
Derbyshire County Council

Staveley Town Basin:
Built Development Phase 1

Waterside Hub Business Case



October 2021 Update



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Project: Staveley Town Basin: Built Development Phase 1

Document Title: Waterside Hub Business Case

Date: October 2021 Update

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STRATEGIC CASE

1.0 Project Overview

“Staveley Town Basin, with leisure space and high-quality places to live will bring people flocking to Staveley and move the orientation of the town centre to what will be a waterside gem” Staveley Town Investment Plan, December 2020.

The Staveley Basin Waterside Hub project will be a catalyst for the development of Staveley Town Basin as a new mixed-use destination in line with the vision set out above. The overall aspiration for Staveley Town Basin is to create a mixed-use site, including a new destination hub for tourists and water-based leisure enthusiasts as well as creating employment opportunities for the local community. It will be a new place for visitors to stop and play, for new businesses to grow and prosper and for the local community to enjoy and be employed.

The Staveley Basin Waterside Hub will be a new, high-quality hub for new start and existing businesses, building on the success of the Markham Vale Environment Centre. Delivered by Derbyshire County Council, it will be the first phase of achieving the vision for Staveley Town Basin and will act as a catalyst for investment by others in and around the Basin.

The project will deliver a new, high-quality, BREEAM Very Good, 12,000 sq. ft, Waterside Hub which will include flexible office, retail and workshop units for small businesses and a high-quality food and beverage offer to complement the existing offer in Staveley. The project also includes an access road and paths to open up the site and pontoon decks and electric / water points for moorings.

Once constructed, the new facilities, including the Hub, will be managed by Derbyshire County Council. Day to day operation will be the responsibility of the same team that manages the Markham Vale Environment Centre which is located just 3 miles from Staveley Basin. Since April 2021 this team have received 18 enquiries for business premises that they were unable to fulfil at their Markham Vale site, demonstrating the significant business demand for this type of office facility in the local area.

The Hub will be managed on the same basis as the Environment Centre with easy in/easy out tenancy arrangements to support start-up and growth businesses. Access to business support and advice will be facilitated via the County Council.

The project forms part of Staveley Town Investment Plan and will contribute to the vision for Staveley as ‘A place to start, to stay, to grow!’ With the mix of leisure and workspace, the Hub supports both the Business and Skills and Leisure and Living Thematic Pillars of the Plan. The project will add significant value to the continued investment into the redevelopment of Staveley. Staveley Town remains one of the most economically disadvantaged communities in Derbyshire and the project will bring investment and jobs potential to the area as well as providing an attractive addition to Staveley’s existing facilities.

2.0 Objectives

The objectives of Staveley Basin Waterside Hub are:

- To support local businesses to start up and grow
- To create new direct and indirect jobs in Staveley
- To build on the success of Markham Vale and bring direct benefits to Staveley
- To act as a catalyst for the future development of Staveley Town Basin
- To contribute to Staveley becoming a distinctive and vibrant destination which attracts visitors and new residents
- To improve signage between the Basin and the town centre, encouraging a greater footfall and better linkages between the two locations
- To improve access to Staveley's green setting and rural assets and to recreational activities to enhance health and wellbeing
- To increase visitor numbers, visitor expenditure and length of stay in Staveley
- To add significant value to the continued investment into the redevelopment of Staveley
- To attract investment to the area
- To generate additional GVA for the local economy.

3.0 The Project

As identified in the Staveley Town Investment Plan, Staveley Town Basin is an unmet development opportunity with potential for business activities associated with the increased use of the canal corridor for recreation and waterside housing development.

The basin site has become well established in the canal community where every two years, the Chesterfield Canal Trust volunteers host a canal festival over a summer weekend. This event traditionally attracts over 10,000 recorded visitors to the site. In total, around 55-60,000 visitors pass through the town basin each year but with no parking or 'service' facilities on site, most do not stop to rest, eat or drink in Staveley. This is compounded by a lack of a high-quality food and drink offer in the town to encourage people to stop. The Waterside Hub project is the first phase of plans to develop the Staveley Town Basin as a new place for visitors to stop and play, for new businesses to grow and prosper and for the local community to enjoy and be employed.

Derbyshire County Council will deliver this first phase which is focused on supporting local business and will be a catalyst for further development of the Basin by others. It will create a new high-quality hub for businesses but also for use by residents and visitors drawn to the building by the attractive waterside setting on the fringe of the town centre.

As well as providing high quality workspace in a supportive environment; with a high-quality food and drink offer and bike / car parking, the Hub will also encourage people to stop in Staveley or indeed start and end their visit in the town. It will create the future opportunity for development of recreational facilities and activities around the Basin by other parties, allowing greater numbers of tourists and visitors alike to begin and end their day in Staveley.

The project consists of:

- A new 12,000 sq. ft, two storey, BREEAM Very Good, Waterside Hub to include flexible office, retail and workshop units for small businesses to start up and flourish in a supportive environment.
- Food and drink – A destination restaurant or restaurants within the Hub, that will attract visitors to the site and encourage walkers and cyclists to stop for refreshments at the Basin.
- Public parking - This will allow for a greater number of tourists and visitors to begin and end their day at Staveley Town Basin.
- Access road and paths with associated infrastructure – This will open up future access to an additional 7,500sqft of tourism and employment development land adjacent to the Staveley Town Basin.
- Installation of pontoon decks and electric/water points for moorings - These will allow for overnight water-based stays. It is anticipated that having boats on site will increase the visual appeal of the site for visitors.

An important focus of this project is to build on the success of Markham Vale and maximise the opportunities offered by Staveley's location close to Markham Vale to help local businesses start up and grow, create jobs and contribute to a flourishing local economy. It will also provide an important new asset in terms of business infrastructure, providing high quality workshop and office space on flexible tenancy arrangements. Businesses locating themselves at the Hub will benefit from access to support from the team that are successfully helping businesses to thrive at the Markham Vale Environment Centre.

4.0 Beneficiaries

The Staveley Basin Waterside Hub will have a number of beneficiaries. These are listed below:

4.1 Local New Start Businesses

Local new start businesses will benefit from the high-quality office and workshop provision, and access to business advice and support. The Derbyshire County Council Working Together Service, which has worked successfully at Markham Vale Environment Centre, will be extended to cover the Staveley Waterside Hub. Through this service, all businesses making enquiries or taking space at the centre will be signposted to a network of business support providers and initiatives in the local area. This will include: The Chesterfield Borough Council Business Advisers, The D2N2 Growth Hub, DWP Jobcentre, East Midlands Chamber, Derbyshire County Council colleagues and employment projects, and Destination Chesterfield for Chesterfield Champions.

The Derbyshire County Council Markham Vale team will also use their well-established, dedicated social media accounts to raise awareness of the new opportunities - these have been found to have an almost immediate reach to the local communities.

The office spaces/ workshops have been designed on an "easy in, easy out" basis, maximising flexibility and giving new entrepreneurs the confidence to speculate in terms of new business creation.

4.2 Growing Businesses

The site will also be home to established, often growing businesses. Office and workshop spaces will be available on an "easy in, easy out" basis giving growing businesses the opportunity to move to larger premises as they grow and take on more staff. The new access road will free up additional employment land, offering up the potential for businesses to move into larger purpose-built premises in future years.

Existing local businesses in Staveley town centre and surrounding area will also benefit from the increased visitor spend generated in the town.

4.3 Residents

Local residents will benefit from improved access to Staveley's green setting and rural assets and opportunities for recreational activities to enhance health and wellbeing. The team will raise awareness of the site through the delivery of local school visits and better signposting/ signage from the town centre.

Local residents will also benefit from the employment opportunities created, both directly at Staveley Basin and indirectly as a result of increased visitor spend in the local economy.

Contractors during the construction phase will have a local labour clause within their contracts, and the delivery team will work with these contractors to promote local business involvement in the supply chain.

Markham Vale is a key source of local employment but has been described by Staveley residents as difficult to reach. Whilst improvements and upgrades to transport infrastructure will improve access to Markham Vale, the new Waterside Hub at Staveley Town Basin will provide even greater access to places of employment for local residents.

4.4 Visitors to Staveley Waterside Hub

Visitors to Staveley, particularly those using the Chesterfield Canal Towpath (The Cuckoo Way), and the National Cycle Network will be able to spend time in Staveley with access to recreational activities and visitor facilities. The visitor facilities and car parking provision will encourage visitors to begin and end their day in Staveley.

The Economic Assessment undertaken for the project in March 2021 identified the following detailed breakdown of potential user groups to estimate the total number of visitors to the site.

- **Walkers/ Cyclists** – Those walking/ cycling through the basin who are encouraged to stay/ visit the new facility
- **Additional Visitors** – Those who are attracted to the site as a result of the new offer - including the retail and restaurant facilities, who would not otherwise have come
- **Local Residents** – Those living close to the site who will use Staveley Basin to take exercise and walk their dogs etc
- **Employees** – Those employed by businesses based at the Waterside Hub
- **Events and Festivals** – Those attracted by events and festivals at the site
- **Users of Business Centre/ New Employment Land** – Office/ retail workers based at the site who might use the Basin for a lunchtime walk/ evening drink
- **Boaters** – New moorings will provide opportunities for increased visitors to use the site. This could be owners or boat hire opportunities
- **Water Sports Offer** – Those attracted by the water sports offer that could be created at the site - it is assumed that a private sector water sports offer could be located on the additional employment land that will be opened up as part of the investment in road infrastructure.

5.0 Location

Staveley Basin is located on the edge of Staveley town centre in the borough of Chesterfield, Derbyshire. The site is accessed off Eckington Road, Staveley.

Staveley Basin forms part of the Markham Vale regeneration project. Markham Vale is a 200-acre business park located off the M1 at Junction 29A. It offers prime industrial, warehouse and office accommodation, ranging from 3,000sqft to 1 million square feet and also includes The Environment Centre – a managed workspace for small businesses.

In addition to the business park there are a further 400 acres of land set aside for woodland, water features, grass and amenity land, highways and other associated infrastructure. The Staveley Basin site sits within this wider Markham Vale estate.

6.0 Current Situation and Emerging Trends

The Chesterfield Canal is a distinctive element of Staveley's post-industrial heritage and now a recreation asset and tourist attraction. Since 1989 the canal has been restored as far as the Staveley Town Basin along which runs the Trans Pennine Trail cycle and walking route, creating a sustainable transport corridor. The construction of Staveley Basin was completed in early 2012 as part of an overall strategy to restore and improve Chesterfield Canal; making more of the waterway navigable. Funding for the basin was provided by Derbyshire County Council with a grant from the East Midlands Development Agency, and the work involved the development of a mooring basin which can house up to 20 large canal boats and 12 smaller crafts and the reclamation of the surrounding land. Access to the site is limited currently other than via walking or cycling.

The main current user groups for the site are:

Walkers and Cyclists: As a result of its location on the Chesterfield Canal Towpath (The Cuckoo Way), and the Trans Pennine Trail, some 55,000-60,000 visitors pass through the town basin each year but with no parking or 'service' facilities on site, most do not stop to rest, eat or drink (*source: TIP, 2020*). The Chesterfield Canal Trust's seasonal magazine – Cuckoo (August 2020) – highlights that the pandemic has demonstrated more clearly the value of the canal to so many people and that the towpath has been very busy with walkers and cyclists. According to the magazine, many people said that: *'they had discovered the canal for the first time'*.



Events: The Staveley Basin has become well established in the canal community where every two years the local volunteer group host a canal festival over a summer weekend. This event traditionally attracts over 10,000 recorded visitors to the site.

6.1 Emerging Trends and Opportunities

An Economic Assessment for the Staveley Basin Waterside Hub project was commissioned by Derbyshire County Council and completed in March 2021. One of the areas considered as part of this assessment was emerging trends, influencing factors and potential developments that could play a role with regards to demand and potential uses of the Staveley Town Basin. The findings are summarised below.

6.1.1 Local Commercial and Business Opportunities

The location of Staveley Town Basin brings a number of associated commercial and business opportunities that may influence demand for office accommodation.

Markham Vale Successes

Staveley is well located and has already established itself as a key industrial and distribution location given the success of Markham Vale (70% occupied). Staveley has become an exemplar for business growth in Chesterfield Borough in the medium term with the town seeing a 33% increase in businesses between 2010 and 2019, compared to just 12% in Chesterfield, and 24% nationally. As of 2019, Staveley is home to 690 businesses (Staveley Town Investment Plan). The Staveley Town Investment Plan identifies that *“Staveley is well located and has already established itself as a key industrial and distribution location given the success of Markham Vale”*

Markham Vale is a key source of employment but has been described by Staveley residents as difficult to reach. Whilst improvements and upgrades to transport infrastructure will improve access to Markham Vale, the new Waterside Hub at Staveley Town Basin will provide even greater access to places of employment for local residents.

The Environment Centre

The Environment Centre at Markham Vale comprises 19 workshop and office spaces targeted at small start-up companies and is currently home to a range of companies operating in a variety of sectors including; software development, marketing, housing development, residential care and professional organisations. The facility at Markham Vale is currently fully occupied – one office recently became available but is already under offer. Since April 2021 the team have received 18 enquiries for business premises that they were unable to fulfil, demonstrating the significant business demand for this type of office facility in the local area.

HS2 Opportunities

Staveley is expectant in relation to the opportunities that HS2 will bring. The eastern spur of HS2 is proposed to deliver a rail maintenance depot in the Staveley corridor. There is a huge opportunity for Staveley to benefit from the continued growth and investment in the rail sector. Demand will not only be from a business perspective, but the associated jobs will bring an added demand for housing, which in turn will increase demand for outdoor space and a high-quality food and drink offering.

Covid-19 and the Demand for Office Accommodation

Research shows that the disruption caused by the Covid-19 Pandemic caused office take-up across the UK regions to be limited through most of 2020. The three top sectors taking up office space were Technology, Media and Telecoms (TMT), Education and Health, and Insurance and Financial Services. Overall, 39% of deals in 2020 were for Grade A space. This demonstrates the occupier preference for high-quality office space. Any new office accommodation created at Staveley Basin will need to be high quality, Grade A space.

6.1.2 Local Developments

The investments and developments taking place in the local area will have a key influence on visitor numbers and users for the Staveley Basin site. Key developments taking place locally include:

Chesterfield Waterside - Chesterfield Waterside will comprise of 5 new neighbourhoods:

- **Waterside Quarter:** Phase 1 will see 177 new contemporary homes; a mix of two, three and four-bedroom homes.
- **Waterfront:** This neighbourhood offers a premium setting alongside the River Rother and is suitable for a number of uses, including dynamic office space.
- **Riverside East:** A self-contained waterside neighbourhood comprising housing, apartments and business space, offering canal-side views and served by shops, bars and cafés at the nearby Basin Square.
- **Station Place:** A high-density collection of buildings including a hotel, offices and car park in an informal space enclosed by shops and cafés, which will create a thriving business environment.
- **Basin Square:** Set around the canal basin, phase one includes circa 350 premium Build-to-Rent apartments, a multi-storey car park, office buildings and a hotel.



Whilst this development could be seen as competition to the Staveley Basin project in the first instance, it could actually be a potential benefit. At an estimated 5 miles between Chesterfield and Staveley along the Canal Tow Path, this would make an ideal bike-ride for families/ friends, with a stop at the Basin for lunch or an ice cream before a return journey. In addition, the significant development at Chesterfield Basin could act as a catalyst for more users and visitors to the Waterside Hub and is likely to raise awareness of The Chesterfield Canal in general.

With new offices planned for the Chesterfield Basin, this could be potential competition for the Staveley Waterside Hub. We would suggest caution in terms of the size and scope of the Staveley Basin Office accommodation offer.

Staveley Works - A planning application has been submitted to build up to 700 new homes on the former Staveley Works site.

The proposed redevelopment also includes a primary school, new wildlife habitats, retail and community facilities, a cycle and footpath network and a marina on the Chesterfield Canal.

Within walking distance of the Staveley Waterside Hub, this project will help to bring life and businesses to the canal. Along with the Chesterfield Waterside development the three sites together will completely change the nature of the canal.



The location of the new office accommodation at the Staveley Waterside Hub would make an ideal cycle/ walk commute for those who live at the Staveley Works site and are employed at the Basin.

6.1.3 Demand from Potential User Groups

A number of factors have been identified that could have an influence on the demand for the facilities offered through the project. These are shown below:

Demand for Offices

A report by Savills estate agents reported that whilst 2020 got off to a strong start, with regional office take up 21% higher than the same period in 2019, the first UK wide lockdown in March 2020 impacted upon uptake and reflected a 36% decrease from the same period in 2019. Savills further reports that 39% of deals were for Grade A space, demonstrating an occupier preference for high-quality office spaces across the UK regions. Although the traditional professional sectors are still key players in the office market, the burgeoning influence of digital and technology businesses is starting to be seen in office take up.

However, as a result of significant changes to the relationship between employees and workspaces forced by the Covid-19 pandemic, CBRE's 2021 UK Real Estate Market Outlook (December 2020) found that companies are expecting to move towards a more distributed pattern of work. Almost 70% of respondents suggested that they will allow employees to work flexibly in the future.

Savills reports that it is likely that once the Covid-19 pandemic is 'over', there will be a demand for balance between the two, allowing working time to be split between work and home throughout the week. Arup's 2020 report on the 'Future of Offices: in a post-pandemic world' discusses how Covid-19 has accelerated pre-existing trends in the commercial property sector – from health and wellbeing to activity-based working. The report suggests that offices will change from 'the place to get things done' towards an 'attractor' for employees and collaborators alike in the post-pandemic world.

This is due to the massive shift in the working patterns of most employees as a result of the pandemic.

Working from home has become the 'new normal' and the commercial property market will need to adapt to this change in order to sufficiently meet business demands. Savills expect to see a shift towards diverse location strategies and the emergence of a hybrid model, a combination of home working, local office hubs and a head office.

This represents an opportunity for the Staveley Basin Waterside Hub project to provide flexible office space in an attractive waterside location which will support the expected hybrid model of future working and firmly place the Hub as an office 'attractor', providing a flexible alternative from working at home.

Walking and Cycling Trends and The Covid-19 Pandemic Effect

Changing walking and cycling trends are increasing numbers using footpaths, in-turn increasing the potential visitors to Staveley Town Basin:

- According to Sport England's latest Active Lives Adult Survey (April 2020), activity levels have been on the rise and inactivity levels have been falling, even prior to the Covid-19 outbreak. The report found that there were 28.6 million adults doing at least 150 minutes of moderate intensity physical activity a week; this accounts for 63.3% of the nation's population and is up 404,600 people on the previous 12 months. In particular, walking was the most popular way for English adults to get active and this is growing, with 20.3m people now getting active by walking for leisure.
- **Walking:** The Covid-19 Pandemic has accelerated the trend towards physical activity and walking; research from the Department of Transport shows that between May and July 2020, 39% of people reported they were walking more, with 94% thinking they would be likely to continue walking more.
- **Cycling:** Data from the Department for Transport figures also show that between May and July 2020, 38% reported to cycle more than before the outbreak of the Pandemic. 94% thought it likely that they would continue to cycle more once travel restrictions were removed.

Restaurants

Restaurant and cafe culture is changing; Staveley Town Basin can capitalise on these trends:

- The St Ives Group's UK Bars & Restaurants study (2016) suggests the UK is increasingly becoming a nation of casual diners, choosing to eat out more regularly, with 31% of the UK population eating out at least once a week. Market analysis indicates a shift away from formal restaurants and towards casual dining; snacks, breakfast and lunch make up an increasing proportion of sales.
- The ONS found that families are spending more on eating out - calculating an average of £45.10 per week (2017).

- Additional user numbers and statistics show:
 - Around 1 in 5 people visit a coffee shop every day (Source: Liminicoffee.co.uk)
 - 81% of people now visit a coffee shop weekly (Source: www.cafesuccesshub.com/uk-coffee-shop-market-2018)
 - On average we visit a coffee shop up to 152 times per year (Source: <https://www.caffesociety.co.uk/blog/britons-spend-up-to-2210-a-year-in-coffee-shops>)

Restaurants - Outdoor Spaces: The Covid-19 Pandemic has created a need for additional outdoor and more socially distanced seating. Many cafes and restaurants have invested in semi-permanent structures to provide more seating capacity. This type of temporary offer could provide the restaurant at the Waterside Hub the opportunity for additional seating in the more popular/ busy periods without taking up valuable square footage from within the building.



Photos: The Piptree Café at Borrowash, Derbyshire

Cycling Cafes

There has been a boom in UK cycling cafes in the last decade. A relatively new concept with no defined scope, cycle cafes typically combine a bike shop and a coffee shop, and can be much more of one than the other. A standard model would include a fully functioning coffee shop serving some homemade food to suit cyclists' dietary needs, as well as some cycle accessories. Some sites will have operational workshops with competent bicycle mechanics, but these are often borne out of genuine bike stores.

A desktop review of popular cycling cafes in the UK reveals a preference for high-quality coffee, meaning the business serves the dual market of cyclists and those looking for a coffee shop.

The key element of any cycle café is its location, ideally a prominent location in close proximity to walkways and cycleways. A café can serve as a hub for club riders, tourists, mountain bikers, triathletes and athletes, as well as any recreational user of the routes in the area.



Despite the abundance of cycle trails and national walkways around Chesterfield, and its close proximity to the Peak District, there is a lack of cycle-orientated cafes locally. This could be attributed to the relatively recent trend towards cycle-specific venues. This said, Chesterfield is home to Monkey Park, a hub that offers services to bike enthusiasts as well as co-working space, a community café and a range of other services.

Monkey Park, Brampton, Chesterfield - A community hub, cycle project and workspace merged into one, Monkey Park is located just off Chatsworth Road in the Brampton area of Chesterfield, Derbyshire.



The Brampton 'Monkey Park' is adjacent to the Holmebrook Valley Trail. The 'not for profit' business aims to improve the local community by bringing people together and supporting their efforts to change the area. The café acts as a Co-Workspace between 8am and 6pm Monday-Friday, doubling as a bike workshop on Saturday and Wednesday between 9am and 4pm. The Community Café is also open between 10am and 2:30pm Wednesday-Saturday.

6.1.4 Complementary Tourism Initiatives

Investment in the local tourism offer will help to put the area on the map for tourists, and in turn boost potential visitor numbers for the Staveley Town Basin. Some local initiatives taking place are shown below:

- **Chesterfield Canal Development** - Following the re-opening of the Chesterfield to Staveley and the Kiveton Park to Worksop sections of the Chesterfield Canal, the Chesterfield Canal Partnership are pursuing the restoration of the original line of the canal from Staveley to Kiveton Park. Opening up more of the Canal will help to raise awareness of the walking, cycling, tourist opportunities in the area.
- **Staveley Hall** - Another identified project in the Staveley Town Investment Plan is Staveley Hall Conference Centre. This is a proposed extension to the historic Staveley Hall to create a high-quality events venue led by Staveley Town Council. The development consists of an extension to the existing café with a new entrance and reception for welcoming guests and two multi-purpose halls, both of which will be flexible so that they can accommodate a wide variety of formal and informal events and activities.
- **Peak Resort** - Other local developments such as PEAK Resort (a £400m development less than 4 miles from the centre of Staveley with ambitions to be an all-year leisure, education, wellness and entertainment destination) are helping to widen the local offer and make Staveley a visitor destination.

6.2 Competitor Analysis

The Economic Assessment (prepared March 2021) for the project looked at the provision of similar facilities to those proposed for Staveley Waterside Hub available locally to understand how the offer at Staveley should be positioned to complement this, and what lessons can be learnt.

6.2.1 Office Space

Key findings included:

- A detailed review of the local market suggests that any new office accommodation developed needs to be high quality, flexible space.
- With the Environment Centre and Staveley Hall being at full capacity there is potential demand for additional office accommodation in the local area.
- Since April 2021 the team at the Environment Centre have received 18 enquiries for business premises that they were unable to fulfil at their Markham Vale site.
- The Environment Centre targets environmental and technology sectors but is flexible to maximise occupancy whilst turning away businesses that are not considered suitable. It is important that a similar approach is taken at the Waterside Hub, helping to ensure that the right type of jobs are coming into the area.

A full comparator review was undertaken in the Economic Assessment March 2019. This included an analysis of:

- Properties currently available to rent/ vacant, their costs, and floorspace
- Offices and Business Centres in the local area; their services to businesses, size and rent.

Current Vacancies/Available Space

An analysis of office accommodation available to rent / with vacancies (as at March 2021) was undertaken. The analysis considered all commercial office properties available to rent on Rightmove within Staveley and the surrounding area, including Hollingwood, Duckmanton and Renishaw. Key points included:

- The average size of properties available to rent was circa 1,000 square foot. Properties ranged from 130sqft for a small co-working space at Renishaw Hall, to a larger brand new 3,600sqft space also at Renishaw Hall.
- The average rental prices of the properties available to rent was circa £11 per square foot per annum. Prices started from £7.72 per sq.ft. for space in an older property on the Staveley High Street, to £20.12 for serviced offices at Renishaw Hall. At Renishaw Hall each office unit is secure, furnished, and includes parking, a shower, kitchen, bike racks and 24-hour access.

The analysis showed that there were very few offices with vacancies/ to rent as at March 2021 in Staveley, and many of those that were available were of a deteriorating quality.

Analysis of Office Accommodation/ Managed Workspace/ Business Centres/ Innovation Centres in the Wider Area

An analysis of the office accommodation, managed workspace and innovation centres was undertaken in the Economic Assessment 2021. This included the sites below.

- Markham Vale Environment Centre – £13.50 per sqft
- Tapton Park Innovation Centre - £24.50 per sqft
- Dunston Innovation Centre - £19.87 per sqft
- University of Derby Innovation Centre - £ not available
- Devonshire Business Centre - £ not available
- Staveley Hall - fully let £20.00 per sq ft
- Clocktower Business Centre - £5.86 per sqft
- Renishaw Business Park - £10.33 - £20.00 per sqft
- Prospect House - £9.15 per sqft
- Barlborough Links - £ not available
- Eckington Business Centre – £ not available.

Note: prices per sqft include different services/ amenities and cannot be directly compared - see Economic Analysis for more detail.

The analysis showed that the larger business centres typically offer flexible accommodation, most with easy-in easy-out leasing arrangements, as well as a range of business services to tenants. Most venues also offer meeting and conferences spaces for hire, although the innovation centres are mainly targeted at smaller businesses looking to grow.

Analysis shows that the size of units in the Innovation Centres in the surrounding area vary from 122 square feet to over 2,000 square feet. This form of serviced accommodation commands a higher rental fee, at circa £19 per square foot on average. Whilst larger units are available, units in these centres are typically smaller than local office accommodation, which can likely be attributed to their target market being start-ups or small businesses.

The smaller local facilities which let out individual office units, such as Staveley Hall Offices, Devonshire Business Centre and The Clocktower Business Centre offer a varied size of office provision from circa 300sqm to over 8,000sq m. Staveley Hall (£20 per sq.ft per annum) is currently full.

Derbyshire County Council's Markham Vale Environment Centre - Derbyshire County Council's Markham Vale Environment Centre is charged at approximately £13.50 per square foot per annum, and this is likely to be the most similar to Staveley Waterside in terms of offer. The Environment Centre comprises 20 workshop and office spaces targeted at small start-up companies and is currently home to a range of companies operating in a variety of sectors including; software development, marketing, housing development, residential care and professional organisations.

6.2.2 Retail

Consultation undertaken as part of the Staveley Town Investment Plan identified the poor quality of the town centre retail offer as a significant concern. Retail services make up the largest component of units in Staveley town centre, leaving the town centre vulnerable to higher levels of vacancy post Covid-19. There is evidence of demand for further retail and business space within the town centre which the current property stock is incapable of addressing but which could be unlocked by new development. The Investment Plan also notes that Staveley needs to diversify in order to attract new footfall. The town centre programme seeks to re-imagine the town centre, focusing on a relevant retail offer and opportunities for new leisure and community uses as well as a complementary evening economy.

With a focus in the TIP on driving retail developments in the town centre it would be prudent not to allocate too much space within the Staveley Waterside development to retail so as not to create too much competition. This said, the Basin is likely to attract a different market, including day-trippers and tourists and there could be demand for targeted retail such as outdoor clothing, cycle and walking equipment and lifestyle shops.

The comparator work (see Mercia Marina and Burton Waters over the page) identifies that retail is an important part of the offer mix for new waterside developments as it helps to increase dwell times and will support demand for the food and beverage offer on site. A high-quality retail offer at the Basin could be a catalyst for an improved offer in the town centre.

6.2.3 Food and Beverage

A detailed analysis of cafes and restaurants has been undertaken (see Economic Analysis: March 2021). From the analysis of the local Staveley food and drink offer, it appears that most of the facilities within 1 mile of the Basin are smaller operations, with circa 20-40 covers, offering simple food and drink offers, with many closing on Sundays.

There are no nearby facilities offering a destination type restaurant or coffee shop facility within 1 mile of Staveley Basin area. The nearest, similar offer is the restaurant at Renishaw Hall and Gardens, but this has no evening offer.

The facility at Barrow Hill is not open Monday to Friday and has limited weekend opening. The offer at Staveley Hall is more café/ sandwiches/ snacks rather than the destination type restaurant expected for Staveley.

Looking along the canal towpath there is nothing offering a destination type food and drink offer in the local area. The nearest facility along the tow path, Hollingwood Hub, serves more snacks and sandwiches, but has a limited offer. The offer at Poolsbrook Country Park only has a day-time offer, with the café closing at 4pm in summer and 2.30pm in winter.

