



Nottingham  
Regeneration  
Limited

Annual Report  
2006



# Contents

Chairman's Introduction	04
Directors	05
Objectives & Our Partners	06
Partnership Developments	07
Studies	07
Regeneration Areas & Map	08
Eastside	09
Southside	09
Waterside	10
Wider Nottingham City Council Area	10
Greater Nottingham Areas	11
Nottingham News	11
Property Portfolio	12
Company Events	13
Staffing	13
Funds Invested	14
Annual Accounts	15

# Chairman's Introduction

**Nottingham Regeneration Limited (NRL)** continues to make steady progress in a variable property market. Our objective is, of course, to assist in the improvement of public and private buildings in the city of Nottingham and its surrounding local authority districts, to ensure that the city sustains its position as one of Great Britain's premier urban locations and increasingly strives to achieve a quality and design to match the best European standards. Many public and private alliances have been formed to achieve these objectives. There are, however, still a few obstructions.

## Current Developments

Despite a slow down in the residential property market at the beginning of the year, developer confidence remains high and schemes are still progressing in all three regeneration areas. In Eastside the second phase of the student based Exchange, and the Ice House schemes were all completed. Construction is now well advanced on the Litmus building which, at 14 storeys, will be the tallest private residential scheme within the city. Work to clear the site and develop the infrastructure has also continued on EastsideCity's £900 million mixed use office scheme.

In the Waterside Regeneration area, construction is now well under way on phase 1 of the Park Yacht Club residential scheme and the Company has been working closely with the owners to bring forward the second phase of this strategically located site adjacent to the River Trent. An outline planning application for 2,200 new homes and approximately 70,000 sq ft of commercial space has been submitted by ISIS on the Trent Basin site.

In Southside, the Waterfront Plaza scheme incorporating a new Jurys Inn Hotel, residential apartments and over 70,000 sq ft of 'grade A' office space, is now nearing completion. Lace Market Properties have been appointed as the preferred developer for The Meadows Gateway site and Peel Holdings have submitted a planning application for a mixed use residential development at Sovereign House, opposite Nottingham Station. The Centre for Contemporary Art Nottingham is well advanced.

## Development Opportunities

Going forward, interest remains strong in the regeneration areas. The development of the Trent Basin site will have a catalytic effect on the whole Waterside Regeneration zone and EastsideCity's Island site will form an important southern extension to the city's tightly constrained central business district. The redevelopment plans for Nottingham Station will dramatically improve the impression of the city for those arriving by rail and help drive forward the further renaissance of the Southside area.

The Company also has a wider role in encouraging investment in physical regeneration across the whole of the Greater Nottingham conurbation. Within this remit it continues to help bring forward masterplans for Beeston and Bulwell town centres, develop serviced employment land at Butlers Hill and coordinate strategic flood risk assessment work for the Rivers Leen and Trent.

## People

Once again we should remind ourselves of the key partners with whom we are working. These include East Midlands Development Agency, English Partnerships, Greater Nottingham Partnership and Nottingham City Council. The last named will increase its input with the imminent arrival of its Chief Executive on our Board. Board membership is stable but we must expect change from time to time. Colin Maber, whose quiet and authoritative comments will be missed, retired from the Board this year and his replacement, representing the Architect profession, joins us in 2007.

Our staff, have seen the retirement of our invaluable CEO, Alan Swales MBE. Alan who had been with the Company from the outset, will be replaced by Marc Cole who was previously Director of Regeneration with Bradford Urban Regeneration Company. We thank Alan for his excellent contribution over the years and welcome Marc Cole to the Company.



**Tony Wilkinson**  
Chairman  
Nottingham Regeneration Limited

# Directors

Tony Wilkinson	Wilkinson Stores Ltd	Chairman
Ken Grundy	Gilborn Properties Ltd	Joint Deputy Chairman
Mich Stevenson OBE	Spenbeck Ltd	Joint Deputy Chairman
John Brydon	Brydon Developments Ltd	
Cllr. Graham Chapman	Nottingham City Council	
Cllr. Alan Clark	Nottingham City Council	
Nick Ebbs	Blueprint	
Peter Featherby		
Jenna Frudd	Frudd Construction	
David Hughes	English Partnerships	
Colin Maber	Maber Project Planning	
Jeff Moore	emda	
Malcolm Reece		
Cllr. John Taylor	Nottingham City Council	
Cllr. Des Wilson	Nottingham City Council	
Malcolm Wright	BWB Partnership	

