of offices from the city centre. (i)
- No city centre grade A offer.
- Viability/ rent levels.
- Low level of start-ups. (ii)

- (i) Combined with a weak service offer.
- (ii) A feature of places with a history of large manufacturers.



Masterplan – Business City

example: “*Connect Derby*” (5 city centre managed office buildings)

Strategy:

- Create a supply.. initially high quality managed workspaces.
- Now creating ‘move-on’ space.

Funding:

- Derby Regen Fund (rev + cap).
- Primarily borrowing against income.
- Some EU/ LEP funding.

Delivery:

- Direct + speculative.
- Combination of forward purchase + direct build.
- Arms length management “*Connect Derby*”.



Masterplan – City Living

example: Castleward Urban Village (800 homes)

Strategy:

- Redevelop low value area between the city centre + railway station.
- Mix of family homes + apartments.

Funding:

- Regen Fund (initial costs).
- Homes England/ LGF/ Receipts.

Delivery:

- Development agreement with Compendium Living.
- Masterplan delivered in phases (new boulevard link in ph1).
- Huge issue re funding new school.



Masterplan – connected city

Strategy:

- Creating new pedestrian links, 'nodes', and points of interest.

Funding:

- Council capital; LGF; FHSF (Market transformation).

Delivery:

- Public realm enhancements + some public art.
- Walk of Fame.
- Market Hall to become a key link between Intu + independent retail.



Derby lessons

3 things we're doing well:

- ✓ Masterplan – working with the tide; clear priorities;
- ✓ Funding
 - ✓ Derby Regen Fund (rev+ cap);
 - ✓ Use of covenant + borrowing against income;
 - ✓ Use of assets.
- ✓ Partners – the right ones.

and not so well:

- ❖ Overly focused on buildings + spaces (capital).
- ❖ Cultural offer lacks cohesion + starved of funding.
- ❖ Regen Fund expired!

and 3 for central govt ...

- City/ town centres not just for Xmas .. or elections.
- Sustainable revenue streams needed.
(via changes in BR?)
- Empower L/As.



Thankyou



Reserve slides – use if necessary

Derby City Centre. Anchor Destinations

Cathedral Quarter

Derby Cathedral
Derby Museum
Independent retailers, bars and cafes
DEDA Dance School



Cultural Hub

Quad Arts centre
Assembly Rooms
Market Hall
Market Place
Museum of Making



Becketwell Regeneration Area

Creation of a new mixed use
destination.
Currently under development.

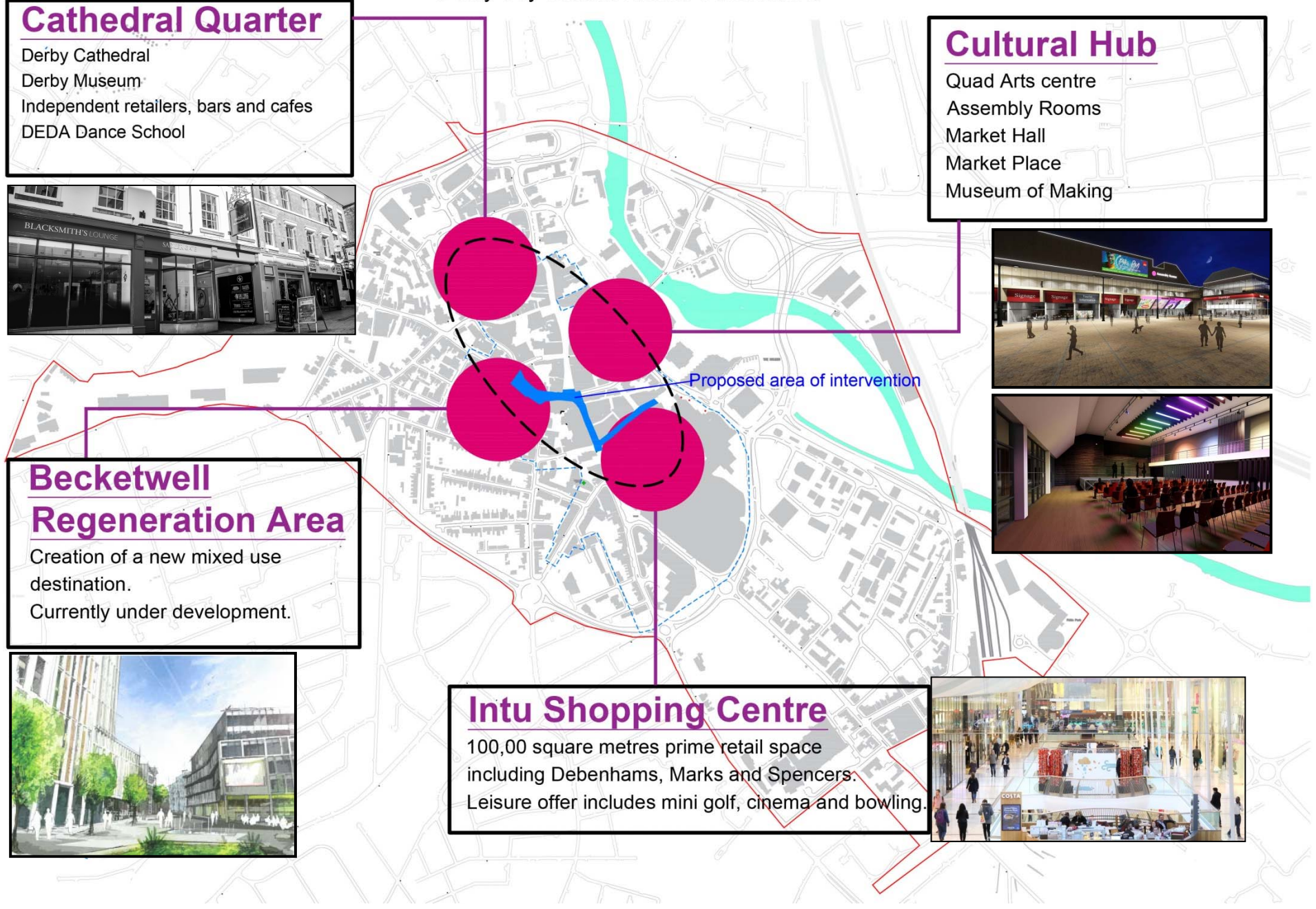


Intu Shopping Centre

100,00 square metres prime retail space
including Debenhams, Marks and Spencers.
Leisure offer includes mini golf, cinema and bowling.



Proposed area of intervention



5. Key sites:

Public ownership:

- A- Riverlights
- B- Market Hall
- C- Eagle Market
- D- Assembly Rooms
- E- Becket Well
- F- Sadler Square
- G- Queen Street Baths
- H- Nightingale Quarter

Private sector/ mixed ownership:

- 1- Full Street site
- 2- One Derby
- 3- Castleward
- 4- North Riverside
- 5- Friar Gate Goods Yard
- 6- Friar Gate Square
- 7- Central Square
- 8- Citygate House
- 9- East Street-Albion Street area