The analysis suggests that there could be a potential gap in the market for a facility where you could meet friends and family for a leisurely lunch or enjoy a high-quality evening dinner.

A high-quality restaurant offer/ bar or destination café facility of the type proposed for Staveley Basin would be a completely new addition to the local market, so it may take time to build up a customer base and raise awareness of the site. This will need to be reflected in the contract between the operator and Derbyshire County Council. It may be that a smaller facility is needed in the early years, with the Waterside Hub building designed in such a way that the food and beverage offer can easily be expanded in later years if demand is strong.

The analysis suggests that the new facility is targeting a different market to many of the local facilities, it is unlikely to take away trade from the other food and beverage outlets in the town centre. It is hoped a high-quality offer could be a catalyst to attracting more operators into the local area.

6.2.4 Recreation Spaces

Whilst the Waterside Hub project is focused on the provision of high-quality accommodation for businesses, by opening up the site through an access road and the provision of pontoons, the project will be a catalyst for more recreational opportunities around the Basin. The analysis of three local recreation spaces has highlighted the following key points to note for the Staveley Town Basin project:

- Poolsbrook and Holmebrook have a predominantly local catchment, with the majority of their visitors coming from within a 5-mile radius. Both offer free parking.
- The option of a flexible catering offer – as seen at Rother Valley Country Park, where there is a permanent café with the added potential for a mobile unit and ice cream van on busy days, could be an option for the Staveley Basin.
- The visitor survey at Poolsbrook suggested that park visitors were looking for additional activities and water sports – this is a potential gap that could be filled at Staveley Basin. This said, there is clearly a very well-developed water sports offer at Rother Valley. There could be potential for collaboration between the two operations.
- 21% of visitors to Poolsbrook considered themselves to have a disability. With Staveley Basin having a similar catchment area, this needs to be considered within all designs and with the activities on offer.
- Activities on offer at the comparator sites include outdoor gym, sculpture, bike hire, water sports, fishing, picnic sports, sand pits and play grounds. All of these will increase dwell times at the parks.

Additional detail on the offer at the local country parks can be found in the Economic Appraisal.

7.0 Comparator Case Studies

In order to establish the potential opportunity which Staveley Basin represents; a number of case studies of comparator sites that have maximised their water-front locations has been undertaken. The case studies have been grouped into: waterside locations, private sector investments around boating sites, and canal basin sites.

7.1 Private Sector Investment around Boating Sites

The following sites show how private sector investment can be brought to waterside locations. Whilst these sites are larger than the Staveley Basin development, they give an idea of the type of developments that are taking place nationally.

7.1.1 Mercia Marina

Description: The largest inland marina in Europe, Mercia Maria is a destination for boaters, holidaymakers in the luxury lodges and casual visitors. The Marina was built on Willington Lake, 6 miles from Derby, and includes walks, shops and restaurants. The marina can accommodate over 630 boats. The area is easily accessible to nearby villages via short walks.



Facilities: In 2014, the marina opened The Boardwalk, a £1.7m promenade of 6 boutique retailers, with offices above, centred around a two-storey bar and restaurant. The development fronts onto a raised wooden walkway offering views of the water, boats and wildlife. The Boardwalk complements the Piazza, a £3m development comprising a further restaurant and 6 retail units together with office accommodation at first, second and third floors. All of the offices are occupied and reportedly trading well.

The Boardwalk offers itself as a venue for businesses lunches, meetings and conferences. The offices house businesses across the financial, accounting, IT and pharmaceuticals sectors, with offices ranging in size between 882 sq ft and 1,926 sq ft. The marina includes a number of mooring-related facilities, such as purpose-built shower/toilet/laundry blocks, as well as wi-fi, boat hire, an independent workshop, and a Midland Chandlers equipment store. Residential, leisure, long-term, short-term, daily and visitor moorings are available.

The site aims to attract non-boat users with its wildlife lake, circular walking routes, tea room, convenience store, bar/restaurant, farm shop, retailers and luxury lodges. The lodges offer self-catering holidays, or are available for purchase on 100-year licenses from £164,300. There is also a cycle hire service and boat day trips.

There is a wide range of shops, including: contemporary designer homeware, independent art gallery, clothing retailers, beauty salon, narrowboat holiday agent, jewellers, waterways equipment, new and used boat sales, estate agents, convenience store, engineering services, deli and coffee house, bar and restaurant, plant and flower shop and ladies' fashion.

Recent vacant retail premises have been available recently for a £21,050 per annual rental fee (957 sq ft/ £22 per sq ft). Retail units are sized between 500sqft and 1000sqft.

7.1.2 Burton Waters

Description: Burton Waters Marina in Lincoln is set over 15 acres of countryside. The site boasts a variety of shops, services and restaurants. The marina sits just 2 miles by water to the centre of Lincoln, where you can moor as a visitor at the Brayford Pool.



Burton Waters includes an active marina promenade and over 350 occupied residential properties.

Facilities: The site is home to over 200 commercial moorings, each with individual access to free water and chargeable electricity, as well as toilets, washrooms and laundry facilities. The Burton Waters Boat Company are located on site and are one of the largest boat dealerships in the UK. Their facilities include a large workshop and sales suite alongside the marina.

Beal Homes have developed residential waterfront homes on site, and most of the site is dedicated to either residential properties or holiday cottages. There are three restaurants on site, serving English, Greek and Italian cuisine respectively, as well as a café and delicatessen. Cycle hire is available onsite.

There is also a health, leisure and racquet club on the Burton Waters complex. Commercial occupants include architects, financial experts, housing agencies, consultancies, IT, technology, management services, kitchen installers and business services.

7.2 What Can be Achieved at Waterfront Locations

The following sites all show that waterside locations can open up opportunities for range of activities.

7.2.1 Waters' Edge Country Park and Visitor Centre

This project demonstrated that offices/businesses and tourists/ visitors can be accommodated and supported from the same building:

Description: set in 110 acres of woodland, wetland and wildflower meadows (split over two sites), Waters' Edge Country Park and Visitor Centre is next to the Humber Bridge, on the waterfront at Barton upon Humber.



There are a series of walks around the ponds as well as two adventure playgrounds and interactive displays and games.

The first 86-acre site is home to the £3.3m Visitor Centre; it includes: Two sites of Special Scientific Interest, ten ponds, native woodlands, seven walks around the park and two adventure playgrounds. The second site is located across the Haven, at the Humber Bridge viewing areas and is home to: Humber Bridge walk route, two adventure playgrounds, wildflower meadows and woodland.

Facilities: The Visitor Centre is home to a business centre with office space, as well as a gift shop which stocks locally crafted gifts from jewellery, toys and games, handbags, scarves, books, stationery and wildlife surveillance equipment. Located in the Visitor Centre, the Honey Pot Café overlooks the Humber Estuary.

7.2.2 Whisby Nature Reserve

Description: a former quarry, located 5 miles from the City of Lincoln, just off the A46. The 150-hectare Whisby Nature Reserve attracts 100,000 visitors per year.



The site is managed by Lincolnshire Wildlife Trust and features a series of lakes, surrounding by walking trails, woodland and wildlife.

Adjacent to the reserve is the Natural World Visitor Centre. The Natural World Centre attracts over 200,000 visitors a year. Both the Natural World Centre and the Nature Reserve are free to enter.

Facilities: Nature Park, Education Centre, bird observation facility, café, shop, children's indoor and outdoor adventure play, gift shop and toilets. The Natural World Centre can be booked for weddings seating up to 150 guests.

- The café seats approximately 75 people, including indoor and outdoor covers
- There are also café kiosks only during summer holidays, half term and weekends, subject to weather.

7.2.3 Standedge Tunnel

Description: the Standedge Tunnels are four parallel tunnels through the Pennine hills. Three are railway tunnels and the other is a canal tunnel. It is the longest, highest and deepest canal tunnel in the UK.



The Standedge Tunnel Visitor Centre is a base for boat trips into the tunnel. The Visitor Centre is in the former warehouse and contains exhibitions on the history of the tunnels, the canal tunnel's recent restoration and the Huddersfield Narrow Canal.

There were 23,436 visitors to Standedge Tunnel and Visitor Centre in 2019 (VisitBritain). Although it is assumed that there are additional walkers/ cyclists at the site not included in this. The Watersedge Café offers 40 covers (over 943 sq ft) as well as 13 external picnic tables adjacent to the water areas.

Private Hire: Standedge Warehouse is a newly-renovated, contemporary arts space, on site at Standedge Tunnel & Visitor Centre. The 18th century, grade II listed Warehouse has three floors and enough room to accommodate up to 200 guests.

7.3 Canal Basins

This section considers some of the smaller developments taking place at Canal Basins.

7.3.1 Hickling Basin



The Hickling Basin on the Grantham Canal sits a few miles outside of Grantham. Fully restored in the 1990s, the basin features traditional canal side architecture as well as The Old Wharf tearoom and the Plough Inn pub. The basin acts as a good starting point for walks, and is popular with anglers. The site also includes spaces available for private hire for Corporate and PR events, exhibitions, live events, parties, wedding, photo shoots.

7.3.2 Bugsworth Basin



Sit on the Peak Forest Canal near the town of Whaley Bridge, Bugsworth Basin is popular with boaters and walkers and is home to the adjacent Navigation Inn. Bugsworth Basin is also the starting point for the Peak Forest Tramway Trail, a 2.6km walking route. The basin sits on the Pennine Cycleway, part of National Cycle Network Route 68.

Bugsworth Basin has a gift shop that sells ice creams, hot and cold drinks and snacks as well as souvenirs and chandlery items.

7.3.3 Portland Basin Marina



A small independent marina based at the junction of the Lower Peak Forest, Huddersfield Narrow and Ashton canals, the Portland Basin Marina offers a range of services to boaters.

The basin was established in 2000, in line with the opening of the Huddersfield Narrow Canal. The basin offers permanent and overnight mooring facilities and wi-fi connection, showers, toilets, boat servicing and repair.

The marina's services include dry dock facilities, day boat hire and holiday boat hire. A 45ft holiday hire boat is available for short breaks or longer holidays. Self-drive narrowboats are available to hire daily between 9am and 4:30pm (£110 Monday-Friday, £160 Saturday-Sunday), with reduced rates offered in the winter.

Case Studies Summary

- Office spaces at the facilities considered range from 500sqft to 2,300sqft.
- Occupants of offices at the high-quality marina sites are a wide mix, and include architects, financial experts, housing agencies, consultancies, IT, technology, management services and business services. Attracting this type of business to Staveley Basin would definitely provide higher skilled and better paid jobs for local residents.
- The Humber Bridge centre includes a mix of retail, café and business space, suggesting these uses can work on site together.
- Each of the tourist sites reviewed supports a gift shop.
- Burton Waters has a wide range of shops catering for visitors, including: contemporary designer homeware, Independent art gallery, clothing retailers, beauty salon, narrowboat holiday agent, jewellers and waterways equipment.
- There is a similarly wide mix at Mercia Marina: contemporary designer homeware, independent art gallery, clothing retailers, beauty salon, narrowboat holiday agent, jewellers, waterways equipment, new and used boat sales, estate agents, convenience store, engineering services, deli and coffee house, bar and restaurant, plant and flower shop and ladies' fashion
- Burton Waters, with 350 occupied residential properties and additional moorings supports three restaurant facilities on site and a delicatessen and coffee shop. This suggests that Staveley Basin, with a proposed 87 new houses and additional visitors, walkers and cyclists could support at least one café/ restaurant facility.
- Restaurant/ café sizes at the visitor sites considered include: 75 covers at Whisby Nature Reserve (including inside and outside seating), and 30 covers at Standedge café. Most include outdoor seating.

8.0 Strategic Alignment

A detailed Strategic Review has been undertaken which demonstrates how the project clearly aligns with the aspirations of the Staveley Town Investment Plan, Derbyshire Economic Partnership Covid-19 Economic and Skills Recovery Strategy, D2N2 Recovery and Growth Strategy and other local strategies.

This section also sets out how the Staveley Basin Waterside Hub project will complement the other projects being developed as part of the Staveley Town Deal, and how it addresses the cross-cutting themes of the environment, digital and accessibility.

8.1 Staveley Town Investment Plan

The Waterside Hub project will contribute to the vision for Staveley as ‘A place to start, to stay, to grow’. The Hub is the first phase in opening up Staveley Basin as a mixed-use waterside development to attract new residents, visitors and businesses to Staveley. The Town Investment Plan identifies that Staveley benefits from access to an incredible amount of countryside and rurality and as Staveley looks to attract people to live in the area the countryside and surrounding assets are real attractors. The development of Staveley Basin will be key to improving access to Staveley’s green setting and rural assets. With the mix of leisure and workspace, the Hub supports both the Business and Skills, and Leisure and Living, Thematic Pillars of the Plan.

The Town Investment Plan recognises that the Basin is an unmet development opportunity with potential for business activities associated with the increased use of the canal corridor for recreation and waterside housing development. The Waterside Hub is a named project under Project Package 3: Place in the Town Investment Plan.

8.2 Derbyshire Economic Partnership Covid-19 Economic Recovery Strategy

The project supports the following objectives of the Covid-19 Economic Recovery Strategy:

- We will enhance the resilience and diversity of our urban centres, market towns and rural areas
- We will leverage our unique assets to protect the visitor economy in the short term to build solid foundations for transformational long-term growth
- We will enhance our inward investment offer for a changing world, highlighting Derbyshire’s vibrant economy and unparalleled quality of life by promoting a variety of opportunities.

The project also supports the following objective of the Skills and Labour Market Recovery Strategy:

- We will stimulate enterprise and business growth to provide economic opportunities.

By opening up the Staveley Town Basin site for a mixed-use waterside development, providing a mix of visitor facilities and supportive workspace and facilitating future investment, the project is clearly aligned with the priorities of the Derbyshire Economic Partnership.

8.3 D2N2 Recovery and Growth Strategy

The D2N2 Economic Recovery Strategy has three guiding principles and a number of priorities that sit below these:

Low Carbon Growth

- *Low carbon leadership*
- *Enabling key low carbon sites*
- *Decarbonising growth*

Productivity

- *Employment and skills*
- *Business Growth*
- *Innovation*

Connectivity and Inclusion

- *Inclusion*
- *Integrated infrastructure*
- *Place shaping*

Under the Connectivity and Inclusion Principle, the Strategy sets out D2N2's aim to "*Use our economic and skills investments in our cities, towns, rural areas and growth corridors to promote improvements in quality of life for residents, workers and visitors*". The Staveley Basin project supports this aim by contributing to Staveley becoming a distinctive and vibrant destination which attracts visitors and new residents. Improving access to Staveley's green setting and rural assets and improving access to recreational activities to enhance health and wellbeing.

The Strategy also makes a commitment to make D2N2 the most attractive region for businesses to start up, invest and grow by ensuring we have the highest quality support for businesses. Through the provision of workspace and support via the team responsible for the Markham Vale Environment Centre, the project also supports local businesses to start up and grow.

8.4 Local Strategies

Derbyshire County Council have also been working closely with the consultants developing the Staveley Town Centre Masterplan, inputting into the design work and informing the emerging plan. A key element of this will be ensuring that the Staveley Basin site is linked physically to the Town Centre through well signed footpaths.

There are already a number of existing footpath links between the Basin and the Town Centre and the aim will be to increase the use of these existing routes rather than creating new footpaths.

Through this project signage will be improved between the town centre and the basin, encouraging a greater footfall and connectivity between the two locations. The provision of parking spaces and cycling storage at the Waterside Hub will enable visitors to the site to leave their vehicles and explore further into the town centre.

The team at Derbyshire County Council are also aware of the plans for the Staveley Growth Corridor, however, it is difficult to incorporate measures to improve connectivity with the Staveley Growth Corridor at this current time until plans for its development are finalised and its construction started and progressed beyond a masterplan. The team will ensure that they input into any consultation/ stakeholder work.

The Staveley Basin Waterside Hub project also aligns with a number of more local strategies – these are noted below:

Chesterfield Borough Council Growth Strategy		
Strategic Objectives		How the Project Supports the Objectives
Supporting business growth & investment	Work to increase business start-ups and support the expansion of the existing business base.	This project will provide 12,000 sq ft of high-quality new floor space. It will signpost businesses to local business support providers and work to encourage new start businesses to the site.
A great place to live, visit and do business	Secure investment in infrastructure that enables employment growth & delivers a high quality of place.	In addition to the main facility the project will also open up access to an additional 7,500 sq ft of tourism and employment land adjacent to Staveley Town Basin.
	Support the growth of Chesterfield as both a visitor destination and hub.	The project will support the growth of Chesterfield as a visitor destination and hub with an expected half a million visitors within the first 5 years.
An inclusive approach to growth	Ensure that all local people are in a position to benefit from the growth which takes place in the borough.	The project will provide local people with employment opportunities, sites for new or existing businesses as well as business support and advice. The improved green spaces will increase the recreational opportunities.

Chesterfield Borough Council Economic Recovery Plan	
Strategic Objectives	How the Project Supports the Objectives
Ensure the provision of a sufficient range of employment sites	The project will provide: 5,550 sqft of office space, 1,500 sqft of Workshop space, 2,000 sqft retail space, 2,500 sqft of restaurant space. It will also open up additional employment land for future development.
Enable the regeneration of the Staveley and Rother Valley Corridor	The project will see a major development on the Staveley Rother Valley corridor, providing not just business accommodation, but also tourist and visitor facilities which will draw new people to the area.

Chesterfield Borough Council Economic Recovery Plan	
Strategic Objectives	How the Project Supports the Objectives
	Wider benefits include helping the regeneration of Staveley by attracting business investment into the area, as well as a potential further £950,000 spend in the local economy.
Support wider improvements to community infrastructure & quality of place	The project will provide a new, high-quality facility for local people - a place for them to start new businesses, to enjoy recreational activities and to meet friends.
Sustainability measures implemented in response to Covid-19 including cycle infrastructure and improved pedestrian access	The project will provide more opportunities for people to use the area for outdoor exercise. Better signage to and from the town centre will increase awareness of the towpaths and cycle routes and promote usage.
Support the further development of the borough's visitor product and infrastructure	The project will increase the public parking offering, to allow for a greater number of tourists and visitors. It will complement the growing offer around the Chesterfield Canal that is being developed including Chesterfield Waterside and Staveley Works, building the visitor infrastructure and attracting visitors to stay longer in the area.
Deliver an enhanced programme of festivals and events to attract more visitors to the town	The project will help enhance the current offering of the canal festival, as well as providing opportunities for more events.

The Local Plan	
Strategic Objectives	How the Project Supports the Objectives
Support the growth, vitality and viability of Chesterfield and Staveley town centres and the borough's district and local centres	The project will help to support the growth, vitality and viability of town and local centres as the existing local businesses will benefit from the increased visitor numbers and spend generated.
Provide at least 50 ha of new employment land between 2018 and 2035	The project will provide at least 12,000 sq ft of employment land, with a further 7,500 sq ft of employment land being opened up due to the new infrastructure put in place.
Ensure that new development is designed to a high standard that promotes architectural quality, energy efficiency, protects and enhances the boroughs historic environment	The offices will high-quality grade-A business units. The building will be BREEAM Very Good as a minimum.

The Local Plan	
Strategic Objectives	How the Project Supports the Objectives
Enable healthier and more sustainable transport choices	The project will promote walking and cycling opportunities for locals and visitors.
Restore the Chesterfield Canal to a navigable state along all its length within the borough	The project will support with the restoration of the Chesterfield Canal by helping raise awareness of the area and boosting visitor numbers.
Enhance the health and wellbeing of the borough's residents	The project will contribute to the health and wellbeing of the boroughs residents by improving access to Staveley's green setting and assets. The project will provide local residents with more recreational activities.

Chesterfield Parks and Open Spaces Strategy		
Strategic Objectives		How the Project Supports the Objectives
Prioritise investment in parks and open spaces	Improve the quality of open spaces at key sites	This project will provide a high-quality open space for both locals and tourists. It will increase awareness of the footpaths along the canal, increasing user numbers. It will provide moorings for boat users.
Use resources effectively and sustainably	Maximise income and external funding opportunities	The project will draw in external funding to support.
Increase the use of parks and open spaces	Develop a diverse and attractive programme of events	The project will provide a chance to develop a diverse and attractive programme of events by building on the current offering of the Canal Festival and building on its success.
	Promote open space benefits for health, learning and wildlife	The project will provide residents and visitors with opportunities to use the enhanced cycling and walking infrastructure. It will encourage more people to use the Canal for leisure, enjoying the open space and wildlife in the area.

8.5 Links with Other Town Deal Projects

The Waterside Hub development team are keen to link, collaborate with, and support the other projects making up the Staveley Town Deal. The information below sets out how the Hub is working with these projects. *Note: for some projects that are still in the early stages of development the current opportunities for linkages are limited at this point in time, however, as further project meetings are held the team will investigate and explore potential opportunities further.*

Project Package 1 – Innovation & Enterprise

- **Hartington Industrial Park** – The team are already in touch with this project, providing support on plot sizes and employment figures and passing over a couple of enquiries. This collaboration will be an ongoing arrangement, with cross promotion between the sites.
- **DRIIVE** – The Staveley Town Basin project will provide recreational space and access to restaurants etc for those studying at/ visiting/ using the new DRIIVE facility. It will also provide additional business accommodation that could be used by businesses who wish to locate in the area to make use of the new rail research facilities at the DRIIVE site.

Project Package 2 – Inclusive Growth

- **Construction Skills Hub (CSH)** – The team attended a meeting to clarify what opportunities there were to work together regarding the contractor appointed to construct Staveley Waterside. However, given the timeframes of the two schemes it is unlikely that this can be achieved.
- **Staveley Miners Welfare FC Academy** – Cross promotion only.
- **Staveley Station** - Cross promotion.
- **Wheels to Work Staveley Hub** – The team have worked with Wheels to Work throughout the Markham Vale project and will continue to promote this as part of the Staveley Basin development.

Project Package 3 - Place

- **Staveley 21 Town Centre** – The team envisage working closely together with the Staveley 21 team on all aspects of this project including, wifi and CCTV, as the project evolves.
- **Staveley Hall Conference Centre** - The project team are already working with Staveley Hall to refer enquiries for their venue and share enquiries for premises as appropriate. There will be no conference facilities at Staveley Basin site, so there is potential for the businesses at the Staveley Basin to make use of these facilities.

Project Package 4 – Health & Wellbeing

- **Chesterfield Canal** - The project team have a long-established relationship with the canal project. Through the design, funding and construction phases of the restoration work through the Staveley Basin site the MV team completed all design work, procured and managed all contracted restoration works. The Markham Vale team will be managing the canal as it passes through the Markham Vale land ownership boundary. There is an excellent and effective working relationship between the two projects.
- **Barrow Hill Memorial Hall** – The team is committed to working closely with this project and there is potential for working together as their plans evolve, although little detail is known about this project at the current time.

8.6 Cross-Cutting Themes

The project is also supporting the cross-cutting themes of the environment, accessibility and digital.

8.6.1 Environmental

The team are currently targeting BREEAM Very Good standard for the building but are in discussions with their consultants with regards to whether Excellent standard can be achieved given the reduced funding available. Achieving the Very Good standard, would put the building in the top 25% of UK new non-domestic buildings, based on:

- Energy: building operational energy and CO2 emissions
- Management: management policy, commissioning, site management and procurement
- Health and Wellbeing: indoor and external issues (noise, light, air, quality, etc.)
- Materials: environmental impacts of building materials
- Transport: transport-related CO2 and location-related factors
- Water: building consumption and efficiency
- Waste: construction and operational waste management
- Pollution: water and air pollution
- Land Use & Ecology: site and building footprint and ecological value and conservation.

8.6.2 Digital

High speed and reliable broadband is vital to creating a successful business/ office facility. The offices and workshops at the Staveley Basin Waterside Hub will all have access to high-speed broadband. The café/bar units will also provide Wi-Fi access to their customers.

8.6.3 Accessibility

The new building has been designed to accommodate for disabled access, with accessible W/Cs and disabled parking. The café and retail are on ground floor level making access easier.

9.0 Outputs

The projected outputs for the Staveley Basin Waterside Hub project are shown in the table below:

Output	Target	Rationale
New floorspace	12,000 sq ft	<p>This is the total new floorspace that will be constructed as a result of this project. This is broken down as follows:</p> <p>Offices: 5,500 sq. ft Workshops: 1,500 sq. ft Retail: 2,000 sq. ft Restaurant: 2,500 sq. ft</p>
New jobs (direct)	40	<p>The total number of jobs which are expected to be accommodated at the new Hub is 62 based on HCA employment densities. It is assumed at 65% of these will be new jobs rather than existing jobs.</p> <p>There is significant potential for the number of jobs to exceed this as businesses grow and move to new accommodation and new start-ups take up this space, supporting additional new jobs.</p> <p>In addition, a further 30 jobs are expected to be created indirectly in the future through the opening up of further employment land.</p>
Visitors	497,000 (first five years)	A detailed breakdown of potential users of the site has been undertaken as part of the Economic Assessment and included at Appendix 1. This is the projected total number of individual visits in the first five years after opening of the Hub.
GVA Uplift	£2,774,491 (Per annum)	This is the total additional GVA per annum based on additional employment, taking into account leakage, displacement, deadweight and multipliers once the site is fully operational. The full methodology for this calculation is included in the Economic Assessment report.

10.0 Risks, Constraints, Dependencies

As with all large-scale investment projects, the successful delivery of this scheme is subject to risks, constraints and dependencies. The project team, have undertaken a full review to understand these factors, assessed their impact and identified measures to be put in place to mitigate them.

Note: Capital risks have been considered in the financial case.

Risks, Constraints and Dependencies					
Risk/ Constraint/ Dependency	Issue	Details	Mitigation	Level of Impact	Level of Risk
Dependency	Funding	Without funding via the Staveley Town Deal the project would not go ahead	Development of robust business case and economic assessment to highlight and articulate the case for support and alignment with the Staveley Town Investment Plan	High	Medium
Constraint	Budget	The project needs to be delivered within the agreed budget	Use of experienced project management support from within Derbyshire County Council with additional capacity through appointment of professional team including cost consultant to support the organisation to manage the delivery of the capital project	High	Medium
Risk	Lack of demand for new office/ workshop units	Low take-up leads to empty units and lack of revenue	Good marketing campaign, linked to existing success of Markham Vale. Reasonable rents and terms for businesses	High	Low Based on positive demand for Markham Vale
Risk	Low footfall makes restaurant and retail unviable	Could lead to an empty unit/s on the site	Units designed to allow them to be easily re-purposed as office/ workshop space should demand be low	Medium	Medium
Risk	Lack of interest from restaurant operators	Could be left with an empty unit	Early discussions to take place with potential operators to establish levels of interest and tailor designs to meet the needs of the operators	Medium	Medium

Staveley Town Basin: Built Development Phase 1: Waterside Hub Business Case

Risks, Constraints and Dependencies					
Risk/ Constraint/ Dependency	Issue	Details	Mitigation	Level of Impact	Level of Risk
Risk	Lack of interest from retail operators	Could be left with an empty unit	Early discussions to take place with potential operators to establish levels of interest and tailor designs to meet the needs of the operators	Medium Units could be repurposed as office/ workshop if needed	High Given the unknown impact of Covid-19 on the retail sector
Risk	Lack of demand for employment/ tourism land	Left with empty space on site	Good marketing campaign, linked to existing success of Markham Vale	Low Land could remain as it is until a potential use is found	Medium
Risk	Lack of demand for moorings/ pontoons	Left with empty moorings and no boats to improve visitor offer	Charge a nominal fee to moor	Low	Low
Risk	Financial Sustainability	There is a need for the centre to deliver a sustainable business model for DCC	Detailed financial modelling has been undertaken to ensure that the centre is financially viable in the long term. Joint management with other locations will reduce operating costs	High	Low
Risk	Loss of key staff	Key staff have developed strong partner relations over time	We will allow long hand over periods with any staff leaving	Medium	Medium
<i>Key: Red= High Risk, Orange = Medium Risk, Green = Low Risk</i>					

11.0 The Case for Change

The purpose of the strategic case is to set out the case for change and rationale for intervention. This can be summarised as follows:

Current situation: The construction of Staveley Basin was completed in early 2012 as part of an overall strategy to restore and improve Chesterfield Canal; making more of the waterway navigable. Access to the land around the basin is currently limited other than via walking or cycling.

The Staveley Town Basin is therefore currently an unmet development opportunity. Many thousands of people walk by the Basin every year but there is no offer to encourage people to stop in, and spend money in, Staveley.

Staveley itself is well located and has already established itself as a key industrial and distribution location given the success of Markham Vale. There is a significant opportunity to build on the success of Markham Vale within Staveley itself by developing a similar offer to the successful Markham Vale Environment Centre to support local businesses to start up, grow and create jobs.

What do we want to achieve? The overall vision for Staveley Town Basin is to create a mixed-use site, including a new destination hub for tourists and water-based leisure enthusiasts as well as creating employment opportunities for the local community. The Basin will be new place in the heart of Staveley for visitors to stop and play, for new businesses to grow and prosper and for the local community to enjoy and be employed.

The key objectives of the project include maximising the opportunity offered by Staveley's proximity to Markham Vale, helping local businesses start up and grow, create jobs and contribute to a flourishing local economy and to act as a catalyst for the wider development of Staveley Waterside Hub as a vibrant mixed-use destination.