Keith James                      Company Secretary

David J. Rice                      Auditors

Natwest Bank Plc                      Bankers

Alan Swales MBE                      Chief Executive

# Objectives

Our focus is firmly on the delivery of sustainable physical regeneration and our core objectives to achieve this are as follows:

- 1 | To make the best use of sites and buildings and add to the Greater Nottingham 'offer.'
- 2 | Bring in the maximum amount of private sector investment into physical regeneration and where necessary, supported by public sector funding.
- 3 | Ensure that improvements to the environment, jobs and social benefits are created from regeneration activity.
- 4 | Resist piecemeal schemes which cherry pick the best opportunities and promote comprehensive development.
- 5 | Champion high quality mixed use schemes which set new standards of design in buildings and the space around them.
- 6 | Ensure that employment schemes are linked to local job opportunities.
- 7 | Form strong partnerships with the private sector and key public sector organisations.
- 8 | Promote Nottingham at international, national and regional level.
- 9 | Make sure that regeneration activity does not adversely impact on businesses and jobs.

# Our Partners



# Partnership Developments

The Company, working on behalf of Nottingham City Council and Ashfield District Council has facilitated the development of the following employment schemes:



## 01. Milford Close, Bulwell

Work began on site in early 2006 to remediate 0.5ha of brownfield land on behalf of Nottingham City Council. The scheme will provide 12 B1 units, creating 3,770sq ft of new business space.



## 02. Pottery Way, Bulwell

At Pottery Way, work is well underway to create 21 business units on a former landfill site. A further 4,245sq ft of employment space will be provided on behalf of Nottingham City Council, adjacent the existing Business Centre.



## 03. Butlers Hill, Hucknall

On behalf of Ashfield District Council, NRL have facilitated proposals to remediate a former landfill and abandoned allotment land. Work on site to provide 2.4ha of serviced employment land is progressing well with completion due in 2007.

---

## Studies

### 01. Nottingham City Centre Housing Market Study

Knight Frank were jointly appointed by Nottingham City Council and NRL to undertake a detailed market assessment exploring projected supply, demand and market performance dynamics within the central Nottingham residential property market, with the aim of assessing the market's overall sustainability and future course of direction in terms of supply and demand.

