

23 May 2016**Agenda Item: 8b****REPORT OF SERVICE DIRECTOR ENVIRONMENT, TRANSPORT &
PROPERTY****PROPOSED DISPOSAL OF THE CLASP BLOCK, DATA CENTRE AND
RIVERSIDE BLOCK, COUNTY HALL****Purpose of the Report**

1. To seek Committee approval to the proposed methodology and approach to the disposal and redevelopment of the CLASP Block and possible redevelopment of the Data Centre and Riverside Block.
2. To seek Committee approval for the land previously occupied by the main CLASP block to be used for temporary campus car parking.

Information and Advice

3. This report contains an exempt appendix, which is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) (Information relating to any individual and the business affairs of a particular person (including the authority holding that information)). Disclosure of this information would prejudice the parties' commercial interests.
4. Committee will be familiar with the group of CLASP constructed buildings which adjoin the County Hall 'H' Block at West Bridgford. In June 2015 Committee approved the demolition of the main CLASP Block fronting Loughborough Road. Subject to finalising the tender documentation, demolition is due to commence towards the end of August 2016, with completion of the demolition around May / June 2017.
5. During the demolition works, car parking and access to the campus will be severely restricted. This may be mitigated by using alternative parking.
6. It is proposed to formulate a Development Brief for the CLASP site. The purpose of this Development Brief is to set out the parameters of development, what use may be considered and what restrictions/constraints need to be taken into account, further details of the site constraints are set out in a later section of this report.
7. Input into the creation of a Development Brief will be received from the usual Community and Statutory Stakeholders such as any local chamber of commerce, resident associations, Environment Agency, Highways Department. In addition views will be invited from Nottingham City Council and Rushcliffe Borough Council. Once completed this document will be an integral and important part of the marketing campaign for the land to be sold/developed.

8. The scope of the Development Brief will need to cover the whole of the County Hall and Clasp Blocks. Detailed focus and consideration will need to be given to the following areas:
- (i) The delineation of the “red line” boundary for the land to be sold/developed. In particular, consideration needs to be given to whether the “red line” boundary should include both of the buildings known as the Data Centre and the Riverside Block. (*See Plan 1 attached*).
 - (ii) The Riverside Block and the Data Centre both occupy key strategic river frontages. If the Riverside Block is to be included within the “red line” boundary consideration needs to be given to what current uses within the Riverside Block will need to be replaced. The key uses are the Civic Suite, Rufford Suite, Riverside Restaurant and the School Catering unit which provides circa 400 meals a day to local West Bridgford schools.
 - (iii) Car parking: the level of car parking required to support the proposed development and the level of parking required to support County Hall
9. The whole of the County Hall site comprises approximately 4 Ha (11 acres), of which 2 Ha (5 acres) roughly could be considered as being within the curtilage of the main CLASP block. The surface (unbuilt) area of the overall County Hall site is used predominantly for surface car parking.
10. The overall campus incorporates the provision of approximately 600 surface car parking spaces. Approximately 450 of these could be considered as being within the physical curtilage of the CLASP building, Data Centre and Riverside Block, with the remaining 150 adjacent to the 'H' Block.

Cross Service Steering Group

11. A Cross Service Steering Group (CSSG) has been created to facilitate the development proposed. The CSSG currently comprises representatives from Property, Planning, Legal, Finance and others as appropriate.
12. Arrangements are currently in hand to appoint an external firm to assist with the preparation of the Development Brief and marketing of the site. At this early stage of the process Property and Planning will be leading with the procurement of the external advice for the creation of the Development Brief and explore the sale/development options (further details of this appointment are contained within the exempt part of the report)
- (i) Once the various constraint options for the future of the County Hall and CLASP Blocks have been considered and worked up in sufficient detail arrangements will be made to carry out a Public Consultation, this will seek the views of the local community and wider area.
 - (ii) It is important that CSSG adopt a holistic approach to considering the various constraints upon the overall development and take full account of the alternative, financial, design and operational issues associated with retaining County Hall and either selling or developing the adjacent land.