Outcomes The outcomes of the project will be the creation and growth of new businesses, the creation of new jobs in Staveley and the increased use of the canal corridor for recreation and waterside housing development. It will help Staveley to become a distinctive and vibrant destination and lead to more people visiting Staveley with greater numbers of visitors beginning and ending their day in Staveley.

Fit with government policies and objectives: The Waterside Hub project will contribute to the Staveley Town Investment Plan vision for Staveley as 'A place to start, to stay, to grow'. The Hub is the first phase in opening up Staveley Basin as a mixed-use waterside development and a named project under Project Package 3: Place.

The project supports the Derbyshire Economic Partnership Covid-19 Economic Recovery Strategy through helping to boost the resilience and diversity of a market town, helping to protect and grow the visitor economy and stimulating enterprise and business growth to provide economic opportunities. The project also aligns with the D2N2 Recovery and Growth Strategy and particularly the Connectivity and Inclusion principle which includes promoting improvements in quality of life for residents, workers and visitors.

ECONOMIC CASE

12.0 Market Failure

The market failure the project wants to address is the unmet development opportunity at Staveley Town Basin. The strategic case and Staveley Town Investment Plan have highlighted the potential of Staveley Town Basin for business activities, associated with the increased use of the canal corridor and for recreation and waterside housing development.

However, development is significantly constrained by poor access to the site. Market failure exists as there are factors which are preventing the development of Staveley Town Basin. Without intervention the wider development of the site is commercially unviable. Therefore, intervention is needed through this project to provide an access road and paths to open up the site.

The Waterside Hub will be the first building on the site acting as a flagship and catalyst to attract investment by other parties. Whilst the business case demonstrates that it can generate a small surplus of income over expenditure for the Council to invest in supporting businesses located there, it does not generate the income necessary to support commercial investment. However, the project is a core element of the vision for Staveley Town and therefore public sector intervention is required for the project to be realised.

13.0 Critical Success Factors

Before identifying the potential options available to address the market failure identified above, and to achieve the investment objectives, it is important to establish the critical success factors against which the options will be assessed.

We have identified the following factors:

- Critical Success Factor 1: To align with the aspirations of the Staveley Town Investment Plan
- Critical Success Factor 2: To support local businesses to start up, grow and create new jobs
- Critical Success Factor 3: To maximise the opportunity offered by Staveley's proximity to Markham Vale.
- Critical Success Factor 4: To support the vision for Staveley as a distinctive and vibrant destination which attracts visitors and new residents
- Critical Success Factor 5: To provide value for money for any public sector investment
- Critical Success Factor 6: Acceptable risk exposure for Derbyshire County Council

It is against these criteria that each option is considered.

14.0 Long List Options

In order to establish a short-list of options, a much broader long-list was first considered. All long-list options are shown below with the rationale for each option being either rejected or taken forward as part of the short list options.

Option	Critical Success Factors met?	Rationale	Take forward to Shortlist
Do nothing / Leave to the market	1: No 2: No 3: No 4: No 5: No 6: Yes	The market will not intervene in a project of this nature. Market failure exists and it does not generate the returns necessary to support private sector investment.	Yes
Develop a similar facility in Staveley Town Centre	1: Yes 2: No 3: Yes 4: No 5: Yes 6: No	This option would not maximise the benefits of Staveley Town Basin being located on the Trans Pennine Trail cycle and walking route and the high number of visitors that pass the site each year. Without a specific facility at the basin, it is unlikely visitors will stop in Staveley.	No
Build a visitor centre only with restaurant and retail provision	1: Yes 2: Yes 3: No 4: No 5: Yes 6: No	This option would deliver benefits in terms of attracting visitors to Staveley but would not meet the recognised demand for workspace or maximise the opportunity offered by Staveley's proximity to Markham Vale. In addition, there is likely to be an element of seasonality to the pattern of visitor numbers and a mixed-	Yes

Option	Critical Success Factors met?	Rationale	Take forward to Shortlist
		use facility will provide a more robust business case.	
Build workspace only with no visitor facilities	1: No 2: No 3: No 4: Yes 5: Yes 6: No	The option would meet a recognised demand for additional workspace in Staveley and would help to maximise the opportunity offered by Staveley's proximity to Markham Vale. However, the opportunity to attract visitors to spend time in Staveley would be lost.	No
Develop a mixed-use hub facility with office, retail and workshop units alongside a high quality food and drink and retail offer.	1: Yes 2: Yes 3: Yes 4: Yes 5: Yes 6: Yes	This would open up access to the site and provide a mixed-use Waterside Hub for local start up and growing businesses, residents, and visitors.	Yes
Provide access road only with no new building	1: No 2: No 3: No 4: No 5: Yes 6: Yes	This option would address some market failure in terms of opening up the site around Staveley Basin for development but would not deliver against the critical success factors of attracting visitors or maximise the opportunity offered by Staveley's proximity to Markham Vale and the business case does not support private sector investment.	No

15.0 Short List Options

Having considered the different options available to deliver the desired outcomes as set out in the strategic case, the short list of options has been identified as follows

<p>Option 1: Reference Case/ Do Nothing</p>	<p>This option would require no public funding. The project would not be taken forward and the project objectives or outcomes would not be met.</p>
<p>Option 2: Preferred option</p>	<p>This is the preferred option and would involve opening up access to Staveley Town Basin for future development and the delivery of a purpose built, mixed use Waterside Hub for local start up and growing businesses, residents, and visitors.</p>
<p>Option 3: Restaurant and retail only</p>	<p>This is the do minimum option and would require less public sector funding as it would involve a smaller facility with restaurant provision only and no workspace. The access road and associated infrastructure works would still be required.</p>

16.0 Economic Appraisal

A consideration of the Net Present Value of each of the short options has been undertaken. The appraisal follows the guidance set out within the Treasury Green Book. The relevant costs and benefits to government and society of all options have been valued, and the net benefits/costs calculated. The following assumptions have been made:

Optimism Bias: Optimism bias of 15% has been applied to the capital expenditure assumptions, following supplementary Green Book guidance. An upper bound capital expenditure optimism bias value for a standard building project is 24%. However, after mitigating factors were applied, the optimism bias was reduced to 15%. These mitigating factors include, a fairly standard design that has been successfully produced elsewhere, a team with a track record of delivering similar facilities at Markham Vale and a detailed knowledge of the site characteristics and a comprehensive business case that adheres to Green Book guidance.

Appraisal period: The appraisal period is 20 years. This period covers the entire development process and allows for commercial tenants and uses to become fully established on the site.

Economic Costs

Capital costs have been based on the current cost plan for the project with optimism bias applied.

Income Projections: Each option makes an assumption about the level of rental income that will be generated by the Waterside Hub. Income and Expenditure projections have been produced as part of the Economic Assessment for the project and this has been built into the economic appraisal. Year 3 of the appraisal is assumed to be the first full year of operation.

Operating Costs: Each option makes an assumption about the operating costs of the Waterside Hub. Income and Expenditure projections have been produced as part of the Economic Assessment for the project and this has been built into the economic appraisal. Year 3 of the appraisal is assumed to be the first full year of operation.

Benefits Estimation

Employment: Average jobs density for each employment generating floorspace type was informed by the HCA Employment Densities Guide and the assumptions are shown in the table below.

Waterside Hub: Employment Density – Number of Square Metres per employee						
Use Class	Use Type	Employment Density -Area per FTE (sqm) Net internal area bands	Assumptions/ rationale	Employment Density - Area per FTE figure applied	Net Internal Area (NIA) in Sqm	Total Employees Accommodated = NIA (sqm)/ Employment Density (sqm)
B1(c)	Light Industrial	47	As given	47	139	3
B1 (a)	General Office	10-13	Mid-point of range	11.5	510	44
A1	Retail (High Street)	20	Higher level of range to reflect that might be small	20	186	9
A3	Restaurants and Cafes	15-20	Given that significant additional space has been included for storage and toilets etc we have used an assumption of 40sqm per FTE	40	233	6
Total					1,068	62.4
<i>Numbers are rounded</i>						

In total it is assumed that the Hub will support 62 jobs. It is assumed at 65% of these (40) will be new jobs rather than existing jobs. For the purposes of the economic modelling, it is assumed it takes a number of years to build up to this and then every 3 years, a further 3 new jobs are created to reflect that businesses will move out of the building and new businesses will take their place, creating new jobs. By the end of the 20-year period of the economic appraisal, it is assumed that 52 new jobs will have been supported. These will not all still be based at the hub and therefore may be lost to the area but this is reflected in the additionality calculations.

Increased GVA in the local economy through increased productivity as a result of changes in the structure of the local economy

Whilst it is recognised that changes to Gross Value Added (GVA) arising from different options cannot provide useful information for choosing between options within a scheme, as a place-based approach, the appraisal is considering only the value added to the Staveley economy as a result of increased productivity through changes in the structure of the local economy. The provision of the workspace within the hub is expected to support a shift from less to more productive jobs in the local economy, as evidenced by the nature of jobs created at the Markham Vale Environment Centre.

The percent of SOC groups 1-3 in Chesterfield have declined by 12% between 2012 and 2021 and Chesterfield has a lower percentage of people working in SOC groups 1-3 than the regional and national average. Through the provision of high-quality workspace at the hub and the support offered through the team at Derbyshire County Council, the investment in the project will help to support a shift in the economy to address this gap.

The average GVA per role filled in the D2N2 area is £47,708, whilst in Chesterfield it is £43,728, a difference of £3,980. It is an aspiration that the new jobs created will be more productive jobs for the local economy and therefore achieve the regional average GVA. There is therefore assumed to be an additional £3,980 GVA per new job created through the project, reflecting the more productive nature of the employment being created. It is assumed that these benefits persist over the period of the appraisal. This additional added value has been applied to the additional new jobs created and is subject to additionality factors to give a place-based approach

Start-up GVA

Based on the experience of managing Markham Vale Environment Centre, it has been assumed that the hub will support at least two new start-up businesses per year. The benefit derived from this intervention is monetised through the estimated GVA generated by these start-ups.

To estimate the GVA we use data from the Global Micro-Business Impact Report as a proxy for the average GVA per start-up. The report estimates the mean average GVA per micro in the UK to be at £38,648 – this is lower than the sub-regional average GVA per filled job. To take account of business survival rates, and recognises that businesses will move on to other premises as they grow, it is assumed that these GVA benefits persist for three years.

Visitor Spend: Visit Britain reports that average spend per head on a 3hr+ Leisure Day Visit in 2019 was £35 (Note: A Leisure Day Visit last 3 hours+ (including travel) and can include going for a meal, undertaking outdoor leisure such as: walks and cycling, going to events and ‘special’ shopping for items you do not regularly buy).

Analysis undertaken as part of the Economic Assessment modelled a number of scenarios of the percentage to total visitors who will take a 3hr+ leisure visit to the area as a result of the Staveley Town Basin development. This showed that the number of visitors spending 3hr+ is expected to rise to 50% overtime. However, for the purposes of the economic modelling, it has been assumed that only 10% of visitors stay for 3hr+ in the first five years, rising to 20% of visitors thereafter.

Discount rate: To calculate the present value of the differences between the streams of costs and benefits to provide the net NPV of an option and to compare projects whose delivery and lifespan stretches into the future, benefits and costs need to be ‘discounted’ to the same base year. We have applied a standard discount rate of 3.5% as recommended in the Treasury Green Book.

Additionality Assumptions: The range of additionality assumptions applied are detailed below and are based on guidance from the HCA additionality Guide.

- Deadweight - The outputs that would have occurred without the intervention – the counterfactual.
- Leakage – the proportion of outputs that benefit those outside of the target area.
- Displacement – the proportion of benefits accounted for by reduced benefits elsewhere in the target area.
- Multipliers – further economic activity associated with additional local income and local supplier purchases.

Factor	Rate Applied	Rationale
Deadweight	40%	The HCA Additionality Guide draws on research from previous funding programmes and BIS/CEA guidance. This has identified deadweight factor of 7.5% at a sub-regional level for regeneration through physical infrastructure and 47.2% for business development and competitiveness. As most of the economic benefits come from business development, a deadweight factor of 40% has been applied.
Leakage	17.3%	The HCA Additionality Guide draws on research from previous funding programmes and BIS/CEA guidance. This has identified an average leakage factor of 17.3% at a sub-regional level for capital regeneration projects.
Displacement	16.3%	The HCA Additionality Guide draws on research from previous funding programmes and BIS/CEA guidance. This has identified a leakage factor of 16.3% at a sub-regional level for business development and competitiveness interventions.
Multipliers*	1.33	The HCA Additionality Guide draws on research from previous funding programmes and BIS/CEA guidance. This has identified an average composite multiplier of 1.33 at a sub-regional level for capital regeneration projects.

*No multiplier factor has been applied to visitor spend as this is already a multiplier effect.

17.0 Options Analysis

Option 1 - Reference Case/ Do Nothing

Under the reference case/do nothing option, the project would not be taken forward and the project objectives would not be met. Market failure is evident and there would be no intervention in the market to invest in the complex without public intervention. Given that the project would not be developed in any form under this option, we assume net value added of 0.

Option 2 - Preferred Option

Under the preferred option, Derbyshire County Council would undertake the work to construct an access road and paths with associated infrastructure creating access to tourism and employment development land adjacent to the recently created Staveley Town Basin. The Council would also construct a two storey Waterside Hub to include flexible office, retail and workshop units for small businesses and a high-quality food and beverage offer and install pontoon decks and electric/water points for moorings.

The upfront capital costs of delivering this option are currently estimated at £3,003,070, although they are subject to a detailed quantity surveyors report. The preferred option will be funded through the Staveley Town Deal with a contribution from Derbyshire County Council in the form of land valued at £250,000 and a cash contribution of £150,000.

The income and expenditure projections are taken from the Economic Assessment for the project commissioned by Derbyshire County Council.

The visitor numbers projections are taken from the Economic Assessment and it assumed that 10% of total visitors will make a 3 hour + leisure visit to Staveley upon completion of the project for the first 5 years, rising to 20% in the following years of the appraisal.

The total NPV and benefit-cost ratio for the preferred option are shown below. The cost benefit ratio is calculated once additionality factors have been applied:

Total Lifetime Discounted Costs	£3,272,018
Total Discounted Benefits (additionality factors applied)	£7,267,350
NPV	£3,995,332
Benefit-Cost-Ratio	2.22:1

The total lifetime discounted costs take account of capital costs with a 15% optimism bias applied for the purposes of the economic appraisal plus ongoing lifetime costs over the period of the appraisal.

Option 3 - Do Minimum

Under this option, Derbyshire County Council would undertake the work to construct an access road and paths with associated infrastructure creating access to tourism and employment development land adjacent to the recently created Staveley Town Basin. The Council would also construct a single storey restaurant and retail facility to sit adjacent to the Basin.

Whilst this would have some impact in terms of opening up the site and providing a restaurant and retail facility for residents and visitors, this is likely to have a much-reduced impact on the project objectives and not significantly add value to the current offer of Staveley.

The capital costs of delivering this option are estimated at 75% of the preferred for the infrastructure, and building construction costs. The marina costs have been excluded but the land costs are assumed to be the same as the preferred option. This option still requires the access road, paths and associated infrastructure to be provided and the construction of a single storey building.

The income included is for the restaurant element only as identified in the Economic Assessment. Operating costs are assumed to be 50% of the preferred option.

The jobs are assumed to be a maximum of 15 based on the HCA Employment Densities Guide and it is assumed it will take three years to reach this maximum and then will stay static thereafter. All jobs are assumed to be new rather than displacing jobs from elsewhere.

It is assumed that just 10% of the total potential visitors to the site will make a 3 hour + leisure visit. This is because the pontoon decks and electric / water points for moorings are not included and because the facilities are not provided which would encourage an activity-based company to locate themselves at the Hub.

No start up GVA has been included.

The total NPV and benefit-cost ratio for the do minimum option are shown below. The cost benefit ratio is calculated once additionality factors have been applied:

Total Discounted Costs	£3,123,400
Total Discounted Benefits (additionality factors applied)	£5,900,714
NPV	£2,777,314
Benefit-Cost-Ratio	1.89:1

The total lifetime discounted costs take account of capital costs with a 15% optimism bias applied for the purposes of the economic appraisal plus ongoing lifetime costs over the period of the appraisal.

17.1 NPV Analysis

The table and chart below show the total discounted costs and benefits, NPV and benefit-cost ratio for the different options.

	Reference Case	Preferred Option	Minimum
Total Discounted Costs	£0	£3,272,018	£3,123,400
Total Discounted Benefits	£0	£7,267,350	£5,900,714
NPV	£0	£3,995,332	£2,777,314
Benefit-Cost-Ratio	£0	2.22:1	1.89:1

17.2 The Preferred Option

The preferred option is a mixed-use option which will deliver the first phase of the development of Staveley Town Basin as a new mixed-use destination. It will open up the site for future development and delivery a new 12,000 sq. ft, two storey Waterside Hub to include flexible office, retail and workshop units for small businesses and a high-quality food and beverage offer. This option has the highest net present value of the short-listed options and subsequently the highest benefit to cost ratio. A net present value of £3.9m is estimated for the preferred option and a BCR of 2.14:1.

Government Value for Money “Supplementary Guidance on Categories” indicates that a BCR of between 2 and 4 represents high value for money.

17.3 Wider Impacts

As well as clear economic benefits in terms of GVA and visitor spend outlined above, the project will also deliver wider economic benefits such as enabling new and established businesses to prosper in premises which are easily accessible locally and avoid long-term commitment to leases. In the post-Covid-19 environment when greatly increased levels of unemployment are evident, interventions which make it easy for entrepreneurs to create employment opportunities is ever more crucial. Office spaces will be available on an “easy in, easy out” basis and give entrepreneurs confidence to speculate in terms of business creation and growth and increase their “offer”.

Other wider benefits of the investment include helping the regeneration of Staveley by attracting business investment into the area, providing opportunities to retain talent locally as well as attracting new talent to the area both as a result of providing high quality business space and the subsequent wider residential and recreational development of the Staveley Town Basin site.

An economic impact assessment was completed for the project which identified:

- A potential total annual GVA impact of £2,774,491
- A return on investment of £8.72 for the local economy for every £1 spent on the project
- A potential further £950,000 of spend in the local economy per annum as a result of visitors to Staveley Basin.

Further details on these calculations are included in the appended Economic Assessment.

As well as clear economic benefits, the project will deliver social benefits which should be considered as part of the economic case. The project aims to create public value as well as economic value in Staveley by providing people with a reason to visit Staveley and providing a high-quality food and drink offer which will complement the existing provision in the town helping to make it a better place to live work and enjoy.

In time, the project will be a catalyst for new recreational and water-based activities based around the Basin and will encourage more walking and cycling along the canal with more people starting and ending their walks / cycles in Staveley. It will ultimately improve access to Staveley's green setting and rural assets and to recreational activities to enhance health and wellbeing for residents and visitors.

17.4 Sensitivity Modelling

The sensitivity analysis has been designed to test the implications of uncertainty on key performance measures. The sensitivities tested are:

- **Optimism bias:** an increased optimism bias of 24% has been applied across all options based on the upper bound capital expenditure optimism bias value for a standard building project being 24% as set out in the supplementary Green Book guidance.
- **Lack of demand:** Less take up of space and only 75% of the new job targets are reached.
- **Visitor Spend:** visitor spend of £30 rather than £35 per visitor has been applied
- **Start Ups / Reduced Demand:** only 1 new start business per year.

The table and chart below show the total discounted costs and benefits, NPV and benefit-cost ratio for the different options after applying the sensitivities.

Sensitivity Testing	Reference Case	Preferred Option	Minimum
Total Lifetime Discounted Costs	£0	£3,528,021	£3,279,170
Total Discounted Benefits	£0	£5,488,833	£4,990,152
NPV	£0	£1,960,813	£1,710,982
Benefit-Cost-Ratio	£0	1.56:1	1.52:1

The total lifetime discounted costs take account of capital costs with a 24% optimism bias applied for the purposes of the economic appraisal plus ongoing lifetime costs over the period of the appraisal.

When all these factors are applied, the preferred option still offers the greatest value and benefit-cost ratio.

COMMERCIAL CASE

The purpose of the commercial case is to demonstrate that the preferred option will result in a viable procurement and well-structured project delivery.

18.0 Market Demand

18.1 Current Demand

An Economic Assessment for the project was commissioned by Derbyshire County Council and undertaken by Focus Consultants. This work, completed in March 2021 included an assessment of likely demand for the project. This reported that a review of the current business/ office space market suggests that demand in the local area is high (see Economic Assessment for more details).

Key points from the report regarding occupancy include:

- The Environment Centre – At full capacity (one short term vacancy, expected to be let soon)
- Staveley Hall – At full capacity
- Markham Vale – At 70% occupancy to date and rising.

(All figures as at Feb 2021)

Since completing the Economic Assessment the team developing this project have had additional first-hand experience of the demand for premises in the local area. Since April 2021, the team have received 18 enquiries for business premises that they were unable to fulfil at the Environment Centre. Additional space is needed locally to keep these businesses in the local area.

In addition, regular conversations with other property agents, and local authority property teams, including Chesterfield Borough Council, indicate that there is a lack of availability of in the Chesterfield area generally.

18.2 Future Demand

Statistics show that the population in Staveley is set to grow by 15% in the next 15 years. If we assume that demand for office accommodation grows proportionately, we could therefore assume a 15% increase in demand for office accommodation over the same period.

If we consider only the Derbyshire County Council's Environment Centre which has 20 offices/ units. A 15% increase in demand would equate to circa 3 new offices needed. So, just to maintain their share of the market that they have at the Centre, Derbyshire County Council would need to be providing 3 additional office spaces locally over the next 15 years.

Further demand for business/ office space could also result from some of the other initiatives/ influencing factors in the local area, particularly HS2. Staveley is expectant in relation to the opportunities that HS2 will bring. The eastern spur of HS2 is proposed to deliver a rail maintenance depot in Staveley corridor. There is a huge opportunity for Staveley to benefit from the continued growth and investment in the rail sector.

Analysis of the local business market shows the key sectors that local businesses operate in which can be used to give some idea of the types of businesses that might be attracted to the site.

Key business sectors in Chesterfield are:

- Construction: 440 businesses (13.1%)
- Professional, scientific and technical: 405 businesses (12.1%)
- Manufacturing: 330 businesses (9.8%)
- Retail: 290 businesses (8.6%)
- Accommodation: 285 businesses (8.5%)

Source: ONS UK Business Counts (2020)

Based on all of the above information we would suggest that there is potential in the local area to support the creation of some additional, high-quality units, but at reasonable rents and with flexible set ups. The high-quality, waterside location will be an attraction for businesses in a post Covid-19 world, where business are looking for more than just standard office accommodation.

19.0 Commercial Viability

Commercial viability is a key driver in determining the preferred option for the Staveley Basin Waterside Hub, ensuring that the complex plays a central role in driving economic growth in Staveley and the future development of the Staveley Town Basin as a vibrant mixed-use development.

Detailed market and economic assessment work has been undertaken to underpin the business case assumptions. This has resulted in the identification of a preferred option - a high quality commercial development with a mixture of workspace and high-quality food and drink and retail offer which aligns with the vision of the Staveley Town Investment Plan.

A business plan has been developed that shows commercial income of circa £125,000-£130,000 and operating costs of circa £100,000, demonstrating commercial viability once constructed and fully operational. Further details are included in the Economic Assessment.

20.0 Project Delivery and Procurement

Derbyshire County Council have developed robust governance and delivery structures specific to the Markham Vale Project and it is proposed that these will be utilised for the delivery of the Staveley Basin Waterside Hub project. The governance structure has been developed specifically to ensure that all key stakeholders, whether at Member, Chief Officer/Director or Senior Officer level have a clearly identified role. This structure enables decisions to be made in a timely manner and the process has proved effective in meeting programmed deadlines, responding to the needs of the commercial markets and realising the benefits of opportunities be it construction, property or financial.

A delivery structure has also been developed to work within the framework defined by the governance structure. The delivery structure is headed by the Head of Markham Vale and supported by a range of officers and professionals spanning a range of disciplines across both the public and private sector. The structure has been specifically designed to ensure that resources are targeted effectively to deliver the various work phases within agreed programme deadlines as well as identifying and realising opportunities.

Henry Boot Development Limited (HBDL) was appointed in 2003 as the Council's private sector partner to develop the Markham Vale project. The Development Agreement was renewed in 2016 and requires both partners to work in a spirit of mutual trust and cooperation, and sets out key elements and roles of each partner.

A number of Boards have been established to oversee the delivery of Markham Vale, including:

- Operational Board which undertakes day to day supervision of the development
- Senior Officers' Board which manages the implementation of the development as a whole
- Partnership Board to oversee the Development Partnership.

Each Board consists of three representatives from Derbyshire County Council and three from HBDL.

As the Staveley Basin site sits within the overall Markham Vale regeneration project, the partnership with HBDL will be utilised to deliver the Staveley Basin Waterside Hub Project. The Markham Vale project team and HBDL have considerable experience of delivering large scale capital projects. Furthermore, the teams have been working on the project since its conception and as such have amassed substantial technical information regarding site conditions. They have experience of costing and procuring such works in respect of those parts of the site that have already been brought forward. Therefore, as the project develops, lessons learned and the knowledge and experience of project managing and delivering complex capital projects to time and within budget have been fed into the cost planning and detailed design and programme management of the Staveley Basin Waterside Hub Project.

Derbyshire County Council is currently employing the same design team as HBDL use at Markham Vale. Similarly, the Council will utilise the same procurement method of competitive tender through the existing construction framework which is in full compliance with public procurement standards. This was the approach utilised for the delivery of Markham Vale Environment Centre Phase 2. This was ERDF funded and was an acceptable procurement route.

Day to day delivery of the project is the responsibility of the Head of Markham Vale with support from the wider team Markham Vale and HBDL Team as required. The Head of Markham Vale will report progress via the Markham Vale governance structures to:

- Derbyshire County Council Members
- Derbyshire County Council Senior Officers
- Managing Director and Directors from HBDL.

21.0 Subsidy Control

The UK-EU Trade and Cooperation Agreement (TCA) includes agreements regarding public subsidies. This ensures that each Party will have in place its own independent system of subsidy control. It includes some broad principles which shape the design of both sides' systems, aiming to ensure that the granting of subsidy does not have detrimental effects on trade between the Parties. For the UK these principles replace the State Aid rules.

We understand there are 4 key characteristics of a support measure that are likely to indicate that it would be considered a subsidy.

- A subsidy must constitute a financial (or in kind) contribution such as a grant, loan or guarantee.
- The financial contribution must be provided by a 'public authority', including, but not limited to, central, devolved, regional or local government.
- The award of the subsidy must also confer a benefit on the recipient in the sense of an economic advantage that is not available on market terms.
- The subsidy must cause a distortion in or harm to competition, trade or investment.

There are a number of principles that need to be adhered to for compliance with UK-EU Trade and Cooperation Agreement principles. We believe the project complies with these principles as follows:

- The subsidy pursues a specific public policy objective to remedy an identified market failure as set out in the economic case
- The subsidy is proportionate and limited to what is necessary to achieve the objective as demonstrated by the economic case
- The subsidy is designed to bring about a change of economic behaviour of Derbyshire County Council that is conducive to achieving the objective and that would not be achieved in the absence of the subsidy being provided as demonstrated in the economic case
- The subsidy does not compensate for the costs Derbyshire County Council would have funded in the absence of any subsidy
- The subsidy is an appropriate policy instrument to achieve a public policy objective as set out in the strategic case
- The subsidies' positive contributions to achieving the objective significantly outweigh any negative effects, and there is no material effect on trade or investment.

The project will be delivered by Derbyshire County Council. As a Local Authority – and in undertaking its approved purposes there should be no subsidy control implications. The freehold to the existing land and the new property holding will remain with the Local Authority. All lettings will be charged at market rates ensuring no impact on trade or investment.

22.0 Sustainability

22.1 BREEAM

The team are currently targeting a BREEAM Very Good standard for the new building but are currently in discussion with their consultants as to whether BREEAM Excellent standard can be achieved given the reduced funding available.

22.2 Derbyshire County Council's Corporate Environment Policy

The project will be bound by Derbyshire County Council's Corporate Environment Policy which sets out a commitment to:

- Reducing greenhouse gas emissions to net zero carbon by 2032
- Identifying, adopting and promoting technologies and practices to reduce the emissions of greenhouse gases, including carbon dioxide, from our estate and operations including Council property, street lighting and fleet and employee travel
- Using water efficiently in the Council's buildings and operations
- Using water efficiently in our buildings and operations and ensuring improvements are made to the measurement and monitoring of water consumption across our estate to inform water saving practices
- Reducing waste
- Eliminating, reducing, reusing, composting and recycling wastes where possible. Managing our remaining wastes in accordance with our Duty of Care obligations.
- Minimising pollution
- Minimising, with the goal of eliminating, the release of any pollutant which may cause damage to health or the environment whether from air, land or water.
- Protecting the natural and built environment
- Protecting, conserving and enhancing the environment, habitats, biodiversity and heritage.
- Ensure all staff are able to implement the Corporate Environment Policy
- Raising awareness, educating and training employees and those working on our behalf to ensure that all staff have the knowledge, skills and understanding to implement the Environment Policy
- Ensuring that the Council's purchasing power is used positively
- Ensuring that the Council's purchasing power is used to reduce negative environmental impacts and to improve the environmental standards and social value of products and services the Council purchases.