### 02. Kimberley Brewery

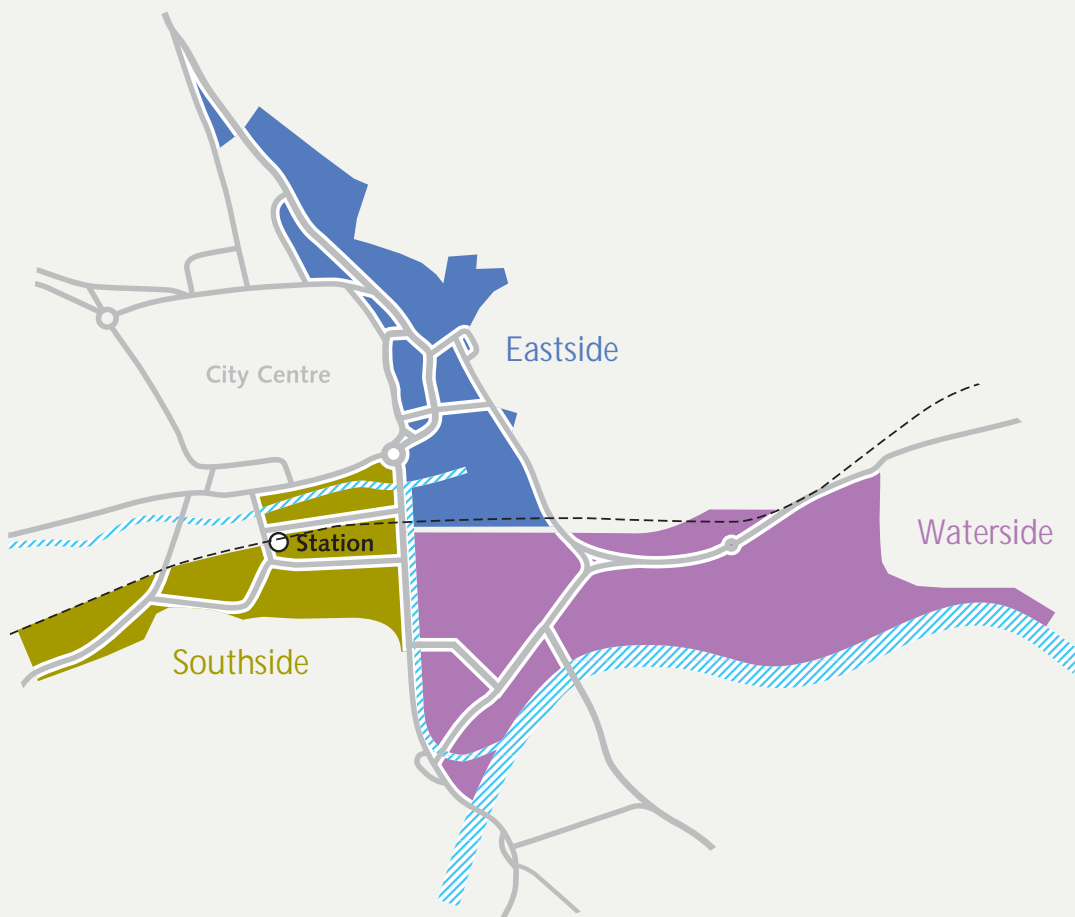
In December 2006, the Company was appointed by the Greater Nottingham Partnership (GNP) to assist Broxtowe Borough Council in the preparation of developer guidance for the former Kimberley Brewery site.

### 03. Nottingham University Hospitals Trust

Also on behalf of the GNP, the Company was appointed to procure feasibility work for the construction of an on-site Food Preparation Unit for the Nottingham University Hospitals Trust.

# Regeneration Areas

The three regeneration areas continued to see considerable development activity during 2006 as evidenced by the number of tower cranes that punctuate the City Centre skyline.



## Eastside

Delivery of the masterplan commissioned by the Company in 2001/02 continues with a rewarding number of schemes either completed or starting on site during the year.

### 01. The Exchange, Phase II

An extension to the Phase 1 scheme to provide 120 high quality student rooms was completed in late 2006.

### 02. The Island

Infrastructure works have commenced on this major scheme. Upon completion the scheme will provide 1.4 million sq ft of commercial space and approximately 1,400 residential units making it one of the largest regeneration schemes in Britain.

### 03. Litmus Building

Work continues on the £55 million 14 storey scheme due to be completed mid 2007. Comprising 296 residential units complete with leisure facilities, this is one of largest residential new build projects of its type in Nottingham.

## Southside

A number of high profile schemes are under development to secure the aims of the Southside masterplan.

### 01. Canal Street

Work has begun on this large seven storey scheme which will provide 235 apartments, 40,000sq ft of offices and a bar/restaurant. The developers Southreef hope to enhance the environment of the canal side and re-open a foot bridge across the canal with completion scheduled for 2008.

### 02. Meadows Gateway

Following the developer competition facilitated by NRL during 2005, a preferred developer has been selected to bring forward a high quality mixed use scheme for this key site. Design development work led by MAKE architects is underway with a planning application expected in 2007.

### 03. Nottingham Station

Design development work continues on the Nottingham Station Masterplan-led by BDP architects. The proposals will seek to create a state of the art interchange and provide significant development opportunities.

### 04. Sovereign House

Proposals for a high quality mixed use scheme, including residential, office, retail and A3 uses are being developed for this prominent station site.

### 05. Waterfront Plaza

This scheme which includes the already completed Jurys Inn Hotel (264 rooms) is well on its way to completion with construction now in the final phase. The scheme will provide 109 apartments and 74,000sq ft of Grade A speculative office space set over 9 storeys.



The Exchange, Phase II



The Island



Litmus Building



Canal Street



Nottingham Station



Waterfront Plaza

## Waterside

---

2006 saw the start of construction activity on the first major residential scheme in the Waterside with proposals for further schemes well underway.

