

## EXECUTIVE

16 MARCH 2006

## BELLERBY THEATRE REDEVELOPMENT SITE

**SUMMARY**

This report asks the Executive to consider the acquisition of additional land for inclusion in the potential redevelopment of this site

**1. INTRODUCTION**

- 1.1. The Bellerby Theatre site comprises land currently occupied by the Bellerby Theatre, public parking, Victoria Court, North Place Day Centre and the Community Centre. The site is identified on the attached plan with the Council's land holding edged in red (see **Appendix 1**).
- 1.2. It has been identified in the Local Plan as a potential mixed-use development site and a planning brief was produced in 2002, which proposed a significant element of affordable housing. It also features in the Town Centre Area Action Plan consultation and is in close proximity to the forthcoming Friary redevelopment.
- 1.3. The site has recently been included in the Council's proposed Affordable Housing PFI programme and the existing Planning Brief is undergoing review in connection with this.

**2. MAIN CONSIDERATIONS**

- 2.1. An opportunity has arisen to acquire two additional pieces of land, which complement the redevelopment of the overall site. These plots are coloured blue on the Plan. They are:
  - A small engineering works located behind the 'Live and Let Live' public house ("A" on the Plan)
  - The Guildford School of Acting Hall, Haydon Place ("B" on the Plan)
- 2.2. The engineering works has been placed on the market while the GSA has indicated that the Hall will be surplus to requirements.
- 2.3. The acquisition of these land holdings will facilitate a comprehensive and strategic approach to the future use and development of the site that will enhance and preserve the character of the town centre.

**3. FINANCIAL IMPLICATIONS**

- 3.1. The metal works is currently being marketed with an asking price of £200,000. The Head of Property will advise the Executive at the meeting on the estimated acquisition costs for this property. Although the GSA building is not currently available, the Head of Property will also advise on its estimated value at the meeting.
- 3.2. It is suggested that the costs could be met from within the Council's overall Affordable Housing Capital Programme from the capital receipts reserved for that purpose.

**4. SUSTAINABILITY IMPLICATIONS**

- 4.1 The addition of the two areas of land will add to the potential of the site for redevelopment, particularly in respect of increasing flexibility in the design and layout, with consequent benefits to the overall sustainability of any development.

**5. CONCLUSIONS**

- 5.1 The acquisition of the properties in question would be to the advantage of the Council and such acquisition could be accommodated within the Council's overall Housing Capital Programme.

**6. DECISION**

To authorise the Head of Property:

- (a) to negotiate the acquisition of the metal works site (Plot "A" on the Plan), on such terms as may be agreed with the Head of Legal & Property Services, in consultation with the Head of Housing Advice Services and Lead Member for Housing; and
- (b) in the event that the opportunity arises, to negotiate the acquisition of the GSA building (Plot "B" on the Plan) on such terms as may be agreed with the Head of Legal & Property Services, in consultation with the Head of Housing Advice Services and Lead Member for Housing.

Reason for Decision:

To further the Council's programme for the provision of affordable housing and facilitate a comprehensive approach to development of part of the town centre.

Background Papers:

Bellerby Theatre site development brief  
PFI Report to Executive on 22 September 2005

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