Derbyshire County Council is committed to putting the principles of sustainable development into action in everything the authority does, so that development meets the needs of today without compromising the ability of future generations to meet their own needs.

We recognise the impact we have on the environment and society through the delivery of our operations and are committed to protecting the environment by minimising any adverse environmental impact, while creating opportunities for enhancing positive environmental effects to improve the quality of life for people. Our flagship commitment is to reduce the greenhouse gas emissions from our own estate and operations to net zero carbon by 2032.

The need to meet these targets will be recognised in the design of the Hub. Derbyshire County Council is committed to constructing as sustainable a building as possible. The project is at concept design stage and as the design process develops, the exact measures to be included will be agreed but it is envisaged that the building will have similar features to the Markham Vale Environment Centre. The Environment Centre has a range of sustainability features which contribute towards its environmentally friendly credentials. A similar approach will be taken to the Waterside Hub project.

FINANCIAL CASE

The purpose of this section is to set out the forecast financial implications of the preferred option for the Staveley Basin Waterside Hub project, as set out in the Economic Case.

23.0 Programme

The project delivery period is projected to be 18 months from procurement of the Design and Build contract to completion of all works on site. Planning is expected to be secured by April 2022 with start on site programmed for June 2022 and completion by July 2023. More detail on project milestones is included in the Management Case.

A pre-application meeting will be arranged with CBC Planning Department.

24.0 Costs

The total project budget was initially £3,003,070.

Derbyshire County Council are aware of the reduced funding available from the Town Fund, with the Towns Fund contribution now standing at £2,664,000. A grant of £2,853,070 had initially been requested from Staveley Town Deal.

Derbyshire County Council are awaiting the preparation of a detailed cost estimate by their quantity surveying consultants. If the detailed cost estimate comes in over budget, then options that will be considered for reducing costs are:

- Deferring less critical elements, i.e., phasing surfacing of the car park or reducing the number of boat mooring pontoons
- Investigating other funding opportunities.

A draft cost plan estimate is included at Appendix 2.

The current project budget is broken down as follows:

	Budget (£)
Civil Engineering Works	1,039,005
Building Construction	1,347,780
Marina works	103,875
Fees	512,410
Total	3,003,070

A meeting with Chesterfield Borough Council officers has been held to discuss the Community Infrastructure Levy requirements for the project. Discussions are ongoing.

25.0 Cashflow

The projected cashflow for the project is set out below.

To follow

Derbyshire County Council will fund the design construction costs from its own resources in order to manage the cash-flow of the project. These payments to the design and construction teams will then form the basis of claims submitted to Chesterfield Borough Council.

Derbyshire County Council Statement of Accounts 2019-20 states that both capital and earmarked reserves have been built up over time to provide funding for future projects and specific activities in line with the Authority's medium term aims and objectives. Capital spending either maintains or creates new assets that will contribute to the Council's aims and objectives over more than one year. The Council therefore plans and budgets for capital expenditure by means of a rolling programme. The need to maintain an adequate, risk assessed level of reserves has been a key part of the Council's success, in both maintaining its financial standing and continuing to deliver high quality services.

After adjusting for non-cash items, the Council's General and Earmarked Reserves remain at robust, risk assessed levels. These levels are key to the delivery of the Council's objectives over the medium term. All such risks are regularly reviewed and appear alongside mitigating actions, on the Council's Strategic and Departmental Risk Registers. The Council formally reviews its reserves at least annually, as set out in the Council's Reserves Policy.

The Council manages a comprehensive cash flow management system. This seeks to ensure that cash is available when it is needed. There is no significant risk that it will be unable to raise finance to meet its commitments under financial instruments. Derbyshire County Council is therefore in a strong position to cashflow this project.

26.0 Income

A business plan has been developed that shows commercial income of circa £125,000-£130,000 and operating costs of circa £100,000 (consisting of service charges, empty rate liabilities and funds for business support). The projections for the first five years are shown below.

	Year 1	Year 2	Year 3	Year 4	Year 5
Expenditure	£85,039	£95,166	£101,362	£101,692	£101,692
Income	£62,390	£103,658	£125,622	£128,916	£128,916
Surplus / Deficit	£-22,649	£8,493	£24,260	£27,225	£27,225

The income and expenditure projections show that on the basis of the assumptions set out above, the Hub will need short term revenue support from the Council for the first year of operation and then the Hub will start to generate a surplus of income over expenditure for the Council to reinvest in the building and the delivery of an ongoing business support offer for tenants. Further details are included in the Economic Assessment.

A sensitivity analysis has been undertaken to consider the impact at different occupancy rates. These scenarios are summarised below with further details included in the Economic Assessment:

50% occupancy	
Income	£83,375
Expenditure	£72,200
Empty Business Rates	£12,256
Reduced Landscape/site maintenance	-£8,500
Funds available to Economic Business Support Activities	£7,419
75% occupancy	
Income	£112,556
Expenditure	£72,200
Empty Business Rates	£6,128
Funds available to Economic Business Support Activities	£34,228
90% occupancy	
Income	£150,075
Expenditure	£72,200
Empty Business Rates	-
Funds available to Economic Business Support Activities	£77,875

27.0 Funding

The total capital costs for the project are currently estimated at £3,003,070 but are subject to a detailed QS report. A grant of £2,853,070 was initially requested from Staveley Town Deal, but this has been reduced to £2,664,000. Costs of £150,000 will be funded from Derbyshire County Council's Capital Programme. There is not expected to be any ongoing revenue requirement beyond the first year of operation as all revenue costs are expected to be met by the revenue generated from rents. However, any revenue costs that do arise will be underwritten by Derbyshire County Council as freeholders of the building.

28.0 Approvals

Derbyshire County Council holds the freehold for the project site and no other landlord approvals are required.

Planning permission is required. A planning application for the project is expected to be submitted by January 2022 with a decision expected by April 2022. A pre-planning application meeting will be arranged with Chesterfield Borough Council Planning Department.

29.0 Affordability

The preferred option can be delivered within the timescales set out above, if funding can be secured from the Staveley Town Deal allocation.

The total payback period for the project is projected to be circa 30 years. Without support from the Staveley Town Deal, the project would not be a viable option for the Council. With support from the Town Deal, there is a deliverable, sustainable and affordable route forward for the project.

MANAGEMENT CASE

The purpose of the management case is to demonstrate that robust arrangements are in place for the delivery, monitoring and evaluation of the project.

30.0 Project Management Arrangements

Derbyshire County Council have developed robust governance and delivery structures specific to the Markham Vale Project and it is proposed that these will be utilised for the delivery of the Staveley Basin Waterside Hub project. The governance structure has been developed specifically to ensure that all key stakeholders, whether at Member, Chief Officer/Director or Senior Officer level have a clearly identified role. This structure enables decisions to be made in a timely manner and the process has proved effective in meeting programmed deadlines, responding to the needs of the commercial markets and realising the benefits of opportunities be it construction, property or financial.

A Delivery Structure has also been developed to work within the framework defined by the governance structure. The delivery structure is headed by the Head of Markham Vale and supported by a range of officers and professionals spanning a range of disciplines across both the public and private sector. The structure has been specifically designed to ensure that resources are targeted effectively to deliver the various work phases within agreed programme deadlines as well as identifying and realising opportunities.

A Delivery Structure has also been developed to work within the framework defined by the governance structure. The delivery structure is headed by the Head of Markham Vale and supported by a range of officers and professionals spanning a range of disciplines across both the public and private sector. The structure has been specifically designed to ensure that resources are targeted effectively to deliver the various work phases within agreed programme deadlines as well as identifying and realising opportunities.

Day to day delivery of the project is the responsibility of the Head of Markham Vale with support from the wider team Markham Vale and HBDL Team as required. The Head of Markham Vale will report progress via the Markham Vale governance structures to:

- Derbyshire County Council Members
- Derbyshire County Council Senior Officers
- Managing Director and Directors from HBDL.

31.0 Operational Management and Marketing

Derbyshire County Council be responsible for the operation and maintenance of Waterside Hub and all associated assets with the costs of this covered by the rental income.

On a day-to-day basis, the project will be managed by the same team responsible for the management of Markham Vale Environment Centre, just 3 miles from the site.

Based on the comprehensive experience of managing the Environment Centre it has been decided that there is no need for a dedicated on-site management presence – this will maximise the space dedicated for businesses. The team from the Environment Centre will visit the Waterside Hub as needed to oversee the site.

This team will be responsible for overall project marketing and communications and will promote the project through its social media presence, Council website and press releases. The contribution from the Town Deal will be recognised in all marketing activity.

Derbyshire County Council provide a range of site management and maintenance services across the wider 900 acres Markham Vale site under the branding of Markham Vale site facilities. As part of the overall Markham Vale site, the Waterside Hub project may be included within these services or a similar approach will be established.

An innovative Council project - Markham Vale Land Services (MVLS) is based at Markham Vale Environment Centre. This provides the Council with assistance to maintain the high-quality landscaping and surrounding areas around Markham Vale. MVLS offers work experience in grounds maintenance and land management for adults with learning disabilities and the Council will work with MVLS to support with the, maintenance of landscaping around the Staveley Basin Waterside Hub.

32.0 Programme

The project delivery period is projected to be 18 months from procurement of the Design and Build contract to completion of all works on site. Planning is expected to be secured by April 2022 with start on site programmed for June 2022 and completion by July 2023.

The key milestones for the project are as follows:

Milestone	Date to be achieved
Business Case	October 2021
Preliminary Design	October 2021
Staveley Town Fund Approval	December 2021
Planning application submitted	January 2022
Planning Permission secured	April 2022
Procurement	May 2022
Contract Awarded	May 2022
Detailed design	June 2022
Start on site	June 2022
Building construction complete	December 2022
Fit out	January 2023
External works complete	July 2023

The Markham Vale project team and HBDL have considerable experience of delivering large scale capital projects and in particular experience of delivering projects together in the Markham Vale Regeneration project area. This experience has been used to inform the above programme and will be utilised to ensure the project is delivered to time and within budget.

33.0 Budget Management

As the accountable body, the project costs will be closely monitored by Derbyshire County Council. The County Council's approach to working with contractors on projects of this nature is to work together to achieve the desired outcome. The delivery team responsible for managing contracts at Markham Vale are committed to this approach and have both the experience and excellent reputation in this regard.

The project will be governed by Derbyshire County Council's Financial Regulations which provide practical guidance on the Council's policies relating to financial control. Compliance with the Financial Regulations is compulsory for all staff of the Council and for individuals appointed to act on its behalf on matters and activities to which these Financial Regulations apply. Overall budget management will be the responsibility of the Head of Markham Vale who will report through the Markham Vale governance structures. All claims for funding will be ratified by Derbyshire County Council's finance team.

Derbyshire County Council uses the SAP accounting system for all of its activity including projects. The system allows separate cost codes to be allocated within a project by budget heading, which ensures detailed records of expenditure can be maintained. Invoice copies are maintained and defrayal dates are shown. The system can produce reports by individual project cost code, showing each individual transaction per quarter or month as required and has been used for previously audited publicly funded projects and programmes.

34.0 Monitoring and Evaluation

The performance of this business case and the financial projections will be regularly reviewed during the delivery of the project and post construction phase. During the physical delivery of the capital project, the project's performance will be regularly monitored in terms of programme, budget, performance of contractors etc and this will be reported through the Markham Vale governance structure. Post practical completion, the project will be monitored in terms of the contracts with tenants, number of businesses located in the building, jobs created and footfall. Feedback from tenants will be recorded for monitoring purposes and allow decisions to be made in terms of the future operation of the building. The County Council also undertakes an annual survey of all businesses located at Markham Vale and this will be extended to include businesses located at the Staveley Basin Waterside Hub. This information will be gathered and reported through the Markham Vale governance structures as appropriate.

There are no plans to undertake an external evaluation of the project, however, we will gather this information internally and make it available for any evaluations of the Staveley Town Deal.

35.0 Risk Management

A risk register for the capital project has been prepared and is set out below. It is managed by the Head of Markham Vale on a day-to-day basis with responsibilities for risks allocated to different members of the project team. The risk register will be reviewed monthly through the Markham Vale governance structure.

Nr	Risk Description	Rating (1 low risk to 5 high risk)	Owner	Management Action
1.0 Briefing				
1.1	Change in project scope resulting in delays and additional costs	2	DCC	Clearly define project scope to all stakeholders.
2.0 Site				
2.2	Unknown constraints on the site impacting on costs	2	DCC	As part of site selection undertake review of site constraints prior to confirming site
2.3	Capacity of the incoming services (<i>electric, gas, water and data</i>) to meet the requirements of the new use of the Hub	3.0	DCC	Secure confirmation on current services capacity and undertaking an exercise to forecast future needs to confirm whether there is a shortfall and if so build into the scheme new/ upgraded incoming services.
2.4	Unknown locations of existing below ground drainage/ services runs	3	DT	Site surveys
3.0 Design				
3.1	Design fails to meet DCC / Stakeholders requirements	2	DT	DCC and HBDL to ensure that Lead Designer has key design requirements which are reviewed on a regular basis during the design development stage.
3.2	Design does not meet brief requirements	2	PM	Design Team instructed to meet brief and to identify areas where brief cannot be met during design development. Review design regularly against brief requirement.
3.3	Delays 'signing off' End Stages	2	DCC	Programme in review / approval periods
3.4	Impact of ongoing Covid-19 restrictions	2	DT	Building design to facilitate social distancing measures etc
3.5	Design coordination Base Build elements (<i>Architectural/ Structures/ Services</i>)	3	DT	Ensure that the Lead Designer is coordinating the design with the Services/ Structures together with the specialist fit-out works
4.0 Approvals				
4.1	Not and/ or delays in securing Planning Application consent to proposed development	2.0	DT	Early consultation with Planning Department prior to formal submission of Planning Application
4.2	Not and/ or delays in Building Control approval to proposed development	2	DT	Early consultation with Building Control prior to formal submission of Building Control Application
4.3	Failure to include Access considerations during the design development period	2	DT	Ensure that appointed Independent Access consultant is engaged in the development of the scheme to ensure that access issues are identified and the scheme amended accordingly
4.4	Timely Approvals/ Instructions from the Client	2.0	DCC	Established Governance Structure representation from DCC. Establish any delegated powers and communication lines for ensuring prompt instructions. Ensure master programme allows time for review / approval of key end stages
4.5	Loss of support from all Stakeholders	2	DCC	Highlight all stakeholders and actively consult and engage to maintain support for the scheme
5.0 Procurement				
5.1	Failure of tendering and contracting process	2	HBDL / DCC	Oversee production of tender information and request regular updates on status. As part of the Contractor assessment/ selection process incorporate both cost and quality assessment criteria; development procurement programme
5.2	Tenders received exceeding the budget cost allowances	3	DT / HBDL	Regular cost reviews during the design development period, undertake market testing of key cost items, regular review of inflation allowances against the market trends.
5.3	Inadequate contracts	1	DCC / HBDL	Ensure robust contracts are drawn up using external support.
6.0 Financial				
6.2	Funding not secured from Staveley Town Deal resulting in project not proceeding	4	DCC	Ensure detailed/ robust business case/ delivery plan to support case for funding is prepared/ submitted.
6.3	Lack of demand	2	DCC	Good marketing campaign, linked to existing success of Markham Vale. Reasonable rents and terms for businesses
6.4	Financial sustainability of business model	2	DCC	Detailed financial modelling and market testing has been undertaken to develop a business model that ensures financially viable in the long term.
6.5	Failure to deliver project within the agreed project budget	3	DCC / HD	HBDL and DCC to ensure full professional team including cost consultant appointed to manage the delivery of the project
6.6	Market fluctuations/ inflation costs	3	QS	Review/ monitor market conditions; ensure procurement strategy is suited to the market conditions/ risk balance
6.7	Contractors/ Suppliers going into receivership during the works	3	DCC	Undertake financial checks on companies prior to placing contracts; putting in place performance bonds
6.8	Impact of any late changes	3	DCC	Initial briefing provided; continue engagement during the End Stage approvals; put in place a change control management procedures
6.10	Cost overruns/ unforeseen costs during the project	3	QS / DCC	Quantity Surveyor to work closely with Design Team and ensure that contingency levels are appropriate for the risks, proactive monitoring during the design development and construction phase.
7.0 Construction/ Fit-out works				
7.1	Programme overruns and delays	3	HBDL / DCC	Regularly monitor/ update master programme and DT to ensure design programme is met and realistic timescales are set. Evaluate whether other activities could be brought forward.
7.2	Poor quality workmanship	1	HBDL / Contr	Identify track record and pedigree during the procurement process, checking relevant experience and quality issues as well as cost. Agreed/ sign off samples of works
7.3	Potential construction noise/ impact on local residents and neighbours	2	Contr	Contractor consultation re: noise and other building obstructions particularly in terms of Health and Safety and ensure robust site management strategy to minimise impact on existing facilities and surrounding business and houses.
7.5	Impact of localised Covid-19 related restrictions on works	2	Contr	Ensure that Contractor is working to the Government guidance on Covid-19 and contractor planning ahead with key suppliers to ensure materials/ equipment is available to maintain the programme.
7.7	Health and safety of building works/ interfaces general public	2	Contr	Contractor to carefully plan works operations in close coordination with CDM Principal Designer; ensure safe segregation of works and building users/ public.
7.8	Impact of Brexit trade deal on securing materials	2	DCC / HBDL	Review situation with contractor and ensure measures are in place to maintain timely supply of materials.
7.9	Unforeseen site issues	2	DCC / DT	Ensure adequate surveys are undertaken during development phase and set aside suitable contingency allowances.
9.0 Other				
9.2	Project Team's Performance	1	PM	Close and ongoing monitoring of contractor performance; appoint qualified and experienced organisations and individuals.
9.3	Breakdown in relationship amongst Project Team members	1	PM	Agree project protocols with team members; allow all team members to provide feedback/comments on key decisions.

Key DCC Derbyshire County Council
HBDL Henry Boot Development Limited
DT Design Team
PM Project Manager
QS Quantity Surveyor
Contr Contractor

The risks are largely mitigated by the proposed delivery structure which draws on the experience of Derbyshire County Council and HBDL in the delivery of the Markham Vale project. The Markham Vale project team and HBDL have considerable experience of delivering large scale capital projects.

Furthermore, the teams have been working on the project since its conception and as such have amassed substantial technical information regarding site conditions. They have experience of costing and procuring such works in respect of those parts of the site that have already been brought forward. Therefore, as the project develops, lessons learned and the knowledge and experience of project managing and delivering complex capital projects to time and within budget have been fed into the cost planning and detailed design and programme management of the Staveley Basin Waterside Hub Project.



Appendix 1

Economic Assessment

Derbyshire County Council

Staveley Town Basin:
Built Development Phase 1

Economic Assessment



March 2021



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1.0 Introduction

In January 2021 Focus Consultants were commissioned by Derbyshire County Council to undertake an Economic Assessment of the development of a new Waterside Hub, including restaurant/ bar/ destination café, office and workshop space, retail accommodation, access roads, car parking, moorings and pontoons at the Staveley Town Basin (also known as Staveley Waterside).

The project will provide a high-quality hub for businesses, building on the success of the Markham Vale Environment Centre. The new, high quality 12,000 sq. ft, Waterside Hub will include flexible office, retail and workshop units for small businesses and a high-quality food and beverage offer to complement the existing offer in Staveley. The centre will provide opportunities for new businesses to start and grow, creating jobs and supporting the future of the local economy.

The Staveley Basin Waterside Hub will be the catalyst for future investment in the development of Staveley Town Basin. The overall vision for Staveley Town Basin is to attract private sector investment to create a mixed-use site, including a new destination hub for tourists and water-based leisure enthusiasts as well as creating new employment opportunities for the local community. The Basin will be the new place in the heart of Staveley for visitors to stop and play, for new businesses to grow and prosper and for the local community to enjoy and be employed.

This report considers the financial viability of the proposals for Staveley Town Basin, the types of businesses that might locate here, the possible user and visitor numbers for the site, lessons learnt from other locations, and the potential long-term economic impact of the investment on Staveley.

1.1 The Existing Site



Staveley Town Basin is sited immediately alongside both the National Cycle Network and the Chesterfield Canal Towpath.

It is estimated that some 55-60,000 people currently pass by the site each year along these routes.

With no service facilities on site, most do not stop, rest, or make use of the Basin.

In addition, with no parking currently on site, potential users cannot use Staveley Basin as the start or end point of their walk or cycle; they just pass through.

Whilst accurate figures are not known, it is anticipated that very few of those walking or cycling past the site make use of the shops and services on offer in Staveley Town Centre – only a half mile, 10-minute walk away from the Basin.

With Visit Britain reporting that average spend per head on a 3hr+ Leisure Day Visit in 2019 was £35, these 60,000 visitors, coming within 10-minutes of the town but never visiting, represent a huge lost economic potential for the local area. *(Note: A Leisure Day Visit last 3 hours plus, including travel and can include; going for a meal, undertaking outdoor leisure such as walks and cycling, going to events and 'special' shopping for items you do not regularly buy).*

1.2 The Location

The Basin is located on the edge of Staveley town centre and is accessed off Eckington Road, Staveley, Derbyshire, S43 3XZ. The site forms part of the Markham Vale regeneration project.

Markham Vale is a 200-acre business park located off the M1 at Junction 29A. It offers prime industrial, warehouse and office accommodation, ranging from 3,000sqft to 500,000 square feet and also includes The Environment Centre – a managed workspace for small businesses. In addition to the business park there are a further 400 acres of land set aside for woodland, water features, grass and amenity land, highways and other associated infrastructure. The Staveley Basin sits within this wider Markham Vale estate.

1.3 The Project – The Waterside Hub, Access Roads, Parking and Pontoon Decks

The Waterside Hub project is the first phase of plans to develop the Staveley Canal Basin.

The project will create a new high-quality hub for businesses that will also be used by local residents and visitors attracted by the attractive waterside setting on the fringe of the town centre. The Waterside Hub, with a high-quality food and drink offer and bike / car parking, will encourage people to stop in Staveley or indeed start and end their visit in the town.

The project consists of:

- **Office, Retail and Workshop Accommodation** - A new 12,000 sq. ft, two storey Waterside Hub to include flexible office, retail and workshop units for small businesses to start up and flourish in a supportive environment.
- **Food and Drink** – A destination restaurant or restaurants within the hub, that will attract visitors to the site, support the evening economy, and encourage walkers and cyclists to stop for refreshments at the Basin.
- **Public Parking** - This will allow for a greater number of tourists and visitors to begin and end their day at Staveley Town Basin.

- **Access Road and Paths** – The development of access roads and paths, along with supporting infrastructure, will open up future access to an additional 7,500sqft of tourism and employment development land adjacent to the Staveley Town Basin.
- **Installation of Pontoon Decks and Electric/Water Points for Moorings** - These will allow for overnight water-based stays. It is anticipated that having boats on site will increase the visual appeal of the site for visitors.

The primary focus of this project is to build on the success of Markham Vale and maximise the opportunities offered by Staveley's location close to Markham Vale to help local businesses start up and grow, create jobs and contribute to a flourishing local economy. Businesses locating themselves at the Hub will benefit from access and support from the team that are successfully helping businesses to thrive at the Environment Centre.

1.4 Staveley Town Basin: The Wider Masterplan

The diagram below shows the land around Staveley Town Basin that is in the ownership of Derbyshire County Council.



The Staveley Basin Waterside Hub will be the catalyst for future investment in the development of Staveley Town Basin. The project will also provide the opportunity for the private sector to invest in the recreational facilities / activities around the Basin and in time deliver a thriving waterside mixed-use development.

Future private sector investment will expand the opportunity for recreational activity which will lead directly to a substantial increase in visitor numbers, visitor expenditure and length of stay to Staveley, serving a wide mix of visitor ages, abilities and interests providing increased opportunity for both relaxation and exercise. Some examples of how this has proved successful elsewhere are included later in this report.

1.5 Current Users of the Site – The Baseline Position

Below we have identified the current user groups for the site. It is important to understand this baseline position in terms of users so that we can identify the future potential for the site and understand the additionality that investment at the Basin will bring.

1.5.1 Walkers and Cyclists

As a result of its location on the Chesterfield Canal Towpath (The Cuckoo Way), and the National Cycle Network, some 55,000-60,000 visitors pass through the town basin each year but with no parking or 'service' facilities on site, most do not stop to rest, eat or drink (*source: TIP, 2020*).

The Chesterfield Canal Trust's seasonal magazine – Cuckoo (August 2020) – highlights that the Covid-19 Pandemic has demonstrated more clearly the value of the canal to many people and that the towpath has been very busy with walkers and cyclists. According to the magazine, many people said that: *'they had discovered the canal for the first time'*.

1.5.2 Events



The Staveley Basin has become well established in the canal community where every two years the local volunteer group host a canal festival over a summer weekend. This event traditionally attracts over 10,000 recorded visitors to the site.

1.6 Objectives

The objectives of Staveley Basin Waterside Hub are:

- To provide a new building for small businesses in Staveley
- To support local businesses to start up and grow
- To create new direct and indirect jobs in Staveley
- To build on the success of Markham Vale and bring direct benefits to Staveley
- To act as a catalyst for the future development of Staveley Basin
- To capitalise and maximise on the opportunities from cyclists and walkers already passing through the site
- To contribute to Staveley becoming a distinctive and vibrant destination which attracts visitors and new residents
- To increase visitor numbers, visitor expenditure and length of stay in Staveley
- To add significant value to the continued investment into the redevelopment of Staveley
- To attract investment to the area
- To generate additional GVA for the local economy
- To support the night time economy
- To improve access to Staveley's green setting and rural assets and to recreational activities to enhance health and wellbeing.

1.7 Economic Benefits

It is anticipated that the investment will bring the following economic benefits to the area:

- 140,000 visitors per annum using the Staveley Town Basin by year 10
- 40,000 visitors using the restaurant or coffee shop facility per annum by year 10
- The creation of circa 6,000 sqft of space for local businesses
- The creation of a 2,500 sqft restaurant / destination coffee shop seating a minimum of 50 visitors inside with additional space for outside users
- An additional takeaway hatch at the restaurant / café facility for takeaways / busy days and events / festivals
- 2,000 sqft of destination retail, attracting new visitors and increasing dwell times
- 1,500 sqft of workshop space for local businesses
- Space in the Waterside Hub to house circa 62 employees
- An additional 7,500 sqft of employment land opened up for businesses to locate on, creating space to house circa 30 employees
- The additional employment at the site, once multipliers, deadweight, displacement and leakage have been applied, has the potential to generate an additional £2.8 million GVA for the local economy per annum
- The additional employment will generate a Return on Investment on the Towns Fund Investment of £8.72 for every £1 of investment over a ten-year period
- If just 30% of the 140,000 estimated visitors to Staveley Basin can be encouraged to spend more time in the local area, using the shops, hotels, restaurants, cafes and other facilities, then the associated visitor spend has the potential to generate circa £1million per annum for the local visitor economy. This additional visitor spending could support 16 jobs in the local tourism sector.

2.0 Why Investment Is Needed Locally

The table below summarises how the project will support the local economy, local people and local businesses. Later sections of the report further quantify some of the potential economic benefits and impacts of the proposed project.

Theme	Local Conditions	Implications
Businesses	<p>Staveley has become an exemplar for business growth in Chesterfield Borough with the town seeing a 33% increase in businesses between 2010 and 2019.</p> <p>This compares to just 12% in Chesterfield, and 24% nationally.</p>	<ul style="list-style-type: none"> The Markham Vale Environment Centre is already full and additional space is needed to meet ongoing demand. A review of the local office market (see later sections) suggests that there is already a shortage of high-quality accommodation. In terms of the wider, long-term aspirations for the site, ONS data shows that the tourism sector is a significant incubator for entrepreneurs. The long-term developments at Staveley Town Basin will support additional new business development within the tourism sector, creating additional jobs and supporting economic growth.
Employment	<p>Staveley's youth unemployment is c.9.8%, significantly higher than the national rate of 5.7%.</p>	<ul style="list-style-type: none"> Statistics show that on average, tourism businesses have 39% of their staff aged under 30, compared to an average of 21% for other businesses (<i>UK Tourism Statistics 2019</i>). As the masterplan develops and more private sector investors are attracted to the site, it is anticipated that tourism businesses will expand, both at the Basin and in the wider economy, creating jobs for local young people.
Earnings	<p>Average weekly earnings for residents in 2019 for Chesterfield were £76 lower than the national average.</p>	<ul style="list-style-type: none"> The creation of the New Waterside Hub, attracting new businesses to the area and supporting businesses to grow will be key to creating higher paid jobs. The high-quality food and beverage offer will make Staveley a popular place to live and work, attracting higher earners to the area.
Population	<p>The next 15 years will see Staveley's population increase from 19,000 by 15%.</p>	<ul style="list-style-type: none"> With the local population expected to grow there will likely be a proportionate increase in need for office accommodation. With population growth expected, the demand for outdoor space and leisure activities is likely to increase, providing new business opportunities for local entrepreneurs to capitalise on.

3.0 Competitor Analysis – Office Accommodation, Managed Workspace and Retail Provision

An analysis of office accommodation, managed workspace and retail space in the local area has been undertaken to understand the potential level of demand for the facilities at the new Waterside Hub.

The key findings are shown below and additional research has been appended.

3.1 Office and Managed Workspace

An analysis of office and managed workspace space in the local area has been undertaken, including:

- Properties currently available to rent, their costs, and floorspace
- Office accommodation, size, rent and price per square foot where available.
- Business Centres; their services to businesses, size and rent.