### 01. Trent Basin

In November 2006, developers ISIS and national regeneration agency English Partnerships submitted a planning application for 2,200 residential units, 6,250sq ft of B1 business space and 12,170sq ft of commercial floorspace at Trent Basin. The application follows a public consultation period held in March/April 2006 and is the result of close partnership working with NRL. This is a flagship scheme for the Company and will deliver a new offer for the Nottingham residential market.

### 02. Park Yacht Club Phase 1

Trent Park Developments have commenced construction of their residential scheme 'River Crescent' which will feature many innovative energy saving and sustainable features. The scheme is due to be completed in 2007.

### 03. Victoria Embankment

Emda funding of £149,000 was secured for three distinct but inter-related projects all located within the Waterside including a feasibility study on the realignment of Cattle Market Road, detailed design of a section of waterside footpath and site investigation works around Eastcroft depot.

### 04. The Ozone

A £25m bid was submitted to the Lottery's Living Landmarks Fund in January to revitalise the Victoria Embankment and Meadows area. The scheme is based upon on 4interlinked themes-community, energy, lifestyle and opportunity.

## Wider Nottingham City Council Area

---

### 01. Bulwell Masterplan

On behalf of Nottingham City Council, the Company has commissioned a masterplan for Bulwell town centre. Atkins have been appointed and the final report is expected in 2007.

### 02. River Leen Strategic Flood Risk Assessment (SFRA)

In partnership with the Environment Agency and Nottingham City Council work has commenced on a study to inform regeneration strategies and developers on flood risk along the River Leen and Day Brook. The report is due to be completed in summer 2007.

### 03. Greater Nottingham Strategic Flood Risk Assessment

The Company has coordinated the commissioning of a cross boundary Strategic Flood Risk Assessment for the River Trent (in partnership with the Environment Agency, Broxtowe Borough Council, Nottingham City Council, Rushcliffe Borough Council, Gedling Borough Council and Nottinghamshire County Council). The study will inform the Company's approach to strategic projects.

### 04. Growth Point

On behalf of Nottingham City and Nottingham County Councils, the Company has coordinated the submission of the first stage bid for Growth Point status to the government. Following confirmation of Growth Point status in October 2006 the company will work with partners to develop detailed proposals.



Trent Basin



Park Yacht Club Phase 1



Bulwell Masterplan

## Greater Nottingham Districts

### 01. Broxtowe Borough Council-Beeston Town Centre

2006 saw the completion of the Beeston Town Centre Masterplan. This will form the basis of a new Town Centre Action Plan and the Company will continue to offer advice on implementation and delivery.

### 02. Beeston Business Park (formerly known as the Siemens Site)

During 2006 work was completed on the Siemens Masterplan commissioned by NRL on behalf of Broxtowe Borough Council, Nottinghamshire County Council and GNP. New owners for the site have subsequently confirmed their intentions to bring forward proposals in line with masterplan aspirations.

### 03. Rolls Royce, Hucknall

In September 2006, the company was instructed by Nottinghamshire County Council and their partners, Rolls Royce and emda, to lead on procurement of a feasibility study to review development potential for science and technology at the Rolls Royce site. DTZ were appointed to undertake the study with completion anticipated in 2007.

## Nottingham News

### 01. NET Extension

First stage approval for NET lines 2 and 3 was announced by the Government in October 2006-the only scheme in the country to be approved. The extension will see new routes to Clifton and Chilwell & Beeston with all routes (including the existing Line One) starting from Nottingham Station. Construction is due to begin in 2010 with trams running by 2013.



Beeston Town Centre.



NET Extension

### 02. 'New' Old Market Square

Work on the City's main square was well underway during 2006 with completion due early 2007. The square aims to create a more versatile open space to be used as a meeting space as well as providing an arena for concerts and markets.



'New' Old Market Square

### 03. CCAN

Work began on the £13m Centre for Contemporary Art Nottingham (CCAN) on a prominent site in the City's Lace Market. The iconic building will be one of England's largest contemporary art galleries in terms of exhibition space. It will also provide performance space, education and workshops spaces and will be an extra boost to tourism in the city.



CCAN

# Property Portfolio

The company supports the economic regeneration of some of Nottingham's most deprived communities through its office/studio space in Provident Works and New Brook House.

