

Trowbridge Regeneration Project/Campus development

- Various options for development of East wing site Trowbridge were developed by consultants Pick Everard and Savills, in line with campus aspirations developed by the Campus Operations Board (COB). This work was paid for from the Economic Development Budget.
- The COB's Vision for the site included leisure and community facilities (including 3 x swimming pools, gym, healthcare centre, retail units, housing)
- The COB's preferred option results in a build cost of £30m+ which is £15 - £20m above what could be generated by development of the site.
- As there is no possibility of significant Capital investment from the Council in the foreseeable future, the proposed option does not appear to be viable.
- The COB reported in November that they reject the consultant's report as they do not agree with Savills assessment.
- The COB met with John Thompson who did not rule out the use of other capital receipts to fund the project. He stated that the original point of the Campus the reduction of WC's property portfolio to produce new more efficient community buildings. He did not rule out a capital contribution by WC to cover a funding gap if there was one. He felt the project would need to be funded and WC would try and come up with the best solution to this. He stated it would be for the Area Board to make a decision about how they wish to move forward but they needed to rethink the scale and therefore cost of their aspirations. He stated all communications should be channelled through the Trowbridge Community Engagement Manager.
- During the work on options appraisals there was engagement with representatives from the health sector.
- Meetings have taken place with a number of potential development partners / investors including site visits and sharing of the Pick Everard/Savills report with the caveat that it had been rejected by the COB.
- Discussions taken place with adjacent land owners (eg. Knees)
- Currently exploring partnership mechanism options ie. JV or Development Agreement or straight sale with planning conditions etc. Early indications show that site yield could be improved if Council entered into some form of lease back arrangement. More work needed to explore this option.
- Need to engage further with health sector – to manage opportunities elsewhere in Trowbridge. Meetings with NHS through One Wiltshire Estates Group.

- Some speculative pro-bono work is being undertaken by Lynch Robertson Architects to explore other development concepts for the site. Meeting in couple of weeks' time to review.
- Many of the aspirations of the COB have already been delivered or are in progress:
 - Key community aspirations have been incorporated into the County Hall (Library, LD Centre, Police, community space etc)
 - Work is continuing on a community led cultural development at the old Town Hall
 - There are existing leisure facilities at Castle Place and a pool at Clarendon School.
 - The Civic Centre provides a range of accessible community facilities
 - A number of other Town centre regeneration projects have progressed over the last few years (St Stephen's Place / Brewery Quarter / Station / Civic Centre / Shires Gateway / County Hall / Cradle Bridge)

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