Key findings are shown below:

3.1.1 Business Accommodation Currently Available to Rent

An analysis of office accommodation currently available to rent locally (as at March 2021) has been undertaken including a variety of serviced accommodation, individual units and multi-user spaces. The analysis considers all commercial office properties available to rent within Staveley and the surrounding area, including Hollingwood, Duckmanton and Renishaw. Key points include:

- The average size of properties currently available to rent is circa 1,000 square foot. Properties range from 130 sqft for a small co-working space at Renishaw Hall, to a larger brand new 3,600 sqft space also at Renishaw Hall.
- The average rental prices of the properties currently available to rent is circa £11 per square foot per annum. Prices start from £7.72 per sqft for space in an older property on the Staveley High Street, to £20.12 for serviced offices at Renishaw Hall. At Renishaw Hall each office unit is secure, furnished, and includes parking, a shower, kitchen, bike racks and 24-hour access.

The analysis (see appendix for more details) shows that there are very few offices available in Staveley, and those that are available are of a deteriorating quality. The wide rental pricing range reflects the wide variation in the standard of spaces in the area, from older, lower grade space, to newer, purpose-built spaces with a wide range of support facilities.

3.1.2 Office Accommodation

There are a number of facilities locally which let out individual office units, including Staveley Hall Offices, Devonshire Business Centre and The Clocktower Business Centre. These vary in size of office provision from circa 300sqm to over 8,000sq m. Staveley Hall is currently full.

3.1.3 Managed Work Space/ Innovation Centres/ Business Centre

There are a number of larger managed workspace/ innovation centres in the surrounding areas, including some in Chesterfield. The business centres typically offer flexible accommodation, most with easy-in easy-out leasing arrangements, as well as a range of business services to tenants. Most venues also offer meeting and conference spaces for hire, although the innovation centres are targeted at smaller businesses looking to grow. The analysis (see appendix) shows that the size of units in the Innovation Centres in the surrounding area vary from 122 square feet to over 2,000 square feet. This form of serviced accommodation commands a higher rental fee, at circa £19 per square foot on average. Units in these centres are typically smaller than local office accommodation, which can likely be attributed to their target market being start-ups or small businesses.

Derbyshire County Council's Markham Vale Environment Centre - Derbyshire County Council's Markham Vale Environment Centre is charged at approximately £13.50 per square foot per annum, and this is likely to be the most similar to Staveley Waterside in terms of offer. The Environment Centre comprises 20 workshop and office spaces targeted at small start-up companies and is currently home to a range of companies operating in a variety of sectors including; software development, marketing, housing development, residential care and professional organisations.

The facility at Markham Vale is currently fully occupied for workshops and has one free office space (although this is expected to be let quickly). This suggests that there is significant demand in the area for this type of space.

3.2 Retail Space

3.2.1 The Staveley Town Centre Retail Offer

Consultation undertaken as part of the Staveley Town Investment Plan identified the poor quality of the town centre retail offer as a significant concern. Retail services make up the largest component of units in Staveley town centre, leaving the town centre vulnerable to higher levels of vacancy post Covid-19.

The Staveley Town Investment Plan highlights details about Staveley 21, a Chesterfield Borough Council-led proposal that includes a reshaped retail offer focused on the marketplace; a contemporary service hub bringing local public services together, the introduction of town centre Wi-Fi and a cinema.

There is evidence of demand for further retail and business space within the town centre which the current property stock is incapable of addressing but which could be unlocked by new development. The Investment Plan also notes that Staveley needs to diversify in order to attract new footfall. The town centre programme seeks to re-imagine the town centre, focusing on a relevant retail offer and opportunities for new leisure and community uses as well as a complementary evening economy.

3.2.2 The Staveley Basin Retail Offer

Retail is struggling in the town centre which suggests that it would be prudent not to allocate too much space within the Staveley Waterside development to retail. This said, the Basin is likely to attract a different market, including day-trippers and tourists and there could be some demand for targeted retail.

Comparator sites (see later sections) such as Whisby Nature Reserve and Standedge Visitor Centre both have gift shops on site. In addition, larger marina sites such as Burton Waters and Mercia Marina (see later section) both sustain significant retail in a wide variety of sectors. This has offered numerous opportunities for private sector businesses to locate at these sites and allowed them to capitalise on new business opportunities - catering to the needs of visitors using these destinations.

This suggests that the right type of retail, catering for the visitors and tourists could be sustainable at the site. This could include things such as outdoor clothing, cycle and walking equipment, lifestyle retailers.

3.3 Summary

3.3.1 Office Space

A review of the local market suggests that any new office accommodation developed needs to be high quality, flexible space. With the Environment Centre and Staveley Hall being full or near capacity there is potential demand for additional office accommodation.

The Environment Centre targets environmental and technology sectors but is flexible to maximise occupancy whilst turning away businesses that are not considered suitable. It is important that a similar approach is taken at the Waterside Hub, helping to ensure that the right type of jobs are coming into the area.

3.3.2 Retail

Retail is struggling in the town centre which suggests that it would be prudent not to allocate too much space within the Staveley Waterside development to retail. This said, the Basin is likely to attract a different market, including day-trippers and tourists and there could be demand for targeted retail such as outdoor clothing, cycle and walking equipment and lifestyle shops. The comparator work identifies that retail is an important part of the offer mix, will help to increase dwell times, and will support demand for the food and beverage offer on site. A high-quality retail offer at the Basin could be a catalyst for an improved offer in the town centre.

4.0 Competitor Analysis – Food and Beverage Offer

It is proposed that a food and beverage offer is included at the Staveley Basin site; this could include one or more facility such as restaurant, high quality destination café or bar.

It is important that the new catering offer does not take business away from local providers. As such, a review of the local area has been undertaken, which includes:

- Local restaurants/ cafes in and around the Staveley Basin area, including their food offer/ pricing
- The food and beverage along the Chesterfield Canal Towpath, including their food offer/ pricing
- An analysis of restaurants and cafes in the local area that are currently available to rent to understand potential lease costs/ turnover/ size.

A full analysis is included in the appendices, but key findings have been summarised below:

4.1 The Food and Beverage Offer Around the Staveley Basin Area

Analysis shows that there is a very limited high-quality restaurant offer of the type envisaged for the Staveley Basin in the local area. The existing food and beverage offer around Staveley is saturated with takeaway and fast-food options. There is a distinct lack of upmarket eating opportunities in Staveley: most are cafes focusing on functionality rather than character or appeal.

There are no franchise cafes nearby (all are independent apart from Morrison's Café), few offer eat-in or seating options and most are marketed towards the working population; often open until lunchtime, and serving traditional breakfasts, sandwiches, paninis and other lunch items.

A brief analysis of 10 cafes within around 1 mile of the Staveley Basin was undertaken (see appendices). Of these, 5 do not currently open on Sundays. This could be a potential market for the Staveley Basin, as it looks to attract families, weekend visitors and tourists.

Staveley has a selection of takeaways, including pizza, fish and chips (eat in also available), Chinese (eat in also available) and Indian. It also has a hotel, but the offer is poor and would be unlikely to attract high spending tourists.

Nearby restaurants include some popular village pubs: The Devonshire Arms (about 3 miles – Middle Handley) with high quality accommodation and food offer and the Elm Tree (5 miles- Elmtun).



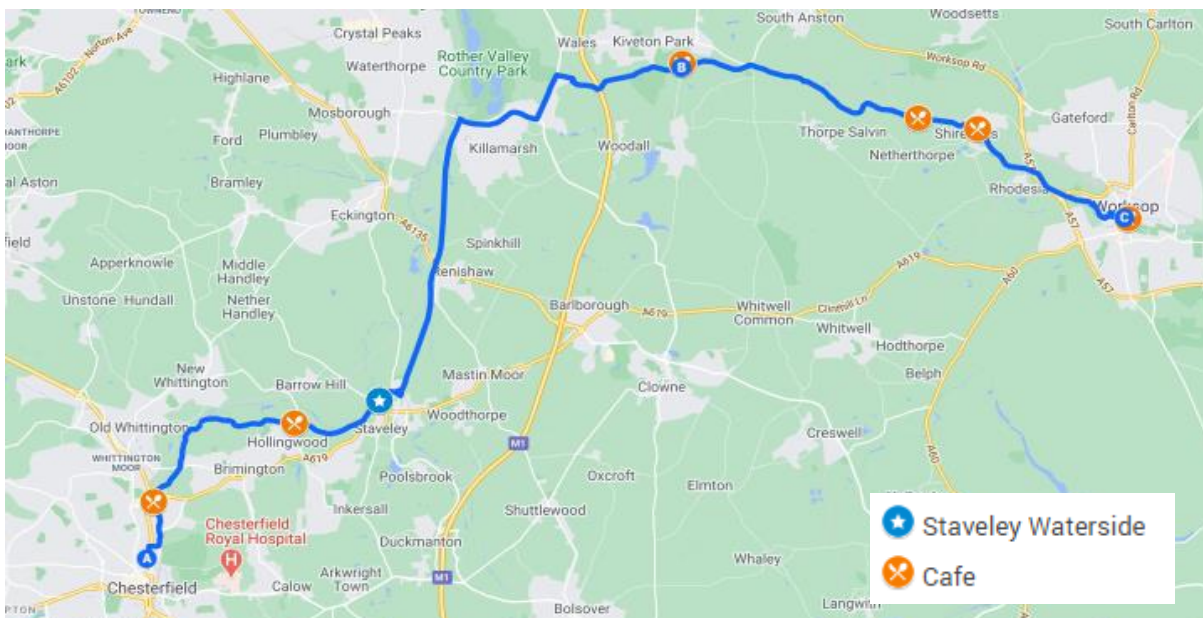
Renishaw Hall and Gardens (3 miles away from Staveley) has a high-quality restaurant/ coffee shop and separate function space. The menu is focussed around lunches and afternoon tea.

The caf  is open to all, not just those who are visiting the house and gardens. The caf  operates when the house and gardens are open to the public. There is no evening offer.

4.2 Food and Beverage Offer along the Route of the Chesterfield Canal

The map below illustrates locations along the walking route of the Chesterfield Canal (some sections of the canal yet to be restored) where there are restaurants/ coffee shops/ cafes or opportunities to buy refreshments.

With the exception of the Hollingwood to Kiveton Park stretch of the Canal towpath there are places to buy refreshments fairly regularly spaced along the route. This suggests that there is currently potentially capacity for an additional food and beverage offer on this stretch the route. The Staveley Basin would make a sensible location, catering for walkers and cyclists on this part of the route of the Chesterfield Canal.



An analysis of the food and beverage offers at these locations has been undertaken and is included in the appendices. Most have a small, limited offer, some only sell drinks and ice creams. There is certainly nothing similar to the offer proposed at the Staveley Basin site. A new restaurant offer at the Basin would be unlikely to take business away from the other cafes/ restaurants.

4.3 Analysis of Restaurants and Cafes Currently Available to Rent

To provide some input into the future financial assessment, an analysis of restaurants and cafes currently advertised as available to rent in the surrounding areas has been undertaken. A full review has been included in the appendices.

From the analysis we can see that of the restaurants and cafes currently available to rent locally the average number of covers is 40, and the average turnover per annum is circa £108,000.

There is nothing similar to the proposed food and beverage offer at the Staveley Town Basin currently available to lease or buy.



Slightly further afield, there is a restaurant on the side of the Chesterfield Canal on the edge of Retford available to rent. This has seating for 42 inside, 40 outside, has additional space for private parties, has a turnover of £147,000 per annum and is open 7 days per week. This suggests that outdoor seating should be built into the offer at Staveley.

4.4 Food and Beverage Offer Summary

From the analysis of the local Staveley food and drink offer, it appears that most of the facilities locally are smaller operations, with circa 20-40 covers, offering simple food and drink offers, with many closing on Sundays. There are no nearby facilities offering a destination type restaurant or coffee shop facility in the Staveley Basin area. This suggests that there could be a potential gap in the market for a facility where you could meet friends and family for a leisurely lunch or take visiting relatives for a coffee, cake and a walk. The nearest, similar offer is the restaurant at Renishaw Hall and Gardens, but this has no evening offer.

A high-quality restaurant offer/ bar or destination café facility of the type proposed for Staveley Basin would be a completely new addition to the local market, so it may take time to build up a customer base and raise awareness of the site.

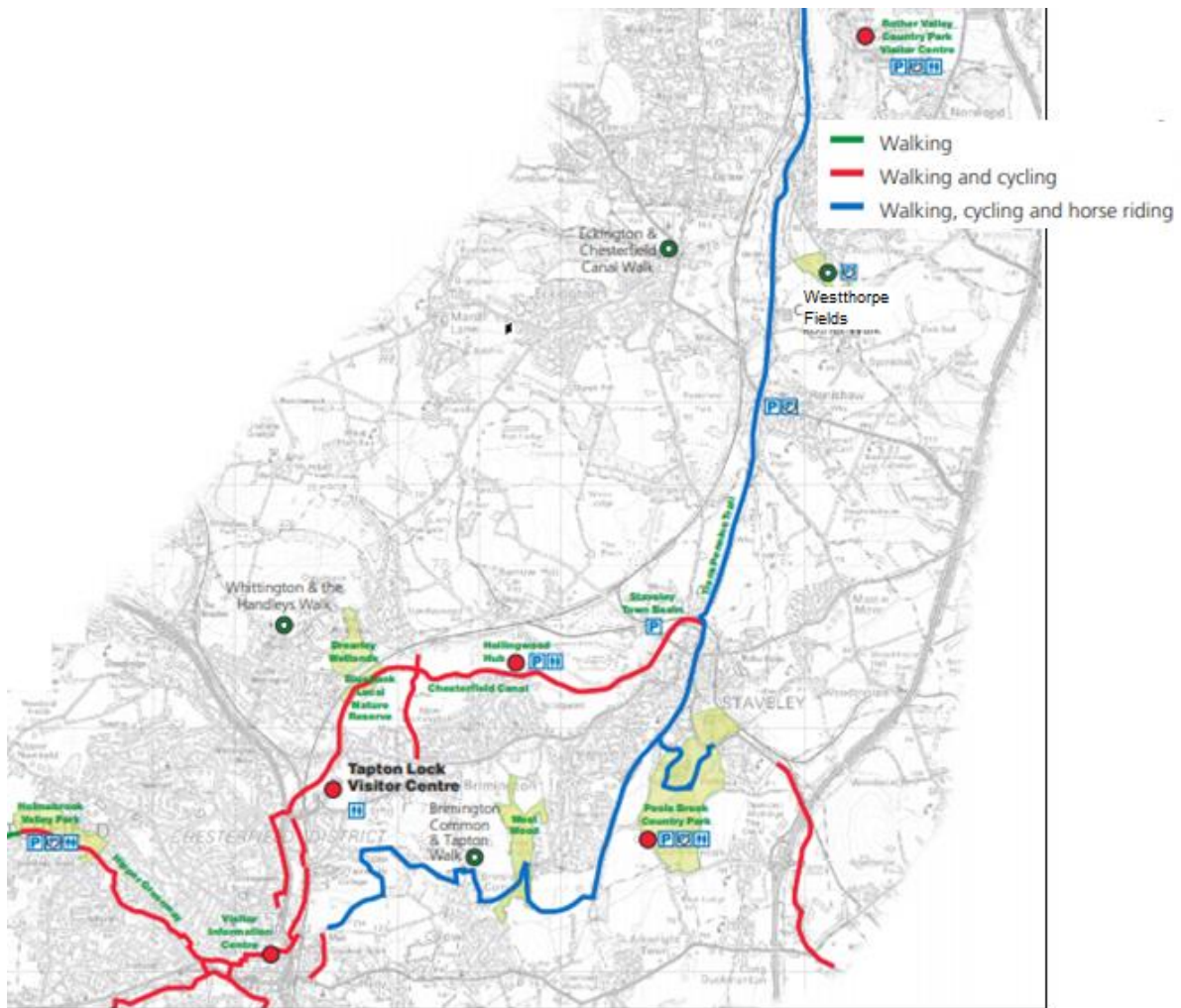
This will need to be reflected in the contract between the operator and Derbyshire County Council. It may be that a smaller facility is needed in the early years, with the Waterside Hub building designed in such a way that the food and beverage offer can easily be expanded in later years if demand is strong.

The analysis suggests that the new facility is targeting a different market to many of the local facilities, it is unlikely to take away trade from the other food and beverage outlets in the town centre.

5.0 Competitor Analysis – Local Parks and Outdoor Spaces

Whilst the Staveley Town Basin project is not creating a green space or country park, it is worth analysing the local recreational facilities available locally to understand how the offer at Staveley Basin could be positioned to capitalise on them, and what lessons can be learnt.

A map of local parks and outdoor spaces is shown below. Each of these sites is on a popular walking route from Staveley Basin, and each draws in significant visitors. This suggests that there is significant scope for a variety of private sector led ventures at the Staveley Town Basin that can capitalise on the visitors coming to the local area.



A very brief analysis of Poolsbrook Country Park, Holmesbrook Valley Park and Rother Valley Country Park has been undertaken and the lessons learnt for the Staveley Basin identified.

5.1 Poolsbrook Country Park 0.9 miles (as the crow flies) from Staveley Basin.

The 165-acre Poolsbrook Country Park has free parking, sits on a former colliery site and comprises walking, cycling and horse-riding routes, woodlands, lakes, meadows and picnic sites. It also includes a well-used and popular caravan site. There is a café on site which operates 7 days a week. The Poolsbrook visitor survey (2014) showed that the majority of users tend to live within five miles of the park.

Lessons Learnt for Staveley Basin: In the latest visitor survey, visitors expressed their desire to see the use of the park broaden to include adventure activities, mountain biking and water sports. This demonstrates potential demand for water sports and other adventure activities at the Staveley Basin. The Caravan Site could be a potential market for the new facility at Staveley Basin.

5.2 Rother Valley Country Park 4.7 miles as the crow flies from Staveley Basin.

Located in the Borough of Rotherham, the 740-acre park has four artificial lakes. As of 2016, the park saw 504,794 visitors (*Source: VisitBritain*). There is a Cycle Hire Centre open all year round. Visitors can launch their own craft or hire equipment from the Water Sports/ Activity Centre which operates seasonally. The water sports/ activity offer includes: rowing boats, pedal boats and electric family boats, kayaking, stand-up paddle boarding, sailing, and windsurfing. The park is also home to Stables Café, a craft centre and a campsite. On busy, good weather days, and event days there is also a mobile catering unit open in the park. There is also an ice cream van on site on good weather days. Parking is available inside the park at £5 per car.

Lessons Learnt for Staveley Basin: A flexible catering offer, where there is a permanent facility, but with the added potential for a mobile unit and ice cream van on busy days, could be an option for the Staveley Basin. The popularity of cycling and water sports at Rother Valley suggests this could be a good potential market for Staveley Basin. Cyclists could be encouraged to do a 10-mile loop to Staveley and back, stopping for a coffee/ lunch at the Basin.

5.3 Holmebrook Valley Country Park 5.3 miles (as the crow flies) from Staveley Basin.

The 141-acre site country park sits on the outskirts of Chesterfield and features a lake, fishing sites and free parking. There are play areas for children, cycle paths and footpaths. Water sports are not permitted. There is an outdoor gym, a visitor centre with a meeting room, public toilets and a petanque rink. The park also sits on the Chesterfield Sculpture Trail.

A privately-run and well-established café operates from the pavilion on a licence. The café opens six to seven days a week on a seasonal basis and is a popular facility amongst visitors to the park. The café serves hot and cold drinks, ice-creams, cakes and light meals. Angling and café licence income (combined) is estimated at £4,350 per annum. The majority of users live within 5 miles (2012 visitor survey data). Parking is free.

Lessons Learnt for Staveley Basin: Holmebrook, and the other sites considered above all have café offers. The proposed food offer at Staveley Basin would be a completed different type of facility, suggesting it would be unlikely to take business away from these sites, but appeal to a different market.

6.0 Comparator Review

This section identifies a series of case studies of comparator sites that have maximised their water-front locations. This gives some ideas as to what the Staveley Basin could be in the future if private sector investment can be attracted to the site and when the wider masterplan is delivered.

The sites all show how the visitor economy and inward investment is thriving around waterside locations, drawing in retail businesses, tourists and private sector businesses to create thriving hubs.

The case studies have been grouped into: waterside locations, private sector investments around boating sites, and canal basin sites.

6.1 Private Sector Investment around Boating Sites

The following sites show how private sector investment can be brought to waterside locations. Whilst these sites are larger than the Staveley Basin development, they give an idea of the type of developments that are taking place nationally.

6.1.1 Mercia Marina

Description: The largest inland marina in Europe, Mercia Maria is a destination for boaters, holidaymakers in the luxury lodges and casual visitors. The Marina was built on Willington Lake, 6 miles from Derby, and includes walks, shops and restaurants. The marina can accommodate over 630 boats. The area is easily accessible to nearby villages via short walks.



Facilities: In 2014, the marina opened The Boardwalk, a £1.7m promenade of 6 boutique retailers, with offices above, centred around a two-storey bar and restaurant. The development fronts onto a raised wooden walkway offering views of the water, boats and wildlife. The Boardwalk complements the Piazza, a £3m development comprising a further restaurant and 6 retail units together with office accommodation at first, second and third floors. All of the offices are occupied and reportedly trading well.

The Boardwalk offers itself as a venue for businesses lunches, meetings and conferences. The offices house businesses across the financial, accounting, IT and pharmaceuticals, with offices ranging in size between 882 sq ft and 1,926 sq ft. The marina includes a number of mooring-related facilities, such as purpose-built shower/toilet/laundry blocks, as well as wi-fi, boat hire, an independent workshop, and a Midland Chandlers equipment store. Residential, leisure, long-term, short-term, daily and visitor moorings are available.

The site aims to attract non-boat users with its wildlife lake, circular walking routes, a tea room, convenience store, bar/restaurant, farm shop, retailers and luxury lodges.

The lodges offer self-catering holidays, or are available for purchase on 100-year licenses from £164,300. There is also a cycle hire service and boat day trips.

There is a wide range of shops, including: contemporary designer homeware, independent art gallery, clothing retailers, beauty salon, narrowboat holiday agent, jewellers, waterways equipment, new and used boat sales, estate agents, convenience store, engineering services, deli and coffee house, bar and restaurant, plant and flower shop and ladies' fashion.

Recent vacant retail premises have been available for a £21,050 annual rental fee (957 sq ft/ £22 per sq ft). Retail units are sized between 500 sqft and 1000 sqft.

6.1.2 Burton Waters

Description: Burton Waters Marina in Lincoln is set over 15 acres of countryside. The site boasts a variety of shops, services and restaurants. The marina sits just 2 miles by water to the centre of Lincoln, where you can moor as a visitor at the Brayford Pool.



Burton Waters includes an active marina promenade and over 350 occupied residential properties.

Facilities: The site is home to over 200 commercial moorings, each with individual access to free water and chargeable electricity, as well as toilets, washrooms and laundry facilities. The Burton Waters Boat Company are located on site and are one of the largest boat dealerships in the UK. Their facilities include a large workshop and sales suite alongside the marina.

Beal Homes have developed residential waterfront homes on site, and most of the site is dedicated to either residential properties or holiday cottages. There are three restaurants on site, serving English, Greek and Italian cuisine respectively, as well as a café and delicatessen. Cycle hire is available onsite.

There is also a health, leisure and racquet club on the Burton Waters complex. Commercial occupants include architects, financial experts, housing agencies, consultancies, IT, technology, management services, kitchen installers and business services.

6.2 What Can be Achieved at Waterfront Locations

The following sites all show what can be achieved at waterside locations.

6.2.1 Waters' Edge Country Park and Visitor Centre

This project demonstrated that offices/businesses and tourists/ visitors can be accommodated and supported from the same building:

Description: set in 110 acres of woodland, wetland and wildflower meadows (split over two sites), Waters' Edge Country Park and Visitor Centre is next to the Humber Bridge, on the waterfront at Barton upon Humber.



There are a series of walks around the ponds as well as two adventure playgrounds and interactive displays and games.

The first 86-acre site is home to the £3.3m Visitor Centre; it includes: Two sites of Special Scientific Interest, ten ponds, native woodlands, seven walks around the park and two adventure playgrounds. The second site is located across the Haven, at the Humber Bridge viewing areas and is home to: Humber Bridge walk route, two adventure playgrounds, wildflower meadows and woodland.

Facilities: The Visitor Centre is home to a business centre with office space, as well as a gift shop which stocks locally crafted gifts from jewellery, toys and games, handbags, scarves, books, stationery and wildlife surveillance equipment. Located in the Visitor Centre, the Honey Pot Café overlooks the Humber Estuary.

6.2.2 Whisby Nature Reserve

Description: a former quarry, located 5 miles from the City of Lincoln, just off the A46. The 150-hectare Whisby Nature Reserve attracts 100,000 visitors per year.



The site is managed by Lincolnshire Wildlife Trust and features a series of lakes, surrounded by walking trails, woodland, and wildlife.

Adjacent to the reserve is the Natural World Visitor Centre. The Natural World Centre attracts over 200,000 visitors a year. Both the Natural Work Centre and the Nature Reserve are free to enter.

Facilities: Nature Park, Education Centre, bird observation facility, café, shop, children's indoor and outdoor adventure play, gift shop and toilets. The Natural World Centre can be booked for weddings seating up to 150 guests.

- The café seats approximately 75 people, including indoor and outdoor covers
- There are also café kiosks, only during summer holidays, half term and weekends, subject to weather.

6.2.3 Standedge Tunnel

Description: The Standedge Tunnels are four parallel tunnels through the Pennine hills. Three are railway tunnels and the other is a canal tunnel. It is the longest, highest and deepest canal tunnel in the UK.



The Standedge Tunnel Visitor Centre is a base for boat trips into the tunnel. The Visitor Centre is in the former warehouse and contains exhibitions on the history of the tunnels, the canal tunnel's recent restoration and the Huddersfield Narrow Canal.

There were 23,436 visitors to Standedge Tunnel and Visitor Centre in 2019 (VisitBritain). Although it is assumed that there are additional walkers/ cyclists at the site not included in this. The Watersedge Café offers 40 covers (over 943 sq ft) as well as 13 external picnic tables adjacent to the water areas.

Private Hire: Standedge Warehouse is a newly-renovated, contemporary arts space, on site at Standedge Tunnel & Visitor Centre. The 18th century, grade II listed Warehouse has three floors and enough room to accommodate up to 200 guests.

6.3 Canal Basins

This section considers some of the smaller developments taking place at Canal Basins.

6.3.1 Hickling Basin



The Hickling Basin on the Grantham Canal sits a few miles outside of Grantham. Fully restored in the 1990s, the basin features traditional canal side architecture as well as The Old Wharf tearoom and the Plough Inn pub. The basin acts as a good starting point for walks, and is popular with anglers. The site also includes spaces available for private hire for Corporate and PR events, exhibitions, live events, parties, wedding, photo shoots.

6.3.2 Bugsworth Basin



Sit on the Peak Forest Canal near the town of Whaley Bridge, Bugsworth Basin is popular with boaters and walkers and is home to the adjacent Navigation Inn. Bugsworth Basin is also the starting point for the Peak Forest Tramway Trail, a 2.6km walking route. The basin also sits on the Pennine Cycleway, part of National Cycle Network Route 68.

Bugsworth Basin has a gift shop that sells ice creams, hot and cold drinks and snacks as well as souvenirs and chandlery items.

6.3.3 Portland Basin Marina



A small independent marina based at the junction of the Lower Peak Forest, Huddersfield Narrow and Ashton canals, the Portland Basin Marina offers a range of services to boaters.

The basin was established in 2000, in line with the opening of the Huddersfield Narrow Canal. The basin offers permanent and overnight mooring facilities and wi-fi connection, showers, toilets, boat servicing and repair. The marina's services include Dry Dock facilities and day boat hire and holiday boat hire. A 45ft holiday hire boat is available for short breaks or longer holidays. Self-drive narrowboats are available to hire daily between 9am and 4:30pm (£110 Monday-Friday, £160 Saturday-Sunday), with reduced rates offered in the winter.

6.4 Summary - Competitors

Based on the research we can see that all of the sites considered have attracted private sector investment to waterways settings. For the larger sites this includes office accommodation, function spaces, tourism activities, retail units and restaurants and bars. For the smaller sites the business opportunities supported include: tea rooms, local pubs, opportunities for wedding venues and parties, boat hire and overnight accommodation provision. The following key points have been noted to feed into the economic assessment:

6.4.1 Office Accommodation

- Office spaces at the facilities considered range from 500 sqft to 2,300 sqft.
- Occupants of offices at the high-quality marina sites are a wide mix, and include architects, financial experts, housing agencies, consultancies, IT, technology, management services and business services.
- The Humber Bridge centre includes a mix of visitor centre, retail, café and business/ office space, suggesting these uses can work on site together.

6.4.2 Retail

- Each of the tourist sites supports a gift shop as a minimum.
- Retail units at Burton Waters are sized between 581 sq ft and 936 sq ft.
- There is a wide mix of retail at Mercia Marina and Burton Waters including: contemporary designer homeware, independent art gallery, clothing retailers, beauty salon, narrowboat holiday agent, jewellers, waterways equipment, new and used boat sales, estate agents, convenience store, engineering services, deli and coffee house, bar and restaurant, plant and flower shop and a ladies' fashion store.