---

## New Brook House

New Brook House offers 44 high-standard office units in a prominent location, close to the city centre but with easy access to the M1. The units range from 210sq ft to 2,700sq ft in size. In addition to 'easy in/easy out' licences and competitive monthly inclusive rents it also offers a reception service together with secretarial services. In addition it has meeting facilities, on-site security and car parking. Lettings in 2006 included Church of England Children's Society, Nottingham Primary Care Trust and ADR Communications.



## Provident Works

The grade II listed Provident Works is a former mill building located ½ mile from the city centre offering 9 workshop/office units ranging in size from 1,697sq ft to 2,124sq ft at competitive rents and flexible terms. During 2006 a major letting to Regeneration East Midlands was secured.



# Company Events

In March NRL participated in MIPIM 2006 as part of 'Team Nottingham' in association with Vision Nottingham and various private sector partners. The company will be attending the event again in 2007.

In November, the Company hosted a well attended stand at the East Midlands Property Show.



This year NRL re-launched its company website which can be found at:  
[www.nottinghamregeneration.ltd.uk](http://www.nottinghamregeneration.ltd.uk).

The company's up to date news can now be found online.

## Staffing

---

**Alan Swales**  
Chief Executive

---

**Mona Walsh**  
Principal Project Officer  
[mwalsh@nrl.uk.net](mailto:mwalsh@nrl.uk.net)  
0115 915 5481

---

**Val-Wilson Smith**  
Head of Finances & Resources  
[vwilson-smith@nrl.uk.net](mailto:vwilson-smith@nrl.uk.net)  
0115 915 5456

---

**Neeta Thacker**  
PA to Chief Executive  
[nthacker@nrl.uk.net](mailto:nthacker@nrl.uk.net)  
0115 915 5166

---

**Dawn Alvey**  
Head of Planning  
[dalvey@nrl.uk.net](mailto:dalvey@nrl.uk.net)  
0115 915 5493

---

**Rachel Amery**  
Finance Assistant  
[ramery@nrl.uk.net](mailto:ramery@nrl.uk.net)  
0115 915 5212

---

**Louise Seymour**  
Principal Project Officer  
[lseymour@nrl.uk.net](mailto:lseymour@nrl.uk.net)  
0115 915 5345

---

**Claire Peters**  
Project Officer  
[cpeters@nrl.uk.net](mailto:cpeters@nrl.uk.net)  
0115 915 5352

---

**Linda Chojnowski**  
Senior Project Officer  
[lchojnowski@nrl.uk.net](mailto:lchojnowski@nrl.uk.net)  
0115 915 5464

---

# Funds Invested

Funder	Total £	2006 £
emda	10,414,248	650,982
English Partnerships	7,105,000	
City Council	375,000	6,000
SRB	1,306,000	
ERDF	6,140,470	463,246
Other public funds	2,515,000	7,500
Isis	6,525,000	1,700,000
Other private	625,000	500,000
Total	<b>35,005,718</b>	<b>3,327,728</b>

**Total Investment £35,005,718**

**2006 Investment £3,327,728**

# Annual Accounts

The City Council's investment of £40,000pa and emda's contribution of £250,000 continued as in the previous year. Annual expenditure is tightly monitored and total costs represent excellent value for money when measured against the investment levered in.

Expenditure	Budget 2006	Actual 2006
	£	£
Staffing costs	498,000	463,000
Administration expenses	45,700	45,100
Miscellaneous costs	114,000	95,000
<b>Totals</b>	<b>657,700</b>	<b>603,100</b>

Revenue Income	Budget 2006	Actual 2006
	£	£
City Council loan/grant	40,000	40,000
City Council other contributions	125,000	125,000
emda grant	250,000	250,000
Earned income	67,000	94,000
English Partnerships grant	100,000	100,000
<b>Totals</b>	<b>582,000</b>	<b>609,000</b>



Nottingham Regeneration Limited

Shire Hall  
High Pavement  
Nottingham  
NG1 1HN

Tel: +44 (0)115 915 5467  
Fax: +44 (0)115 941 4888

[www.nottinghamregeneration.ltd.uk](http://www.nottinghamregeneration.ltd.uk)



Printed on recycled material