13. There is currently being undertaken an assessment of what level of overall car parking is required to support the County Hall 'H' Block.
14. Careful consideration will need to be given to the following matters site access, utilities, flooding, deliveries, staff facilities and the sensitive relationship between the proposed design of the new development and County Hall.
15. Before final tenders are invited, it is proposed to provide the Committee with a presentation of the findings and recommendation as contained in the Development Brief. The Committee will have the opportunity to consider and review all matters and the exact location of the "red line" boundary for the land to be sold/developed.
16. If it is agreed that the "red line" boundary should incorporate the Riverside Block. The Committee will need to confirm which of the uses currently contained in the Riverside Block need to be retained. For reasons of commercial sensitivity, the financial details of the marketing / disposal strategy are contained in the exempt part of the report.

Main CLASP Block Demolition and Post Temporary Use

17. The tender for the demolition of the main CLASP block will be put out for tender shortly. The earliest expected start on site is the 18 July 2016, with completion by April 2017 (unless potential contractors are able to deliver any improvements to timeframe.). The cleared site of the main CLASP building will be made available for car parking in the short term. This may be used by the Council for its own parking provision, or may be let out in order to generate an income.

Site Constraints

Heritage

18. County Hall is referred to as "non designated heritage asset" but is recognised to be of local interest. Upstream of County Hall is the Grade 2 pedestrian Trent Suspension Bridge and opposite County Hall is the Grade 2 War Memorial. Between County Hall and the Listed Grade 2 Trent Bridge is the old Trent Bridge Flood Arches which date back to the 13th-15th Century.

Height Restrictions

19. As part of the proposed Development Brief detailed consideration will need to be given to the scale height and massing of any new development on the County Council land and adjoining property.

Utilities

20. A full utilities search has been conducted that has revealed the following restrictions:

- High Voltage Electricity Cable: This represents the most severe utility restriction on development of the land occupied by the main CLASP Block. A high voltage underground cable crosses the southern portion of the site from a sub-station on Loughborough Road to a distribution centre adjacent to the Data Centre, which it

serves. It would be possible to divert this cable, although costs will be significant and would inevitably impact on the Data Centre and this aspect would need careful management.

- BT and Kingston Communication: A cable crosses the northern portion of the land occupied by the main CLASP Block. A final decision on where the “red line” boundary for the land to be disposed/development will determine whether this cable will require re-routing. If this cable does require diverting, the costs are likely to be significantly lower than the costs associated with the electricity cable mentioned above. Subject to survey, this is not considered a significant restriction.
- A hard wired communications link from the Data Centre is routed via the Riverside Block. If it is decided that the Riverside Block will be demolished and the Data Centre remains this communication link will need to be rerouted.

Flooding

21. The site benefits from the existing flood defence works along the Trent and, as such, the risk of flooding is reduced. The Environment Agency has not yet provided any detailed comments on restrictions for this site, other than to require that development would need to be 8m away from the bottom of the bank on the landward toe. This, in principle, should not hinder development, although developer experience in trying to obtain planning permission for residential conversion of nearby Centenary House suggests that habitable spaces would need to be raised above the flood plain, using the void space for undercroft car parking to serve the proposed development.

Deliveries

22. The main goods delivery point was located in County Hall. As an interim solution it is now situated within the Riverside Block and therefore will need to be further relocated if it is decided that the Riverside Block is to be included within land to be disposed/developed.

Reasons for Recommendations

23. The recommended methodology and approach as outlined will ensure that the County Council has the opportunity to fully assess all operational, financial and design considerations. Alongside this work stream consideration will need to be given to whether the Data Centre and the Riverside Block should both or individually be within the “red Line” boundary as part of the land to be sold/ developed.

Statutory and Policy Implications

24. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

That Committee approves:

- 1) The preparation of a Development Brief and the procurement approach to be adopted;
- 2) That the site of the CLASP building should be used as additional car parking for the County Hall campus, until further options have been considered.

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Service Director
Environment, Transport & Property

For any enquiries about this report please contact: Oliver Dyke 0115 977 2395

Constitutional Comments (CEH 11.05.16)

25. The recommendations fall within the delegation to Finance and Property Committee under their terms of reference.

Financial Comments (GB 10.05.16)

26. There are no financial implications arising directly as a result of this report.

Background Papers and Published Documents

27. CAMG bid for funding to demolish the CLASP building.

Electoral Division(s) and Member(s) Affected

28. Ward(s): West Bridgford Central and South
Member(s): Councillor Liz Plant, Councillor Steve Calvert

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SP: 3050
Properties affected: 00029 - County Hall