6.4.3 Restaurants/ Café

- Burton Waters, with 350 occupied residential properties and additional moorings supports three restaurant facilities on site and a delicatessen and coffee shop. This suggests that Staveley Basin, could support at least one food and drink offer as a minimum.
- Restaurant/ café sizes at the visitor sites considered include: 75 covers at Whisby Nature Reserve (including inside and outside seating), and 30 covers at Standedge café. Most include outdoor seating.
- Even the smaller basin sites at Hicking Basin and Bugsworth Basin support a small café offer.

6.4.4 Other Use Ideas

Additional facilities offered by the locations considered above included: health/leisure club, soft play, wedding space, art gallery, gym, visitor centre, education centre, cycle hire, events programme, boat trips and boat hire.

Many of these types of facilities could be suitable for the Staveley Town Basin site and could be delivered by third party, private sector investment at the site.

7.0 Emerging Trends, Potential Development and Influencing Factors

This section notes any emerging trends, influencing factors and potential developments that have been identified through the research that could play a role with regards to demand and potential uses of the Staveley Town Basin.

We have particularly considered: tourism influences, commercial developments locally, and proposed residential opportunities.

7.1 Local Commercial and Business Opportunities

The location of Staveley Town Basin brings a number of associated commercial and business opportunities that may influence future demand for office accommodation.

7.1.1 Markham Vale Successes

Staveley is well located and has already established itself as a key industrial and distribution location given the success of Markham Vale (70% occupied).

Staveley has become an exemplar for business growth in Chesterfield Borough in the medium term with the town seeing a 33% increase in businesses between 2010 and 2019, compared to just 12% in Chesterfield, and 24% nationally. As of 2019, Staveley is home to 690 businesses (Staveley Town Investment Plan). Key business sectors in Chesterfield are: Construction: 440 businesses (13.1%), Professional, scientific and technical: 405 businesses (12.1%), Manufacturing: 330 businesses (9.8%), Retail: 290 businesses (8.6%) Accommodation: 285 businesses (8.5%) *Source: ONS UK Business Counts (2020).*

7.1.2 The Environment Centre

The Environment Centre at Markham Vale comprises 20 workshop and office spaces targeted at small start-up companies and is currently home to a range of companies operating in a variety of sectors including; environmental, software development, marketing, housing development and professional organisations.

The facility at Markham Vale currently only has one recent vacancy (expected to be let soon). This suggests that there is significant demand in the area for this type of space. It is also worth noting that the unsupported business units at Staveley Hall are all fully let.

7.1.3 HS2 Opportunities

Staveley is expectant in relation to the opportunities that HS2 will bring. The eastern spur of HS2 is proposed to deliver a rail maintenance depot in the Staveley corridor. There is a huge opportunity for Staveley to benefit from the continued growth and investment in the rail sector. Demand will not only be from a business perspective, but the associated jobs will bring an added demand for housing, which in turn will increase demand for outdoor space and amenities.

7.1.4 Covid-19 and the Demand for Office Accommodation

Research shows that the disruption caused by the Covid-19 Pandemic caused office take-up across the UK regions to be limited through most of 2020. The three top sectors taking up office space were Technology, Media and Telecoms (TMT), Education and Health, and Insurance and Financial Services.

Overall, 39% of deals in 2020 were for Grade A space - this demonstrates the occupier preference for high-quality office space. Any new office accommodation created at Staveley Basin will need to be high quality, Grade A space. A previous review of local office space noted that there is a significant amount of old office stock in the local area.

7.2 Demand from Potential User Group

A number of factors have been identified from a tourist/ visitor perspective that could have an influence on the demand, scope and need for the project. These are all potential opportunities for private sector operators:

7.2.1 Restaurants/ Bars and Destination Cafes

Restaurant and cafe culture is changing; Staveley Town Basin can capitalise on these trends by providing an offer that is new and different for the area

Trends:

- The St Ives Group's UK Bars & Restaurants study (2016) suggests the UK is increasingly becoming a nation of casual diners, choosing to eat out more regularly, with 31% of the UK population eating out at least once a week. Market analysis indicates a shift away from formal restaurants and towards casual dining; snacks, breakfast and lunch make up an increasing proportion of sales.
- The ONS found that families are spending more on eating out - calculating an average of £45.10 per week (2017).
- Additional coffee shop user numbers and statistics show:
 - Around 1 in 5 people visit a coffee shop every day (Source: Liminicoffee.co.uk)
 - 81% of people now visit a coffee shop weekly (Source: www.cafesuccesshub.com/uk-coffee-shop-market-2018)
 - On average we visit a coffee shop up to 152 times per year (Source: <https://www.caffesociety.co.uk/blog/britons-spend-up-to-2210-a-year-in-coffee-shops>)

Additional trends in the market include outdoor seating (as a result of the Covid-19 Pandemic) and cycle cafés. These are discussed over the page.

a) Outdoor Spaces – Covid-19 Pandemic - The Covid-19 Pandemic has created a need for additional outdoor and more socially distanced seating. Many restaurants, cafes and bars have invested in semi-permanent structures to provide more seating capacity.

This type of temporary offer could provide the Staveley Basin restaurant/ café/ bar with the opportunity for additional seating in the more popular/ busy periods without taking up valuable square footage from within the Waterside Hub that could be used to support other businesses.



Photos: The Piptree Café at Borrowash, Derbyshire

b) Cycling Cafes

There has been a boom in UK cycling cafes in the last decade. A relatively new concept with no defined scope, cycle cafes typically combine a bike shop and a coffee shop, and can be much more of one than the other. A standard model would include a fully functioning coffee shop serving some homemade food to suit cyclists' dietary needs, as well as some cycle accessories. Some sites will have operational workshops with competent bicycle mechanics, but these are often borne out of genuine bike stores.



The key element of any cycle café is its location, ideally a prominent location in close proximity to walkways and cycleways.

Despite the abundance of cycle trails and national walkways around Chesterfield, and its close proximity to the Peak District, there is a lack of cycle-orientated cafes locally. This could be attributed to the relatively recent trend towards cycle-specific venues.

Chesterfield is home to Monkey Park, a hub that offers services to bike enthusiasts as well as co-working space, a community café and a range of other services.

c) Monkey Park, Brampton, Chesterfield



A community hub, cycle project and workspace merged into one, Monkey Park is located just off Chatsworth Road in the Brampton area of Chesterfield.

The café acts as a Co-Workspace between 8am and 6pm Monday-Friday, doubling as a bike workshop

on Saturday and Wednesday between 9am and 4pm. The Café is also open between 10am and 2:30pm Wednesday-Saturday.

7.2.2 Walking and Cycling Trends and The Covid-19 Pandemic Effect

The trends for increased walking and cycling are likely to increase numbers using the local footpaths, in-turn increasing the potential visitors to Staveley Town Basin, and in-turn increasing the potential for private sector businesses to capitalise on these visitors.

- According to Sport England's latest Active Lives Adult Survey (April 2020), activity levels have been on the rise and inactivity levels have been falling, even prior to the Covid-19 outbreak.
- **Walking:** The Covid-19 Pandemic has accelerated the trend towards physical activity and walking; research from the Department of Transport shows that between May and July 2020, 39% of people reported they were walking more, with 94% thinking they would be likely to continue walking more.
- **Cycling:** Data from the Department for Transport figures also show that between May and July 2020, 38% reported to cycle more than before the outbreak of the Pandemic. 94% thought it likely that they would continue to cycle more once travel restrictions were removed.

7.2.3 Chesterfield Canal Development

Following the re-opening of the Chesterfield to Staveley and the Kiveton Park to Worksop sections of the Chesterfield Canal, the Chesterfield Canal Partnership are pursuing the restoration of the original line of the canal from Staveley to Kiveton Park.

Opening up more of the Canal will help to raise awareness of the walking, cycling, tourist opportunities in the area. This will boost visitor numbers, including boaters and those wishing to use the new moorings at the Basin.

7.3 Local Developments – Commercial and Residential

The developments taking place in the local area will have a key influence on visitor numbers and users for the Staveley Basin site. As population grows there will be opportunities for businesses to start up and grow, catering to the needs of these additional residents.

Key developments taking place locally include:

7.3.1 Chesterfield Waterside

Chesterfield Waterside will comprise of 5 new neighbourhoods:

- **Waterside Quarter:** Phase 1 will see 177 new contemporary homes; a mix of two, three and four-bedroom homes.
- **Waterfront:** This neighbourhood offers a premium setting alongside the River Rother and is suitable for a number of uses, including dynamic office space.
- **Riverside East:** A self-contained waterside neighbourhood comprising housing, apartments and business space, offering canal-side views and served by shops, bars and cafés at the nearby Basin Square.
- **Station Place:** A high-density collection of buildings including a hotel, offices and car park in an informal space enclosed by shops and cafés, which will create a thriving business environment.
- **Basin Square:** Set around the canal basin, phase one includes circa 350 premium build-to-rent apartments, a multi-storey car park, office buildings and a hotel.



Whilst this development could initially be seen as competition to the Staveley Basin project, it could actually be a significant benefit. At an estimated 5 miles between Chesterfield and Staveley along the Canal Tow Path, this would make an ideal bike-ride for families, with a stop at the Basin for lunch or an ice cream before a return journey.

In addition, the significant development at Chesterfield Basin could act as a catalyst for more users and visitors and is likely to raise awareness of The Chesterfield Canal.

With new offices planned for the Chesterfield Basin, this could be potential competition for the Staveley Basin Site. We would suggest some caution in terms of the size and scope of the Staveley Basin Office accommodation offer.

7.3.2 New Housing at the Staveley Basin Site

There is potential for future housing development at Staveley Town Basin in the medium to long term. Much of this would be on land outside of the control of the Local Authority. These householders could have a significant impact on demand for activities/ amenities at the Staveley Basin, and the proposed restaurant/ bar/ café, office accommodation and visitor facilities.

7.3.3 Staveley Works



A planning application has been submitted to build up to 700 new homes on the former Staveley Works site.

The proposed redevelopment also includes a primary school, new wildlife habitats, retail and community facilities, a cycle and footpath network and a marina on the Chesterfield Canal.

Within walking distance of the Staveley Basin site, this project will help to bring life and businesses to the canal. Along with the Chesterfield Waterside development the three sites together will completely change the nature of the canal.

The new office accommodation at the Staveley Basin would be an ideal cycle commute for those who live at the Staveley Works site and work at the Basin.

7.3.4 Staveley Hall

Another identified project in the Staveley Town Investment Plan is Staveley Hall Conference Centre. This is a proposed extension to the historic Staveley Hall to create a high-quality events venue led by Staveley Town Council.

The development consists of an extension to the existing café with a new entrance and reception for welcoming guests and two multi-purpose halls (one at the lower level, and one at the upper level), both of which will be flexible so that they can accommodate a wide variety of formal and informal events and activities such as corporate, public sector and charity conferences and meetings, weddings and banquets, music and theatre productions, community, and sporting events. The Waterside Hub and Conference Centre will jointly help to attract more visitors to the town for a range of different purposes.

7.4 Summary - Emerging Trends, Potential Development and Influencing Factors

We can see from the emerging trends analysis that the business and tourism perspective is changing around Staveley. Existing business facilities are near or at full capacity, new housing is being built and investment along the canal side will boost the overall attractiveness of the wider area, attracting additional visitors.

In addition, restaurants and cafes are becoming ever more popular as people eat out more, as is the increasing use of the adjacent footpaths and cycle paths for exercise.

All of these factors provide new business opportunities for local private sector entrepreneurs, such as restaurants, retail, tourism and leisure opportunities. The Staveley Basin site would make an ideal location for some of these businesses.

8.0 Demand Assessment – Businesses, Commercial and Retail Space

8.1 Office and Commercial

8.1.1 Demand for Offices: The National Perspective

A report by Savills estate agents reported that whilst 2020 got off to a strong start, with regional office take up 21% higher than the same period in 2019, the first UK wide lockdown in March 2020 impacted upon uptake and reflected a 36% decrease from the same period in 2019. Savills further reports that 39% of deals were for Grade A space, demonstrating an occupier preference for high-quality office spaces across the UK regions. Although the traditional professional sectors are still key players in the office market, the burgeoning influence of digital and technology businesses is starting to be seen in office take up.

However, as a result of significant changes to the relationship between employees and workspaces forced by the Covid-19 pandemic, CBRE's 2021 UK Real Estate Market Outlook (December 2020) found that companies are expecting to move towards a more distributed pattern of work. Almost 70% of respondents suggested that they will allow employees to work flexibly in the future.

Savills reports that it is likely that once the COVID – 19 pandemic is 'over', there will be a demand for balance between the two, allowing working time to be split between work and home throughout the week. Arup's 2020 report on the 'Future of Offices: in a post-pandemic world' discusses how Covid-19 has accelerated pre-existing trends in the commercial property sector – from health and wellbeing to activity-based working. The report suggests that offices will change from 'the place to get things done' towards an 'attractor' for employees and collaborators alike in the post-pandemic world.

This is due to the massive shift in the working patterns of most employees as a result of the pandemic. Working from home has become the 'new normal' and the commercial property market will need to adapt to this change in order to sufficiently meet business demands. Savills expect to see a shift towards diverse location strategies and the emergence of a hybrid model, a combination of home working, local office hubs and a head office.

This represents an opportunity for the Staveley Basin Waterside Hub project to provide flexible office space in an attractive waterside location which will support the expected hybrid model of working and firmly place the hub and an office 'attractor', providing a flexible alternative from working at home.

8.1.2 Local Demand

Taking an overview of the current business/ office space market suggests that demand in the local area is high. This is based on:

- The Environment Centre – At full capacity (one short term vacancy, expected to be let soon)
- Staveley Hall – At full capacity
- Markham Vale – At 70% occupancy to date and rising.

Statistics show that the population in Staveley is set to grow by 15% in the next 15 years. If we assume that demand for office accommodation grows proportionately, we could therefore assume a 15% increase in demand for office accommodation over the same period.

If we consider only the Derbyshire County Council's Environment Centre which has 20 offices/units. A 15% increase in demand would equate to circa 3 new offices needed. So, just to maintain the share of the market that they have at the Centre, Derbyshire County Council would need to be providing 3 additional office spaces locally over the next 15 years.

Further demand for business/ office space could also result from some of the other initiatives/ influencing factors in the local area, particularly HS2. Staveley is expectant in relation to the opportunities that HS2 will bring. The eastern spur of HS2 is proposed to deliver a rail maintenance depot in the Staveley corridor. There is a huge opportunity for Staveley to benefit from the continued growth and investment in the rail sector.

Analysis of the local business market shows the key sectors that local businesses operate in, which can be used to give some idea of the types of businesses that might be attracted to the site. Key business sectors in Chesterfield are:

- Construction: 440 businesses (13.1%)
- Professional, scientific and technical: 405 businesses (12.1%)
- Manufacturing: 330 businesses (9.8%)
- Retail: 290 businesses (8.6%)
- Accommodation: 285 businesses (8.5%)

Source: ONS UK Business Counts (2020)

The above suggests that a mix of workshop, retail and office space will be needed at Staveley.

8.1.3 Comparator Locations

As this is a unique development locally, it is also worth considering the types of businesses that were located at some of the competitor and comparator sites. These included:

- **Mercia Marina:** Commercial occupants include: financial, accounting, IT and pharmaceuticals.
- **Burton Waters:** Commercial occupants include: architects, financial experts, housing agencies, consultancies, IT, technology, management services, kitchen installers and business services.

Attracting these types of businesses to the Staveley Basin site would definitely support higher paid jobs for local residents.

8.1.4 Office and Commercial Summary

Based on all of the above information we would suggest that there is potential in the local area to support the creation of some additional, high quality units, but at reasonable rents and with flexible set ups. The high-quality, waterside location will be an attraction for businesses in a post Covid-19 world, where businesses are looking for more than just standard office accommodation.

8.2 Retail

Retail is struggling in the town centre which suggests that it would be prudent not to allocate too much space within the Staveley Waterside development to retail. This said, the Basin is likely to attract a different market, including day-trippers and tourists and there could be some demand for targeted retail.

Comparator sites such as Whisby Nature Reserve and Standedge Visitor Centre both have gift shops on site. In addition, the larger marina sites considered both sustain significant and varied retail. This suggests that the right type of retail, catering for the visitors could be sustainable at the site. This could include outlets such as outdoor clothing, cycle and walking equipment and lifestyle retailers.

8.3 Other Spaces

The sites considered in the competitor and comparator analysis included a wide range of business uses. Many of these could be considered as part of the wider development of the site including: health/leisure club, soft play, wedding space, art gallery, gym, cycle hire, water sports, visitor centre and education facility.

9.0 Demand Assessment – Visitors/ Tourists and Associated Food and Beverage Facility Users

This section uses the information collated through the detailed review of the local area, comparator sites and relevant data, policy and strategy to help to give an idea of the potential for visitor and tourist numbers at Staveley Basin.

This information has then been used to profile visitor numbers to the site over the first 10 years of operation.

Data has also been used to give an idea of the potential user numbers for the proposed food and beverage offer.

The main user groups identified for the site are:

- **Walkers/ Cyclists** – Those walking/ cycling through the basin who are encouraged to stay/ visit the new facility
- **Additional Visitors** – Those who are attracted to the site as a result of the new offer - including the retail and restaurant facilities, who would not otherwise have come. This could include those from the popular and well used caravan site at Poolsbrook Country Park, or visitors from further afield.
- **Local Residents** – Those living close to the site who will use Staveley Basin to take exercise and walk their dogs etc
- **Events and Festivals** – Those attracted by events and festivals at the site
- **Users of Business Centre/ New Employment Land** – Office/ retail workers based at the site who might use the Basin for a lunchtime walk/ evening drink
- **Boaters** – New moorings will provide opportunities for increased visitors to use the site. This could be owners or boat hire opportunities
- **Water Sports Offer** – Those attracted by the water sports offer that could be created at the site - it is assumed that a private sector water sports offer could be located on the additional employment land opened up as part of the investment in road infrastructure.

Theme	Baseline	Potential Visitor Numbers to Staveley Basin	Potential Food and Beverage Users
Walkers/ Cyclists	<ul style="list-style-type: none"> As a result of its location on the Chesterfield Canal Towpath, some 55,000-60,000 visitors pass through the Staveley Town Basin each year either walking or cycling. With no parking or service facilities on site, most do not stop. Many of these could be encouraged to stop at the basin if the offer were improved. The Covid-19 Pandemic has increased outdoor activity and walking. Cycling is becoming ever more popular, as are restaurants/ cafes catering for cyclists. Added impact from other developments along the Chesterfield Canal will raise awareness of the towpath and increase user numbers. 	<ul style="list-style-type: none"> We have assumed a baseline of 60,000 walkers and cyclists passing through. Given the increasing popularity of walking and cycling we have assumed this baseline figure increases by 2% per annum. We have assumed that of these visitors, 75% visit the Staveley Town Basin, either to look at the retail offer, use the café or just sit by the water for a picnic and to look at the boats. This equates to 45,000 visitors pa in year one, and increasing by the above 2% each year. 	<ul style="list-style-type: none"> Data shows more people are now eating out more regularly at restaurants. Around 1 in 5 people visit a coffee shop every day (Source: <i>Liminicoffee.co.uk</i>). 81% of people now visit a coffee shop weekly (Source: <i>www.cafesuccesshub.com/uk-coffee-shop-market-2018</i>). On average we visit a coffee shop up to 152 times per year (Source: <i>https://www.caffesociety.co.uk/blog/britons-spend-up-to-2210-a-year-in-coffee-shops</i>). Based on the above we have assumed that 20% of the 45,000 potential visitors will use the restaurant/ café each year.
Additional Visitors	<ul style="list-style-type: none"> New visitors will be attracted to the site as a result of the new parking and additional facilities. The retail offer will attract more visitors to site, looking for somewhere they can take a visit or meet up with friends. Tourism activity in the local area is attracting more visitors generally to the area who are looking for places to visit. There is potential to attract visitors from the Poolsbrook Caravan Site. A restaurant/ bar/ destination café is a new addition to the area and will help attract visitors to site. This will also support the evening economy at the site. 	<ul style="list-style-type: none"> We have cautiously assumed an additional 20,000 visitors per year. Assumed that this number increases at 2% each year. We have assumed that it takes a few years to reach this figure as awareness/ profile is raised about the site. Visitor figures therefore take time to build up. 	<ul style="list-style-type: none"> Many of these visitors may be attracted because of the restaurant/ café and might be looking for a morning/ afternoon out, will be meeting friends or looking for a destination to visit. There is a limited evening economy in Staveley. A restaurant open into the evening will diversify the local offer and attract users to this new offer. We have assumed that 40% of these additional visitors to the site use the restaurant.
Local Residents	<ul style="list-style-type: none"> There are circa 19,000 local residents in Staveley, many of whom will be looking for somewhere to walk their dog or go for a jog after work etc. In addition, there are likely to be new houses around the site in future years. 	<ul style="list-style-type: none"> If each current resident came 1.5 times year, this would equate to circa 30,000 visits. We have assumed it takes a few years to reach this point as awareness of the site will need to build. 	<ul style="list-style-type: none"> Here we have assumed a lesser take-up percentage for the food and beverage offer, as many local residents may just be out to walk their dog, or for exercise. We have assumed 10% use the restaurant/ bar/ café.
Events and Festivals	<ul style="list-style-type: none"> The basin site has become well established in the canal community where every two years, the local volunteer group host a canal festival over a summer weekend. This event traditionally attracts over 10,000 recorded visitors to the site. Other locations such as Burton Waters hold events on site including fireworks displays and Christmas events. 	<ul style="list-style-type: none"> We have assumed the existing event continues every other year. Attracting 10,000 visitors. We have assumed that an additional events programme is initiated, building up each year: We have assumed: Year 1: 1,000 additional events visitors, Year 2: 2,000 and so on, to a maximum of an additional 10,000 events visitors by year 10. 	<ul style="list-style-type: none"> We have assumed that 40% of events visitors use the restaurant/ café. Visitors to events and festivals will be looking to make a day trip so are more likely to need refreshments. This type of visitor might be looking for ice creams/ takeaway coffees etc. A serving hatch/ mobile unit/ ice cream van might help to address the increased demand.
Water sports offer	<ul style="list-style-type: none"> Many of the comparator sites near water offered water sports, such as boat trips, boat hire etc. A visitor questionnaire undertaken at Poolsbrook Park suggested that visitors would have liked to see more events and water-based activities at the site. The existing water sport facilities at Rother Valley appear popular. 	<ul style="list-style-type: none"> A small private sector water sports business might run circa 5 sessions per day, with 8 users per session. This could be canoeing, paddle boarding, boat trips etc. We can assume less in winter, more in summer, less during the week and more at the weekend. The business will take time to become established, so we have assumed 2,500 water sports visitors per annum in year 1, increasing at 20% per year to a maximum of 15,000. 	<ul style="list-style-type: none"> This type of user might be sitting around waiting for their session to start, or want to make a day of their trip. We have therefore assumed that 40% of water sports users might use the restaurant/ bar/ café.
Users of business centre/new employment land	<ul style="list-style-type: none"> It is estimated that the new facility will have the potential to house circa 92 staff members in the restaurant/ bar/ café, retail, office accommodation and workshop space. (this included staff who might be employed on the 'additional employment land' created as a result of the new road infrastructure. 	<ul style="list-style-type: none"> Workers on site are likely to take a walk round the basin or enjoy the space whilst on lunch breaks or for exercise after work. Based on 92 workers, 5 days a week, 52 weeks, the maximum potential users for the basin would be 23,920 users (each counted once per day). Of these, we have assumed each uses the site once a week for a walk etc. This equates to 4,784 users. 	<ul style="list-style-type: none"> Whilst many of the staff on site will not use the restaurant/ café is likely to be a convenient solution for those needing lunch, or a breakout space for team meetings/ business meetings. We have assumed that each worker uses the restaurant/ bar/ café 3 times a month – 3,312 uses per annum.
Boaters	<ul style="list-style-type: none"> Boaters may stay overnight at the new facilities. 	<ul style="list-style-type: none"> Based on an assumed 5 available moorings, each boat housing 2 people, at maximum capacity this would be 3,650 users per year. This will build up over time. We have assumed 10% occupancy in year one, increasing by 5% per annum. 	<ul style="list-style-type: none"> Those renting boats may be more likely to eat out than those who live on boats permanently. We have assumed restaurant/ bar/ café usage of 20%

9.1 Visitor and Food and Beverage Offer User Numbers – 10 Year Projections

The table below uses the information above to profile the visitor projections for the site over the first ten years. The table also profiles the potential usage for a new food and beverage offer:

Visitor Number and Food and Beverage Offer User Modelling												
Source of visitors	Usage Per Annum	Modelling Assumptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Existing walkers/ cyclists along path	Maximum potential visitors/ tourists	Assume 60,000 walkers/ cyclists per annum based on existing data and a 2% increase year on year	60,000	61,200	62,424	63,672	64,946	66,245	67,570	68,921	70,300	71,706
	Likely increased tourism/ visitor numbers	Assume 75% of walkers/cyclists visit the basin after the development	45,000	45,900	46,818	47,754	48,709	49,684	50,677	51,691	52,725	53,779
	Assumed Food and Beverage Offer usage	Assume that 20% of these visitors use the food and beverage offer	9,000	9,180	9,364	9,551	9,742	9,937	10,135	10,338	10,545	10,756
Additional visitors attracted to new facilities	Maximum potential visitors/ tourists	Assume a max potential of 20,000 per annum, increasing at 2% per annum	20,000	20,400	20,808	21,224	21,649	22,082	22,523	22,974	23,433	23,902
	Likely increased tourism/ visitor numbers	Assume visitor figure starts at 30% of maximum potential and then increase annually by 10%, until maximum potential is reached (i.e., 30% year one, 40% year two and so on)	6,000	8,160	10,404	12,734	15,154	17,665	20,271	22,974	23,433	23,902
	Assumed Food and Beverage Offer usage	Assume that 40% of visitors use the food and beverage offer	2,400	3,264	4,162	5,094	6,062	7,066	8,108	9,189	9,373	9,561
Local residents - recreation etc	Maximum potential local residents	If each current local resident came circa 1.5 times per year = 30,000 visits per annum	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
	Likely usage	Numbers will build up as awareness is raised	15,000	20,000	25,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
	Assumed Food and Beverage Offer usage	Lesser cafe usage - assume some are dog walkers, joggers - assumed 10% use food and beverage offer	1,500	2,000	2,500	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Events and festivals	Maximum potential visitors/ tourists	10,000 existing visitors every other year. In addition, a further 10,000 events visitors attracted each year	20,000	10,000	20,000	10,000	20,000	10,000	20,000	10,000	20,000	10,000
	Likely increased tourism/ visitor numbers	Assume 10,000 every other year for existing festival. Additional events will take time to build up - assumed 1,000 in yr. 1, increasing by 1,000 per annum until max 10,000 is reached	11,000	2,000	13,000	4,000	15,000	6,000	17,000	8,000	19,000	10,000
	Assumed Food and Beverage Offer usage	Assume that 40% of events visitors use the food and beverage offer	4,400	800	5,200	1,600	6,000	2,400	6,800	3,200	7,600	4,000
Water sports offer	Maximum potential visitors/ tourists	15,000 users per year, equating to circa 40 users per day	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
	Increased Tourism/ Visitor Number	Starting at 2,500 per annum and increasing 20% per year	2,500	3,000	3,600	4,320	5,184	6,221	7,465	8,958	10,750	12,899
	Assumed Food and Beverage Offer usage	Assume that 40% of visitors use the food and beverage offer	1,000	1,200	1,440	1,728	2,074	2,488	2,986	3,583	4,300	5,160
Users of business centre and employment land	Maximum potential visitors/ tourists	92 workers, 5 days a week, 52 weeks of the year	23,920	23,920	23,920	23,920	23,920	23,920	23,920	23,920	23,920	23,920
	Likely increased tourism/ visitor numbers	Assumes office workers take a weekly walk around the basin	4,784	4,784	4,784	4,784	4,784	4,784	4,784	4,784	4,784	4,784
	Assumed Food and Beverage Offer usage	Assumes each worker uses food and beverage three times a month on average	3,312	3,312	3,312	3,312	3,312	3,312	3,312	3,312	3,312	3,312
Boaters Using the Moorings	Maximum potential visitors/ tourists	Assume 5 overnight moorings, 2 people, 365 days	3,650	3,650	3,650	3,650	3,650	3,650	3,650	3,650	3,650	3,650
	Likely usage	Building up over time. Assume 10% full year one, increasing by 5% per annum (so 10% Yr1, 15% Yr2, 20% Yr3)	365	548	730	913	1,095	1,278	1,460	1,643	1,825	2,008
	Assumed Food and Beverage Offer usage	Assumed food and beverage offer usage 20%	73	110	146	183	219	256	292	329	365	402
Potential Individual Visits per annum			84,649	84,392	104,336	104,505	119,926	115,631	131,657	128,049	142,516	137,372
Total Users of Food and Beverage Offer per annum			21,685	19,866	26,123	24,467	30,408	28,459	34,634	32,951	38,495	36,190

9.2 Summary

The visitor projections table shows that visitor numbers to the site could be circa 140,000 per annum once the site is established (by year 10). This is from a mix of walkers, cyclists, new local residents, tourists, water sports users, events visitors, office, retail and business users.

By year 10 it is assumed that 35-40,000 people will use the food and beverage offer on-site each year (although this is very dependent on the offer that is developed). This equates to circa 110 people per day on average, but this is likely to be higher at weekends and less in the week, similarly higher in summer and less in winter. For comparison, Starbucks coffee shops average 476 users per store per day. (source: <https://www.statista.com/>)

10.0 Size of Spaces Required

This section draws on the information provided in the previous section to understand the potential spaces that might be needed to meet anticipated levels of demand.

10.1 Waterside Hub

Based on the analysis undertaken in the competitor and comparator review, the breakdown of space within the new Waterside Hub has been assumed to be:

Schedule				
Space	Assumptions/ Benchmarking	Sqft	Sqm	Notes
Communal Space	For circulation, kitchen space etc	500	47	Assumed that the office accommodation/ communal space will be designed flexibly to maximise potential uses – e.g., partition walls can be used to easily reconfigure spaces, offices could be opened up or reduced in size to meet need. The DCC team have experience of doing this successfully at the Environment Centre.
Office 1	Assumed four offices with a mix of uses, assumed tenants are key holders, no communal reception staff etc. Assumed this will be the upper floor.	1,250	116	
Office 2		1,250	116	
Office 3		1,500	139	
Office 4	For comparison: <ul style="list-style-type: none"> Offices at Mercia Marina are between 882sqft and 1,926sqft Offices at Burton Water range from 500sqft to 2,300sqft 	1,500	139	
Restaurant/ Bar/ Café offer	<p>Analysis suggests an average of 110 customers per day, but this is likely to be higher at weekends and lower in the week. We have assumed a capacity of 50 inside covers in the first instance, but with capacity to expand (see notes) and additional outside seating.</p> <p>This compares with:</p> <ul style="list-style-type: none"> Whisby Nature Reserve – 75 covers, combined - inside and outside The Water's Edge at Standedge - 40 covers inside (over 943sqft/ 80 sqm) <p>Internet research shows the space needed per customer is between 1.5 and 2sqm. We have assumed the higher end of this range at 2sqm which allows additional space to ensure that the facility is fully accessible to families with pushchairs, or those in wheelchairs. This equates to 100sqm.</p> <p>As a general rule it is suggested that you set aside 60% of total area for the dining room, with the remaining 40% allocated to the kitchen and other essential requirements such as storage areas, offices, toilets. Based on these figures this would be a further 67 sqm. Totalling 167 sqm.</p> <p>Note, we have included additional space for the restaurant/ café area to account for the fact that:</p> <ul style="list-style-type: none"> Toilet facilities likely to be used by walkers, not just restaurant/ café users, so need to be sizeable. Assume an additional 20sqm Space needed for storage of outside furniture in winter etc. Assume 15sqm Space for display/ leaflets/ tourism information etc. Assume 6sqm Space for takeaway hatch, as well as the main café. This could be used during events or in summer for outdoor customers. Assume 25sqm 	2,500	233	<p>Designs need to allow for part of the space being partitioned off should demand be lower than expected. Or additional space being added into the restaurant/ café (converted from a retail unit/ workshop space if demand is high).</p> <p>We suggest a creating a takeaway hatch that could be used during peak times, during summer or during events. If demand for the restaurant/ café is lower than expected this area could be partitioned off in future, and excess floor space used to create an additional unit.</p> <p>We suggest space is created for outdoor seating: this could either be under umbrellas, or a more permanent area could be left for a marquee/ tent structure.</p>
Retail 1	Destination retail – could be lifestyle, boat related, cycling, walking etc.	600	56	The spaces need to be designed with the option of being used as a restaurant/ café extension space should demand be larger than expected.
Retail 2		600	56	
Retail 3		800	74	
Workshop Unit 1	<ul style="list-style-type: none"> Potentially boat related or light industrial. 	1,500	139	
Total		12,000	1,115	

Note: Assumed spaces relate to Net Internal Area. Numbers are rounded

10.2 Additional Employment Land

The investment at Staveley Town Basin will also include the development of new road infrastructure which will open up additional employment land.

The use of this is subject to the wider interest in the site from the private sector, but based on the analysis we suggest that this is likely to be used as follows:

Proposed Uses – Additional Employment Land			
Space	Demand	Sqft	Sqm
Light Industrial	Potentially small workshop/ chandlery or other boat related space.	2,500	232
General Office accommodation	Office Accommodation for a mix of businesses. Analysis suggests this will need to be Grade A space to meet demand.	2,500	232
Visitor Attraction/ Visitor Facility	<p>The comparator sites had a mix of visitor offers. We suggest more space could be allocated to widen the visitor offer and increase dwell time at the site.</p> <p>Examples from other sites included: water sports, facility soft play, bike hire, visitor centre etc.</p> <p>Given the location, and for the purposes of the economic impact assessment, we have assumed that this will be a space for a water sports business.</p>	2,500	232
Total		7,500	696

10.3 Space Summary

The above assessment of space requirements is based on the current local market conditions.

With a changing picture, and the true impact of the Covid-19 pandemic not yet known, we suggest that any buildings developed are kept as flexible as possible to maximise potential alternative uses.

Flexible spaces will also ensure that the units can be customised to meet the needs of the future potential tenants.

The DCC team at the Markham Vale Environment Centre have considerable experience of changing spaces to meet the needs of businesses. This is something they will be able to implement quickly and easily.

11.0 High Level Revenue Assessment

Indicative Income and Expenditure Projections for the proposed new Waterside Hub have been prepared based on the demand and visitor number assessment set out above.

The projections are based on the following income generating spaces being available in the Hub:

Use	Square foot
Offices	5,500
Units – workshops / retail	3,500
Restaurant/ Café/ Bar	2,500

- Income projections for the offices, workshops and retail are based on £14.50 per square foot per annum in line with the rates charged at the Markham Vale Environment Centre. It is assumed occupancy builds up over time. The maximum occupancy is assumed to be 85% to allow for swap over periods.
- Restaurant/ café income is based on a contracted management approach with commission increasing over time from a low level to start with to attract an operator or operators and increasing up to a maximum of 10%.
- This may be from one operator or more than one, but a rate of commission has been applied to the overall expected income.
- Operational costs are based on the Markham Vale Environment Centre.
- No staffing costs have been included as it is assumed the Hub will be jointly managed with Markham Vale Environment Centre. The nature of the offer means there does not need to be a permanent staff presence on the site.
- No inflation applied to income or expenditure.

The following assumptions have been made with regards the income from the cafe.

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Café Visitors		21,685	19,866	26,123	24,467	30,408	28,459	34,634	32,951	38,495	36,190
Types of Use & Spending											
Proportion of Customers in Main Groups:											
Beverage only (coffee and non-alcohol)	25%	5,421	4,967	6,531	6,117	7,602	7,115	8,659	8,238	9,624	9,048
Hot or cold drink simple snack: cake/ sandwich etc.	30%	6,506	5,960	7,837	7,340	9,122	8,538	10,390	9,885	11,549	10,857
Light meal with hot or cold beverage	30%	6,506	5,960	7,837	7,340	9,122	8,538	10,390	9,885	11,549	10,857
More substantial meal	15%	3,253	2,980	3,918	3,670	4,561	4,269	5,195	4,943	5,774	5,429
Average Spend in each Main Group:											
Beverage only (coffee and non-alcohol)	2.00	£10,843	£9,933	£13,062	£12,234	£15,204	£14,230	£17,317	£16,476	£19,248	£18,095
Hot or cold drink simple snack: cake/ sandwich etc.	5.00	£32,528	£29,799	£39,185	£36,701	£45,612	£42,689	£51,951	£49,427	£57,743	£54,285
Light meal with hot or cold beverage	8.00	£52,044	£47,678	£62,695	£58,721	£72,979	£68,302	£83,122	£79,082	£92,388	£86,856
More substantial meal	12.00	£39,033	£35,759	£47,021	£44,041	£54,734	£51,226	£62,341	£59,312	£69,291	£65,142
Total Sales		£134,447	£123,169	£161,963	£151,695	£188,530	£176,446	£214,731	£204,296	£238,669	£224,378
Commission		3.00%	5.00%	7.50%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
Commission Income for DCC		£4,033	£6,158	£12,147	£15,170	£18,853	£17,645	£21,473	£20,430	£23,867	£22,438

The target occupancy and income profile for the Hub is included at Appendix 5 and the income and expenditure projections for the Hub for the first five years of operation are included at Appendix 6. The income and expenditure assumptions are summarised below:

	Year 1	Year 2	Year 3	Year 4	Year 5
Expenditure	£87,928	£95,711	£101,107	£103,473	£103,473
Income	£71,277	£109,108	£123,072	£126,729	£126,729
Surplus / Deficit	-£16,651	£13,397	£21,965	£23,256	£23,256

The income and expenditure projections show that based on the assumptions set out above, the Hub will need short term revenue support from the Council for the first year of operation and then the Hub will start to generate a surplus of income over expenditure for the Council to reinvest in the building and the delivery of an ongoing business support offer for tenants.

A sensitivity analysis has been undertaken to consider the impact at different occupancy rates. The full analysis is included at Appendix 7 with a summary shown below.

50% occupancy	
Income	£83,375
Expenditure	£72,200
Empty Business Rates	£12,256
Reduced Landscape/site maintenance	-£8,500
Funds available to Economic Business Support Activities	£7,419

75% occupancy	
Income	£112,556
Expenditure	£72,200
Empty Business Rates	£6,128
Funds available to Economic Business Support Activities	£34,228

90% occupancy	
Income	£150,075
Expenditure	£72,200
Empty Business Rates	-
Funds available to Economic Business Support Activities	£77,875

12.0 Employment Impacts, Associated GVA Uplift and Return on Investment

This section identifies the potential employment impact that might be achieved from new employment spaces at the Staveley Basin. It considers both direct and indirect impacts.

12.1 Employment Densities

OFFPAT and the Homes and Communities Agency created an Employment Density Guide that can be used to assist appraisers in the estimation of the potential employment that could be generated by property development based on 'employment density' ratios.

The Guide is intended to be used in planning, appraising, and evaluating economic development and regeneration programmes and projects. Employment density refers to the average floorspace per Full-Time Equivalent (FTE) member of staff. It is used as a measure of intensity of building use and an indicator of how much space each person occupies within the workplace. This guide can be used to estimate the number of workers who can be accommodated in any new developments.

Relevant use types that align with the proposed uses of the Staveley Town Basin development have been reproduced from the HCA guidance in the table below:

Employment Density – Number of Square Metres per employee.		
Use Class	Use Type	Area per FTE (sqm) Net internal area
B1(a)	General Office	10-13
B1(c)	Light Industrial	47
Mixed B Class	Incubator	30-60
	Maker Spaces	15-40
	Studio	20-40
	Co-Working	10-15
	Managed Workspace	12-47
A1	Retail (High Street)	20
A3	Restaurants and Cafes	15-20
D2	Visitor and Cultural Attractions	30-300
<i>Source: HCA Guidance</i>		

12.2 Employment in the New Centre

The tables below apply these employment densities to the floorspace figures for the new Waterside Hub and additional employment land opened up, to estimate the numbers of employees who could be housed at these sites.

12.2.1 Waterside Hub

Waterside Hub: Employment Density – Number of Square Metres per employee						
Use Class	Use Type	Employment Density -Area per FTE (sqm) Net internal area bands	Assumptions/ rationale	Employment Density - Area per FTE figure applied (sqm)	Net Internal Area (NIA) in Sqm	Total Employees Accommodated = NIA (sqm)/ Employment Density (sqm)
B1(c)	Light Industrial	47	As given	47	139	3.0
B1 (a)	General Office	10-13	Mid-point of range	11.5	510	44.3
A1	Retail (High Street)	20	As given	20	186	9.3
A3	Restaurants and Cafes	15-20	Given that significant additional space has been included for storage and toilets etc we have used a higher assumption of 40sqm per FTE	40	233	5.8
Total					1,068	62.4
<p><i>Figures exclude the 47sqm communal office space</i> <i>Numbers are rounded</i></p>						

12.2.2 New Employment Land Opened Up

Employment Land Opened Up: Employment Density – Number of Square Metres per employee						
Use Class	Use Type	Employment Density - Area per FTE (sqm) Net internal area bands	Assumptions/ rationale	Employment Density - Area per FTE figure applied	Net Internal Area (NIA) in Sqm	Total Employees Accommodated = NIA (sqm)/ Employment Density (sqm)
B1(c)	Light Industrial	47	As given	47	232	4.9
B1(a)	General Office	10-13	Mid-point	11.5	232	20.2
D2	Visitor and Cultural Attractions	30-300	Lower end - water based activities could be labour intensive – e.g. lessons with max numbers	50	232	4.6
Total					696	29.8
<i>Numbers are rounded</i>						

12.3 Total Employment Impact

Whilst the tables above note that the site has the potential to house 92 jobs (62.4 plus 29.8 jobs) to understand the total effect of the investment on the wider economy, HM Treasury Guidance notes the need to apply various factors. This means considering a wide range of consequential or induced effects as well as the immediate effects. These are explained below.

Factor	Description	Impact
Multiplier Effects	The further economic activity (jobs, expenditure, or income) associated	1.33
Deadweight	The outputs that would have occurred without the intervention	7.5%
Displacement	The proportion of intervention outputs accounted for by reduced outputs elsewhere in the target area. Here we are assuming that the target area is the district of Chesterfield	38.7%
Leakage	The proportion of outputs that benefit those outside of the intervention's target area or group	14.1%
Based on BIS/CEA guidance for 'regeneration through physical infrastructure' at a sub-regional level		

Applying these figures to the potential jobs created at site gives us the wider employment impacts from the project:

Factor	New Centre	Opening up Employment Land	Total
Baseline jobs potential	62.4	29.8	92.2
Multiplier Effects	1.33	1.33	
Total Direct and Indirect Jobs	83	40	123
Deadweight Effects	0.075	0.075	
Displacement Effects	0.387	0.387	
Leakage Effects	0.141	0.141	
Overall Jobs Potential	40.4	19.3	59.7
<i>1.33 x (1-0.075) x (1-0.387) x (1-0.141) = Overall Factor to be Applied</i>			

Once multipliers, deadweight, displacement, and leakage factors have been applied there is potential for the businesses at the site to support an additional 60 jobs in the local area.

12.4 GVA Impact

These additional jobs created will have an impact on GVA for the local economy of Chesterfield. This has been calculated in the table below:

Factor	New Centre	Opening up Employment Land	Total
Overall Jobs potential	40.4	19.3	59.7
Average GVA per employee per annum in Chesterfield Borough (Source: Dec20 Midlands Engine Master Spreadsheet)	£46,462	£46,462	£46,462
Total additional GVA per annum based on additional employment, taking into account leakage, displacement, deadweight and multipliers. (Jobs potential x Average GVA per employee)	£1,879,058	£895,433	£2,774,491
<i>Decimals are rounded</i>			

12.5 Return on Investment from the Additional Employment Created at Site

Below we have estimated return on investment per annum for the project based on the additional employment GVA.

$$\text{Return on Investment} = (\text{Additional GVA} - \text{Investment}) / \text{Investment}$$

Return on Investment – over a Ten-Year Period	
GVA per annum	£2,774,491
Total GVA over 10 years	£27,744,910
Investment – Towns Fund	£2,853,000
ROI per £1 of investment over a ten-year period = (GVA over 10 years – Town Fund Investment)/ Towns Fund Investment	(£27,744,910-£2,853,000)/ £2,853,000 = £8.72

12.6 Summary – Employment and Associated GVA and Return on Investment

In terms of the potential GVA from the additional employment at the Staveley Town Basin Site, we can assume that:

For every £1 invested from the Towns Fund the Return on Investment over 10 years will be £8.72 for the local Chesterfield economy.

13.0 Additional Tourism Impacts from the Development

Whilst job creation will be a key economic driver for this project, it is worth noting that the additional visitors and tourists that the investment will generate will bring with them an increased visitor spend to the local Chesterfield Borough Council area.

For example, research from the Ramblers Association shows that national trails are major assets to the tourist industry:

- As a result of trips to England’s coastal paths over £379 million is spent in the national economy of which £351 million benefits local coastal economies (ICF, Sustrans etc 2019)
- Anecdotal evidence from some of the more remote businesses along the Pennine Way suggest that 50% or more of their business is related to the trail (Natural England, 2017)
- The Wales Coast Path is worth £32 million to the economy (Reconomics, 2014).

Source:<https://www.ramblers.org.uk/advice/facts-and-stats-about-walking.aspx>

Visit Britain reports that average spend per head on a 3hr+ Leisure Day Visit in 2019 was £35 (*Note: A Leisure Day Visit last 3 hours+ (including travel) and can include going for a meal, undertaking outdoor leisure such as: walks and cycling, going to events and ‘special’ shopping for items you do not regularly buy*).

If the Staveley Basin development can attract people to the area, encourage them to spend in the retail or café businesses, visit the local town centre or surrounding areas then additional spend will be generated in the local area. The table shows the potential spend for the local area associated with attracting varying percentages of additional visitors. Spend figures are based on the Visit Britain figure of £35 per head.

Additional Visitor Spend – Across a range of visitor numbers					
Total visitor numbers to the site per annum by year 10 - based on the visitor analysis	140,000	140,000	140,000	140,000	140,000
% of these visitors who are encouraged to take a 3hr+ leisure visit to the area as a result of the Staveley Town Basin development	10%	20%	30%	40%	50%
Number of visitors per annum	14,000	28,000	42,000	56,000	70,000
Additional spend per annum from these visitors, assuming average spend £35	£490,000	£980,000	£1,470,000	£1,960,000	£2,450,000
<i>Based on Visit Britain reports that average spend per head on a 3hr+ Leisure Day Visit in 2019 was £35</i>					

However, not all of this spend will stay in the local area, there will be additional multipliers through the economy, and we must account for reduced spend elsewhere. To account for this, various factors must be applied as can be seen in the table below:

Factor	Description	Impact
Multiplier Effects	The further economic activity (jobs, expenditure, or income) associated.	1.33
Deadweight	The outputs that would have occurred without the intervention.	7.5%
Displacement	The proportion of intervention outputs accounted for by reduced outputs elsewhere in the target area. Here we are assuming that the target area is the district of Chesterfield.	38.7%
Leakage	Proportion of outputs that benefit those outside of the intervention's target area or group.	14.1%
1.33 x (1-0.075) x (1-0.387) x (1-0.141) = Overall Factor to be Applied		0.65
Based on BIS/CEA guidance for 'regeneration through physical infrastructure' at a sub-regional level		

The table below applies this factor of 0.65 to the projected additional spend.

Additional Visitor Spend – Across a range of visitor numbers					
Total maximum potential visitors attracted to the site, based on the visitor analysis	140,000	140,000	140,000	140,000	140,000
% of these visitors who are encouraged to take a 3hr+ leisure visit to the area as a result of the Staveley Town Basin development	10%	20%	30%	40%	50%
Number of visitors per annum	14,000	28,000	42,000	56,000	70,000
Additional spend per annum from visitors, assuming average spend of £35	£490,000	£980,000	£1,470,000	£1,960,000	£2,450,000
Applying Factor	0.65	0.65	0.65	0.65	0.65
Additional spend for the local Chesterfield Economy once the multipliers, deadweight, displacement and leakage have been applied - per annum	£318,500	£637,000	£955,500	£1,274,000	£1,592,500
10 year additional spend for the local Chesterfield Economy once the multipliers, deadweight, displacement and leakage have been applied	£3,185,000	£6,370,000	£9,555,000	£12,740,000	£15,925,000

It is possible to get an idea as to the numbers of jobs this additional spend might create in the local economy. Research from Deloitte suggests that a new full time equivalent tourism job is created with every £58,000* increase in tourism revenue. *Source: Tourism: jobs and growth, VisitBritain / Deloitte, 2013 *adjusted for inflation since 2013 (Tourism Alliance 2019).*

We have applied this figure to the annual additional spend to calculate the potential additional jobs this visitor spend could support in the local economy.

Additional Visitor Spend – Across a range of visitor numbers					
	14,000	28,000	42,000	56,000	70,000
Number of visitors who are encouraged to take a 3hr+ leisure visit to the area as a result of the Staveley Town Basin development					
Additional Spend from visitors, assuming average spend £35	£490,000	£980,000	£1,470,000	£1,960,000	£2,450,000
Additional Spend from visitors, assuming average spend £35 after factors applied (0.65)	£318,500	£637,000	£955,500	£1,274,000	£1,592,500
Additional visitor spend needed to create an additional job	£58,000	£58,000	£58,000	£58,000	£58,000
New jobs sustained per annum as a result of the Staveley Basin Development in the local tourist economy	5 jobs supported per annum	11 jobs supported per annum	16 jobs supported per annum	22 jobs supported per annum	27 jobs supported per annum

13.1 Summary

The economic benefits for the local area as a result of increased tourism spend is very much dependant on the numbers of visitors who can be encouraged to extend their trip to visit and use local shops, cafes and restaurants etc.

If we assume that 30% of estimated visitors to Staveley Basin can be attracted to spend more than three hours in the local area as a result of the investment, then this has the potential to generate over £950,000 per annum for the local economy. This additional visitor spending could support 16 jobs in the local tourism sector.

14.0 Risks

In this section we have undertaken a risk analysis, identifying the economic and financial risks attached to the future operation of the Hub, the impact and likelihood of each risk and identifying mitigation measures. Note, this table does not consider capital risks.

Risks, Constraints and Dependencies				
Issue	Details	Mitigation	Level of Impact	Level of Risk
Lack of demand for new office/ workshop units	Low take-up leads to empty units and lack of revenue	Good marketing campaign, linked to existing success of Markham Vale. Reasonable rents and terms for businesses	High	Low Based on positive demand for Markham Vale
Low footfall makes café and retail unviable	Could lead to an empty unit/s on the site	Units designed to allow them to be easily re-purposed as office/ workshop space should demand be low – experience has been gained on this from Markham Vale	Medium	Medium
Lack of interest from café operators	Could be left with an empty unit	Early discussions to take place with potential operators to establish levels of interest and tailor designs to meet the needs of the operators	Medium	Medium
Lack of interest from retail operators	Could be left with an empty unit	Early discussions to take place with potential operators to establish levels of interest and tailor designs to meet the needs of the operators	Medium Units could be repurposed as office/ workshop if needed	High Given the unknown impact of Covid-19 on the retail sector
Lack of demand for employment/ tourism land	Left with empty space on site	Good marketing campaign, linked to existing success of Markham Vale	Low Land could remain as it is until a potential use is found	Medium
Lack of demand for moorings/ pontoons	Left with empty moorings and no boats to improve visitor offer	Charge a nominal fee to moor	Low	Low
Financial Sustainability	There is a need for the centre to deliver a sustainable business model for DCC	Detailed financial modelling has been undertaken to ensure that the centre is financially viable in the long term. Joint management with other locations will reduce operating costs	High	Low
Loss of key staff	Key staff have developed strong partner relations over time	We will allow long hand over periods with any staff leaving	Medium	Medium

Key: Red= High Risk, Orange = Medium Risk, Green = Low Risk



Appendix 1

Offices and Business Centres in the Local Area

Offices close to Staveley Waterside Available to Rent

These properties are listed on local property agent websites as being available for rent, and help to demonstrate the existing market of vacancies.

Office	Address	Offer	Size	Price	Price per sq. ft pa
Swift House	High Street, Staveley, S43	<p>Commercial property, formerly a multi-tenanted space, this business centre is a self-contained suite of offices/rooms. A detached two-storey building, the property would suit a company with up to 10 people. The flexible space includes 24-hour access, and the downstairs area could be used as storage as it is complete with a separate access door. The upstairs has an open plan office, a shower room and toilet and a small kitchen area.</p> <p>The building has two allocated car parking spaces. Available as a serviced office or leased.</p>	570 sq. ft	From £4,400pa	£7.72
Unit 2	Barnfield Close, Staveley S43	<p>Self-contained office accommodation adjacent to Morrisons Superstore. The property comprises a two-storey end of terraced office accommodation; the elevations incorporate a single-glazed aluminium framed shop frontage.</p> <p>Surrounding occupiers include a number of independent retailers and the property offers direct access to Staveley high street via a walkway.</p>	800 sq ft	£6,750 per annum	£8.44
Prospect House	Colliery Close, Staveley S43 3QE	<p>Prospect House is situated on Ireland Business Park, two miles from the M1, and is located in an extensive amenity area, Pools Brook County Park, with walks, fishing lakes and nature reserves.</p>	<p>Unit 12: 1,152 sq ft</p> <p>Unit 13: 764 sq ft</p>	<p>Unit 12: £10,500 pa</p> <p>Unit 13: £7,000 pa</p>	£9.15

Offices close to Staveley Waterside Available to Rent

These properties are listed on local property agent websites as being available for rent, and help to demonstrate the existing market of vacancies.

Office	Address	Offer	Size	Price	Price per sq. ft pa
		The property consists of a large office suite located in a popular business park boasting ample free parking. Other key features include geothermal heating/cooling, lift, communal kitchen, toilet facilities and a shower on each floor.			
High Street	Staveley S43 3UU	<p>Town centre office accommodation in prominent, pedestrianised, high street retail location. The property was previously converted into good quality town centre office accommodation, occupied and used previously by Staveley Town Council as a town centre community and administrative office which has recently relocated back to Staveley Hall after refurbishment.</p> <p>The property was the former home of Staveley Town Council, who relocated back to Staveley Hall in 2020.</p>	874 sq ft	£9,000pa	£10.30
Renishaw Business Park	Renishaw S21 3WY	<p>Serviced offices/ private offices/ coworking spaces in Renishaw, just to the north of Staveley. The work centre has three private rooms available for short or long term lease; each office unit is secure, furnished, and includes parking, a shower, kitchen, bike racks and 24 hour access.</p> <p>The office space is unique and modern, located in a very quiet area. Situated in Renishaw Trading Estate, close to the M1, tenants can benefit from a</p>	From 130 sq ft to 237 sq ft	From £50pw to £100pw	£20.12

Offices close to Staveley Waterside Available to Rent

These properties are listed on local property agent websites as being available for rent, and help to demonstrate the existing market of vacancies.

Office	Address	Offer	Size	Price	Price per sq. ft pa
		<p>fitness centre next door, local restaurants, and local access to walking and cycling routes as Renishaw also lies on the Transpennine Way.</p> <p>Services such as cleaning, facilities maintenance, security and telecoms are included in a monthly charge. The premises is offered on a flexible lease.</p>			
Renishaw Business Park	Renishaw S21 3WY	<p>Brand new, very modern speculative build in Renishaw within an existing business community including a builder and architect on the same site.</p> <p>The tenant will be responsible for indoor furnishings, but the building will be finished to a high specification. Access to cycling and running countryside tracks.</p>	3,600 sq ft across two floors	From £3,100pcm	£10.33
Average					£11.01

Office Developments in Staveley					
<i>Below we have set out office developments in the local area</i>					
Office	Address	Offer	Size	Price	Price per sq ft
Staveley Hall Offices	Staveley S43 3TN	Office development within the fully refurbished and upgraded Staveley Hall. Onsite parking within maintained landscaped grounds. The units are available to let on easy-in easy-out terms within a minimum of six months initially. Currently occupied by Staveley Town Council.	278 to 437 sq ft	£5,560pa to £8,740pa	£20.00
Devonshire Business Centre	Works Road, Hollingwood S43 2PT	Small offices and small light manufacturing workshops. Easy in easy out terms.	300 to 460 sq ft	Not available	/
Clocktower Business Centre	Works Road, Hollingwood S43 2PE	Managed workspace owned by Chesterfield Borough Council; ideal for start-ups and small businesses. Easy in/out terms. Ground floor rooms are best suited to storage type uses as there are vents rather than windows, but office use is possible.	126 sq ft to 346 sq ft	£2,026 pa (for 346 sq ft)	£5.86

Business Centres				
<i>Business Centres in the local area have been identified through property agent websites and via desktop research. These premises typically include a number of business services complementing the accommodation offer.</i>				
Office	Address	Office	Size	Price per Sqft
Markham Vale Environment Centre	Duckmanton, Chesterfield S44 5HY	The Environment Centre is a purpose-built, non-residential conference and meeting venue for training sessions, presentations, or meetings with three rooms. The Centre is easy to reach from the M1 and has ample free car parking on site as well as disabled access and facilities. Owned by Derbyshire County Council, the modern flagship business centre has 17 fully occupied units and 3 offices, all of which are let to small businesses. The Centre sits within Markham Vale, an enterprise zone offering warehouse and industrial space. The centre has free Wi-Fi and boasts green credentials including solar panels and rainwater harvesting. There is outdoor seating with picnic benches situated around garden areas.	A range of sizes from 500sqft to over 2,000 sqft	£13.50
Tapton Park Innovation Centre	Tapton, Chesterfield S41 0TZ	Purpose-built centre for innovative companies seeking prestigious, secure, serviced accommodation on flexible terms. Key features include: superfast internet and a telephony service. There are also onsite meeting and conference rooms for hire. The centre was built by Chesterfield Borough Council to provide modern high-specification workspace and in-house support services to attract new innovative businesses to the Chesterfield area. The leases have 'easy in/easy out' terms. The centre includes Rent-A-Desk facilities.	212 sq ft to 420 sq ft	£24.40
Dunston Innovation Centre	Chesterfield S41 8NG	Also built by Chesterfield Borough Council to provide services to new innovative businesses, the site comprises furnished office areas with access to a range of shared services. There are also meeting and conference rooms available to hire. Rent-A-Desk units are available for £200 per month, with virtual offices at £50 per month.	294 sq ft to 1,357 sq ft	£19.87
University of Derby Innovation Centre	Chesterfield S41 7LL	High-specification incubation units for growing businesses. New businesses can pay stepped rental charges and get a range of business support services to set them on their way. Incubation units are targeted at engineering and medical engineering facilities. The centre has a shared kitchen.	122 to 291 sq ft units	£17.96

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Eckington Business Centre	Market Street, Eckington, S21 4JH	Modern purpose built Business Centre across two locations in Eckington with affordable, managed, and secure office space. The units are offered on 'easy in, easy out' terms. Hot desking, and quality meeting space. A social café. Free onsite parking and a reception service are available. Close to Junction 30 of the M1.	147 sq ft	Not available
Barlborough Links Business Centre	Midland Way S43 4FR	Various offices, both serviced and not. Onsite parking. Surrounded with amenities such as coffee shops and takeaways. Close to Junction 30 of the M1.	386 sq ft – 7,086 sq ft	Not available
Average				£18.93



Appendix 2

Cafes in the Local Area

Cafés within 1 Mile of Staveley Waterside

Cafés within Circa 1 mile of Staveley Waterside				
Name	Distance from Site	Offer	Opening Times	Price Range
Staveley Hall Cafe (The Stables Café)	0.1 miles	Sits within Staveley Hall, a wedding venue with function rooms, a café and business rental facilities. Marketed as being "perfectly placed to enjoy local amenities and Poolsbrook County Park". Seating area within Staveley Hall. Serves pastries, sandwiches, breakfasts and drinks.	Monday to Friday: 8am-4pm Saturday: 9am-2pm Sunday: Closed	Sandwiches £2-3, Specials £4, Drinks £1-2
Jay Jay's Deli	0.2 miles	Deli café. Traditional high street takeaway, no seating area, run down. Serves breakfasts, sandwiches, toasties, paninis, burgers, jacket potatoes, drinks.	Monday-Friday: 8:30am-1pm Saturday-Sunday: Closed	Sandwiches £2-4, Drinks £1-2
Morrisons Café	0.3 miles	Café within Morrisons supermarket. Full menu offering breakfasts, mains, a 'kids' menu, as well as Afternoon Tea for 2.	Monday-Saturday: 8am-7pm Sunday: 9:30am-4pm	Breakfast £1-6, Mains £4-£5.50
The Pantry	0.3 miles	Located opposite Morrisons, selection of foods including breakfasts, pies, quiches, and homemade pastries. Traditional fare, classic English dishes.	Monday-Friday: 8:30am-3pm Saturday: 8:30am-2pm Sunday: Closed	/
The Home Maid's Café	0.4 miles	Traditional food including pies and paninis served from a mobile catering 'burger' van. Sandwiches, jacket potatoes and hot dinners.	Monday-Friday: 6am-2pm Saturday: 6am-12am Sunday: Closed	Dinners £2.50-4, Drinks 70p-£1.10
Cee Dees	0.3 miles	Run down takeaway/sandwich shop.	Monday-Friday: 7:30am-2pm Saturday: 7:30am-2pm Sunday:	/

Cafés within Circa 1 mile of Staveley Waterside				
Name	Distance from Site	Offer	Opening Times	Price Range
			10:30am-12:30am	
Spoilt for Choice	0.3 miles	Serves hot and cold sandwiches, jacket potatoes, paninis and breakfasts, and some homemade tray bakes.	Monday-Friday: 8am-3pm Saturday: 8am-1:30pm Sunday: Closed	Food: £2-4 Drinks: £1-2
Coffee Stop (The Friends of Poolsbrook Country Park Café) (Poolsbrook Valley Park Café)	0.8 miles	More upmarket café with vegetarian and vegan options, as well as a variety of homemade cakes. Offers a kiosk service to users of the Country Park, as well as indoor seating and a large outdoor seating area adjacent to the children's play area.	Monday-Friday: 10am-4pm Saturday: 8:30am-4pm Sunday: 10am-4pm Reduced hours in winter	Sandwiches £2 - £5 Drinks £2 - £3.50
Barrow Hill Engine Shed (Barrow Hill Roundhouse)	1.2 miles	The café serves a range of hot and cold foods and drinks. Full breakfasts and healthy salads. Snacks and Cakes.	March – Dec Mon – Fri Closed Sat - 10am – 3pm Sun – 10am – 2.30pm	N/A
Hollingwood Hub (Katey's Coffee Shop)	1.1 miles	Offers a variety of drinks, sandwiches, light meals, ice creams and a selection of cakes	9.30am – 4pm	Drinks: £1-£2.20 Cakes: £2.20



Appendix 3

Food and Beverage Offer along the Canal Towpath

Food and Beverage Offer along the Route of the Chesterfield Canal Towpath

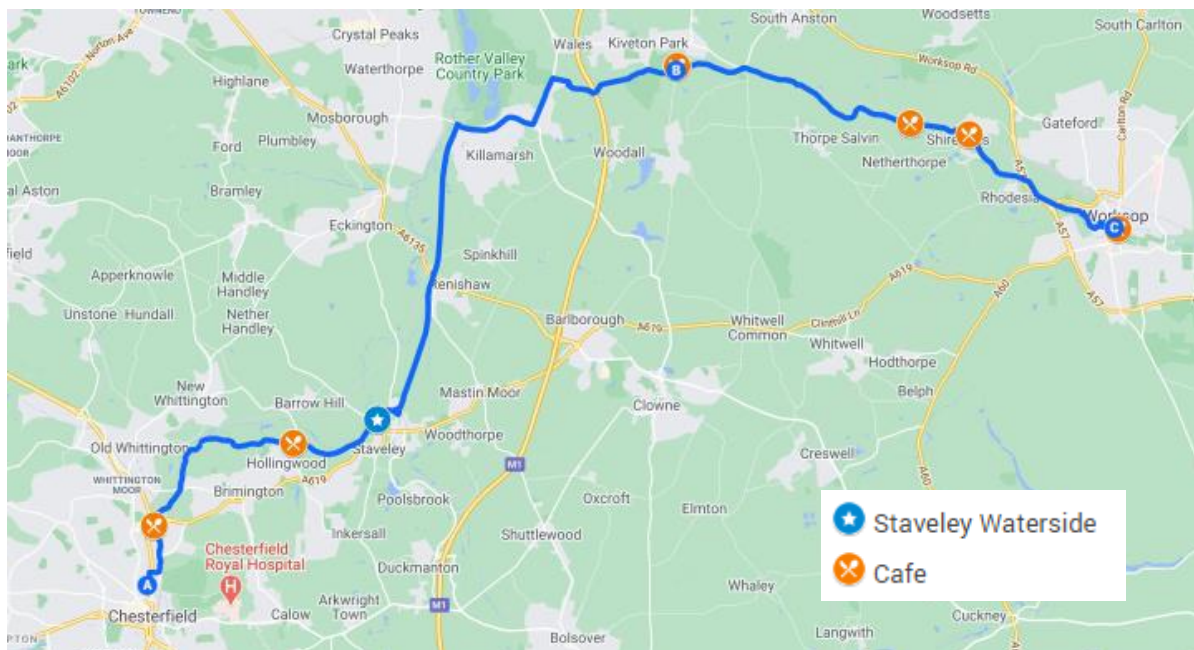
Refreshments along the Chesterfield Canal Towpath

The map below illustrates cafes/ refreshment spots along the Chesterfield Canal towpath between Chesterfield (A) and Worksop (C). There are cafes in Chesterfield, Hollingwood, Kiveton Park, Shireoaks and Worksop:

- Tapton Lock Visitor Centre, Chesterfield
- Katey's Coffee Shop, Hollingwood
- The Reel Café, Kiveton Park
- Orchard Teas, Shireoaks
- Laura's Café, Shireoaks – CLOSED
- Cuckoo Wharf Coffee Shop, Worksop.

With the exception of the Hollingwood to Kiveton Park stretch of the Canal, cafes are fairly regularly spaced along the route. This suggests that there is potentially capacity for an additional café on this stretch of the path.

The Staveley Basin would make a sensible location, catering for walkers and cyclists on this part of the Chesterfield Canal Towpath Route.



The café offers along the towpath vary from quaint, picturesque tearooms (such as Orchard Teas), to functional add-on services, such as at the Tapton Lock Visitor Centre. The Reel Café is a purpose-built facility catering for anglers at Kiveton Waters. More details are included over the page.

The cafes along the Canal Towpath Route are:

Katey's Coffee Shop



This café, in the Canal Trust's Hollingwood House, doubles as an information centre and shop and is four miles along the canal from Chesterfield.

The café is open Monday-Sunday: 9:30am-4pm. Drinks: £1-£2.20 Cakes: £2.20.

Tapton Lock Visitor Centre

Run by Derbyshire County Council, the visitor centre is the only one on the Chesterfield canal and offers: information; crafts and events; maps, leaflets, and books; boat licences; snacks, hot drinks and cold drinks; and mobility scooters loan.



The Centre is one of the bases for the Derbyshire Countryside Ranger Service and the embarkation point for the John Varley II, one of the Chesterfield Canal Trust's passenger trip boats. The boat trips are organised by volunteers on Sundays and Bank Holiday Mondays through the summer months. The Centre is open daily between 10am and 4pm (closed for lunch from 1pm to 1:45pm Monday-Friday).

The Reel Café, Kiveton Park



This is a local family run business at Kiveton Waters, offering freshly cooked food and indoor refreshments. Kiveton Waters is a commercial fishery for match and pleasure anglers, featuring 3 purpose-built lakes.

There are good facilities including toilets and a number of easily accessible fishing pegs. The small Reel Café sells hot and cold drinks, light meals and snacks.

Orchard Teas, Shireoaks



Located on a tranquil stretch of the Chesterfield Canal, the tearoom serves drinks and ice creams for residents and walkers. There is no parking, but visitors can walk from Kiveton Park station, or up the canal from Shireoaks. The café includes a serving kiosk, as well as a tearoom to sit in (pictured). The café is open From March to October.

The café is located in Turnerwood, a hamlet on the Chesterfield Canal. The tearooms are typically open from 11:15am until between 5pm and 6pm on Saturday/Sunday, until 4pm Monday-Friday (but shut on Thursday).



Cuckoo Wharf Coffee Shop, Worksop




This is a new coffee shop in Workshop aside the canal, with free parking for customers. Decorated in industrial style, the coffee shop serves a simple menu using local ingredients where possible, including afternoon tea and cakes.


The café sits on the ground floor of Wharf House, which also contains



Appendix 4

Restaurants and Cafes to Rent/For Sale in the Local Area

Restaurants and Cafes available to buy/ rent in the local area					
Location		Covers	Leasehold or freehold	Turnover per annum	Opening
Chesterfield		22	Freehold	£57,200	5 days a week
Retford, Nottinghamshire Adjacent to the Chesterfield Canal		42 inside 40 outside (additional space for private parties)	Leasehold	£147,000	7 days a week
Clowne, Derbyshire		40 inside 30 outside	Leasehold	£120,000	Daytime 5 days a week – wed – Sun
Bakewell, Derbyshire Short distance to the Monsal Trail, popular market town		22	Leasehold	£82,500 (net profits £30,000+)	Not available

Restaurants and Cafes available to buy/ rent in the local area					
Location		Covers	Leasehold or freehold	Turnover per annum	Opening
<p>Chesterfield</p> <p>Prominent corner retail position amidst a variety of retail businesses.</p>		52	<p>Leasehold</p> <p>(Rent: £2,500 per month)</p>	£156,000	<p>9am-4pm Monday to Wednesday,</p> <p>9am-5pm Thursday to Saturday.</p>
<p>Hope Valley, Derbyshire</p> <p>Peak District location, ideal for walkers, campers, cyclists.</p>		60	<p>Leasehold</p> <p>(Rent: £1,000 per month)</p>	£83,200	Not available
Average		40 (inside)		£108,000	



Appendix 5

Target Occupancy and Income Profile

Staveley Town Basin Waterside Hub

Target Occupancy and Income Profile

Floor Areas

Units - Office	5500 sf
Units - Workshop / Retail	3500 sf
Café	2500 sf
Total	11500 sf

Income Potential

	Units	Rate per square ft	Service Charge	Total Potential Income
Units - Office	5500	14.50	inc	£79,750.00
Units - Workshops	3500	14.50	inc	£50,750.00

Period	Year 1				Total Year 1	Year 2				Total Year 2	Year 3				Total Year 3	Year 4				Total Year 4
	1Q	2Q	3Q	4Q		1Q	2Q	3Q	4Q		1Q	2Q	3Q	4Q		1Q	2Q	3Q	4Q	
Occupancy profile																				
Units - Office	0.25	0.5	0.5	0.5	0.5	0.75	0.75	0.75	0.75	0.75	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Units - Workshops	0	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.9	0.85	0.85	0.85
Units - Retail	0	0.3	0.3	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Income																				
Units - Office	£4,984	£9,969	£9,969	£9,969	£34,891	£14,953	£14,953	£14,953	£14,953	£59,813	£16,947	£16,947	£16,947	£16,947	£67,788	£16,947	£16,947	£16,947	£16,947	£67,788
Units - Workshops	£0	£10,784	£10,784	£10,784	£32,353	£10,784	£10,784	£10,784	£10,784	£43,138	£10,784	£10,784	£10,784	£10,784	£43,138	£10,784	£11,419	£10,784	£10,784	£43,772
Café	£1,008	£1,008	£1,008	£1,008	£4,033	£1,540	£1,540	£1,540	£1,540	£6,158	£3,037	£3,037	£3,037	£3,037	£12,147	£3,792	£3,792	£3,792	£3,792	£15,170
Total	£5,993	£21,761	£21,761	£21,761	£71,277	£27,277	£27,277	£27,277	£27,277	£109,108	£30,768	£30,768	£30,768	£30,768	£123,072	£31,524	£32,158	£31,524	£31,524	£126,729

All figures exclude VAT

Notes

It is assumed occupancy builds up over time. The maximum occupancy is assumed to be 90% to allow for swap over periods. Offices, workshops and retail are based on a rent per square foot. Café income is based on a contracted management approach with commission increasing over time.



Appendix 6

Income and Expenditure Projections

Staveley Town Basin: Built Development Phase 1: Economic Assessment

Staveley Town Basin Waterside Hub

Income and Expenditure Projections

Period	Year 1				Total Year 1	Year 2				Total Year 2	Year 3				Total Year 3	Year 4				Total Year 4	Year 5	
	1Q	2Q	3Q	4Q		1Q	2Q	3Q	4Q		1Q	2Q	3Q	4Q		1Q	2Q	3Q	4Q			
Expenditure																						
Electricity	2,500	2,500	2,500	2,500	10,000	2,500	2,500	2,500	2,500	10,000	2,500	2,500	2,500	2,500	10,000	2,500	2,500	2,500	2,500	10,000	10,000	
Water rates	250	250	250	250	1,000	250	250	250	250	1,000	250	250	250	250	1,000	250	250	250	250	1,000	1,000	
Window Cleaning	200	200	200	200	800	200	200	200	200	800	200	200	200	200	800	200	200	200	200	800	800	
Premises Repair and Maintenance	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	5,000	
Rates for Communal Areas	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	5,000	
Cleaning	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	5,000	
Security and CCTV	5,000	5,000	5,000	5,000	20,000	5,000	5,000	5,000	5,000	20,000	5,000	5,000	5,000	5,000	20,000	5,000	5,000	5,000	5,000	20,000	20,000	
Alarm	100	100	100	100	400	100	100	100	100	400	100	100	100	100	400	100	100	100	100	400	400	
Waste Disposal	750	750	750	750	3,000	750	750	750	750	3,000	750	750	750	750	3,000	750	750	750	750	3,000	3,000	
Grounds maintenance	500	500	500	500	2,000	500	500	500	500	2,000	500	500	500	500	2,000	500	500	500	500	2,000	2,000	
Landscaping maintenance	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	5,000	
Water maintenance	2,500	2,500	2,500	2,500	10,000	2,500	2,500	2,500	2,500	10,000	2,500	2,500	2,500	2,500	10,000	2,500	2,500	2,500	2,500	10,000	10,000	
Property Insurance	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	5,000	
Marketing	500	500	500	500	2,000	500	500	500	500	2,000	500	500	500	500	2,000	500	500	500	500	2,000	2,000	
Stationary / Consumables	150	150	150	150	600	150	150	150	150	600	150	150	150	150	600	150	150	150	150	600	600	
Business Support	£1,500	£1,500	£1,500	£1,500	£6,000	£2,500	£2,500	£2,500	£2,500	£10,000	£3,500	£3,500	£3,500	£3,500	£14,000	£4,000	£4,000	£4,000	£4,000	£16,000	£16,000	
Bad debt provision	599	2,176	2,176	2,176	7,128	2,728	2,728	2,728	2,728	10,911	3,077	3,077	3,077	3,077	12,307	3,152	3,216	3,152	3,152	12,673	12,673	
Total Expenditure	20,799	22,376	22,376	22,376	87,928	23,928	23,928	23,928	23,928	95,711	25,277	25,277	25,277	25,277	101,107	25,852	25,916	25,852	25,852	103,473	103,473	
Income																						
Units - Office	£4,984	£9,969	£9,969	£9,969	£34,891	£14,953	£14,953	£14,953	£14,953	£59,813	£16,947	£16,947	£16,947	£16,947	£67,788	£16,947	£16,947	£16,947	£16,947	£67,788	£67,788	
Units - Workshops	£0	£10,784	£10,784	£10,784	£32,353	£10,784	£10,784	£10,784	£10,784	£43,138	£10,784	£10,784	£10,784	£10,784	£43,138	£10,784	£11,419	£10,784	£10,784	£43,772	£43,772	
Café	£1,008	£1,008	£1,008	£1,008	£4,033	£1,540	£1,540	£1,540	£1,540	£6,158	£3,037	£3,037	£3,037	£3,037	£12,147	£3,792	£3,792	£3,792	£3,792	£15,170	£15,170	
Total Income	5,993	21,761	21,761	21,761	71,277	27,277	27,277	27,277	27,277	109,108	30,768	30,768	30,768	30,768	123,072	31,524	32,158	31,524	31,524	126,729	126,729	
Cashflow																						
Surplus/ Deficit	-14,807	-615	-615	-615	-16,651	3,349	3,349	3,349	3,349	13,398	5,491	5,491	5,491	5,491	21,965	5,671	6,242	5,671	5,671	23,256	23,256	

Notes/Assumptions:

All figures exclude VAT

Operational costs are based on the Markham Vale Environment Centre

No staffing costs as assumed joint management with Markham Vale Environment Centre

No inflation applied to income or expenditure



Appendix 7

Sensitivity Analysis



Modelled Staveley Town Basin Hub - 75% occupancy

	Year 1					Year 2					Year 3					Year 4					
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	
<i>Operator</i>																					
Anticipated Rental Income	£28,139	£28,139	£28,139	£28,139	£112,556	£28,139	£28,139	£28,139	£28,139	£112,556	£28,139	£28,139	£28,139	£28,139	£112,556	£28,139	£28,139	£28,139	£28,139	£112,556	
Service Charges	£18,050	£18,050	£18,050	£18,050	£72,200	£18,050	£18,050	£18,050	£18,050	£72,200	£18,050	£18,050	£18,050	£18,050	£72,200	£18,050	£18,050	£18,050	£18,050	£72,200	
Empty Business Rates (est)	£1,532	£1,532	£1,532	£1,532	£6,128	£1,532	£1,532	£1,532	£1,532	£6,128	£1,532	£1,532	£1,532	£1,532	£6,128	£1,532	£1,532	£1,532	£1,532	£6,128	
Funds available to Economic Business Support Activities	£8,557	£8,557	£8,557	£8,557	£34,228	£8,557	£8,557	£8,557	£8,557	£34,228	£8,557	£8,557	£8,557	£8,557	£34,228	£8,557	£8,557	£8,557	£8,557	£34,228	

Modelled Staveley Town Basin Hub - 50% occupancy

	Year 1					Year 2					Year 3					Year 4					
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	
<i>Operator</i>																					
Anticipated Rental Income	£20,844	£20,844	£20,844	£20,844	£83,375	£20,844	£20,844	£20,844	£20,844	£83,375	£20,844	£20,844	£20,844	£20,844	£83,375	£20,844	£20,844	£20,844	£20,844	£83,375	
Service Charges	£18,050	£18,050	£18,050	£18,050	£72,200	£18,050	£18,050	£18,050	£18,050	£72,200	£18,050	£18,050	£18,050	£18,050	£72,200	£18,050	£18,050	£18,050	£18,050	£72,200	
Empty Business Rates (est)	£3,064	£3,064	£3,064	£3,064	£12,256	£3,064	£3,064	£3,064	£3,064	£12,256	£3,064	£3,064	£3,064	£3,064	£12,256	£3,064	£3,064	£3,064	£3,064	£12,256	
Reduced Landscape/site maintenance	-£2,125	-£2,125	-£2,125	-£2,125	-£8,500	-£2,125	-£2,125	-£2,125	-£2,125	-£8,500	-£2,125	-£2,125	-£2,125	-£2,125	-£8,500	-£2,125	-£2,125	-£2,125	-£2,125	-£8,500	
Funds available to Economic Business Support Activities	£1,855	£1,855	£1,855	£1,855	£7,419	£1,855	£1,855	£1,855	£1,855	£7,419	£1,855	£1,855	£1,855	£1,855	£7,419	£1,855	£1,855	£1,855	£1,855	£7,419	

	Year 1					Year 2					Year 3					Year 4					
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	
<i>Operator</i>																					
Anticipated Rental Income	£37,519	£37,519	£37,519	£37,519	£150,075	£37,519	£37,519	£37,519	£37,519	£150,075	£37,519	£37,519	£37,519	£37,519	£150,075	£37,519	£37,519	£37,519	£37,519	£150,075	
Service Charges	£18,050	£18,050	£18,050	£18,050	£72,200	£18,050	£18,050	£18,050	£18,050	£72,200	£18,050	£18,050	£18,050	£18,050	£72,200	£18,050	£18,050	£18,050	£18,050	£72,200	
Empty Business Rates (est)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
Funds available to Economic Business Support Activities	£19,469	£19,469	£19,469	£19,469	£77,875	£19,469	£19,469	£19,469	£19,469	£77,875	£19,469	£19,469	£19,469	£19,469	£77,875	£19,469	£19,469	£19,469	£19,469	£77,875	



Staveley Town Basin Hub

Gross Income Potential			Year 1					Year 2					Year 3					Year 4					
	£Per ft ²	Sq. Ft	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	
Communal Space	0	500	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Office 1	14.5	1250	£4,531	£4,531	£4,531	£4,531	£18,125	£4,531	£4,531	£4,531	£4,531	£18,125	£4,531	£4,531	£4,531	£4,531	£18,125	£4,531	£4,531	£4,531	£4,531	£18,125	£18,125
Office 2	14.5	1500	£5,438	£5,438	£5,438	£5,438	£21,750	£5,438	£5,438	£5,438	£5,438	£21,750	£5,438	£5,438	£5,438	£5,438	£21,750	£5,438	£5,438	£5,438	£5,438	£21,750	£21,750
Office 3	14.5	1250	£4,531	£4,531	£4,531	£4,531	£18,125	£4,531	£4,531	£4,531	£4,531	£18,125	£4,531	£4,531	£4,531	£4,531	£18,125	£4,531	£4,531	£4,531	£4,531	£18,125	£18,125
Office 4	14.5	1500	£5,438	£5,438	£5,438	£5,438	£21,750	£5,438	£5,438	£5,438	£5,438	£21,750	£5,438	£5,438	£5,438	£5,438	£21,750	£5,438	£5,438	£5,438	£5,438	£21,750	£21,750
Café	14.5	2500	£9,063	£9,063	£9,063	£9,063	£36,250	£9,063	£9,063	£9,063	£9,063	£36,250	£9,063	£9,063	£9,063	£9,063	£36,250	£9,063	£9,063	£9,063	£9,063	£36,250	£36,250
Unit 2	14.5	1500	£5,438	£5,438	£5,438	£5,438	£21,750	£5,438	£5,438	£5,438	£5,438	£21,750	£5,438	£5,438	£5,438	£5,438	£21,750	£5,438	£5,438	£5,438	£5,438	£21,750	£21,750
Unit 3	14.5	1000	£3,625	£3,625	£3,625	£3,625	£14,500	£3,625	£3,625	£3,625	£3,625	£14,500	£3,625	£3,625	£3,625	£3,625	£14,500	£3,625	£3,625	£3,625	£3,625	£14,500	£14,500
Unit 4	14.5	1000	£3,625	£3,625	£3,625	£3,625	£14,500	£3,625	£3,625	£3,625	£3,625	£14,500	£3,625	£3,625	£3,625	£3,625	£14,500	£3,625	£3,625	£3,625	£3,625	£14,500	£14,500
		12000																					
Maximum Rental Income (100% occupancy)			£41,688	£41,688	£41,688	£41,688	£166,750	£41,688	£41,688	£41,688	£41,688	£166,750	£41,688	£41,688	£41,688	£41,688	£166,750	£41,688	£41,688	£41,688	£41,688	£166,750	£166,750
Occupancy:																							
Gross Income Achieved (average 75% occupancy)			£31,266	£31,266	£31,266	£31,266		£31,266	£31,266	£31,266	£31,266		£31,266	£31,266	£31,266	£31,266		£31,266	£31,266	£31,266	£31,266		
with 10% inducements/bad debt			£28,139	£28,139	£28,139	£28,139	£112,556	£28,139	£28,139	£28,139	£28,139	£112,556	£28,139	£28,139	£28,139	£28,139	£112,556	£28,139	£28,139	£28,139	£28,139	£112,556	£112,556



Staveley Town Basin Hub
Service Charge:

	Year 1						Year 2					Year 3					Year 4					
	Q1	Q2	Q3	Q4	Total		Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	
Electricity	10000	2,500	2,500	2,500	2,500	10,000	2,500	2,500	2,500	2,500	10,000	2,500	2,500	2,500	2,500	10,000	2,500	2,500	2,500	2,500	2,500	10,000
Water	1000	250	250	250	250	1,000	250	250	250	250	1,000	250	250	250	250	1,000	250	250	250	250	250	1,000
Window Cleaning	800	200	200	200	200	800	200	200	200	200	800	200	200	200	200	800	200	200	200	200	200	800
Premises Repir and maintenance	5000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	1,250	5,000
Rates for communal areas	5000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	1,250	5,000
Cleaning	5000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	1,250	5,000
Security and CCTV	20000	5,000	5,000	5,000	5,000	20,000	5,000	5,000	5,000	5,000	20,000	5,000	5,000	5,000	5,000	20,000	5,000	5,000	5,000	5,000	5,000	20,000
Alarm	400	100	100	100	100	400	100	100	100	100	400	100	100	100	100	400	100	100	100	100	100	400
Waste Disposal	3000	750	750	750	750	3,000	750	750	750	750	3,000	750	750	750	750	3,000	750	750	750	750	750	3,000
Ground maintenance	2000	500	500	500	500	2,000	500	500	500	500	2,000	500	500	500	500	2,000	500	500	500	500	500	2,000
Landscaping Maintenance	5000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	1,250	5,000
Water Maintenance	10000	2,500	2,500	2,500	2,500	10,000	2,500	2,500	2,500	2,500	10,000	2,500	2,500	2,500	2,500	10,000	2,500	2,500	2,500	2,500	2,500	10,000
Property Insurance	5000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	5,000	1,250	1,250	1,250	1,250	1,250	5,000
		18,050	18,050	18,050	18,050		18,050	18,050	18,050	18,050		18,050	18,050	18,050	18,050		18,050	18,050	18,050	18,050	18,050	
						72,200					72,200					72,200						72,200



Appendix 2

Draft Cost Plan Estimate

Cost estimate build up for STB Marina, Commercial Letting and Office space - road and utilities with detailed consent based upon sole use of existing Eckington Road Basin Access
 (Assuming suitable close proximity free deposition location can be found for overburden soils)
 (Assumes NO road or utility infrastructure provided within other development sites)

Civil Engineering Works:		Budget Estimate assuming whole site costing (returns on pro rata area basis)		£	£
		rate/m3	totals	sub totals	
Construction	m3				
Main Access road	1800	5	9,000.00		
Marina moorings access road	550	5	2,750.00		
Slip way access	350	5	1,750.00		
General excavation, soiling strip, handling and replacement incl seeding			15,000.00		
Importation of capping materials to road formation	1800+900m3 x 12		32,400.00		
Install of timber bollards to Event space	100	25	2,500.00		
Soiling, seeding, landscape planning	sum		25,000.00		
Off site disposal of excavated spoil	3000	10	30,000.00		
Knee rail fencing	150	30	4,500.00		
Infrastructure and general site					122,900.00
Sub total					
Roads incl highway drains	m2	rate/m2			
Main Access road	1800	100	180,000.00		
Marina moorings access road	550	70	38,500.00		
Slip way access	350	60	21,000.00		
Car parking	1550	50	77,500.00		
Sub total					317,000.00
Footways incl kerbing					
Main Access road	400	35	14,000.00		
Marina access road, parking and footpath edgings	2000	15	30,000.00		
Signage fencing / bollards / counters/ lines / barriers & gates etc			30,000.00		
Seating, picnic tables, bins etc			10,000.00		
Street, car park and moorings lighting			45,000.00		
Timber Field gate	400	400	400.00		
Sub total					129,400.00
Sewers SW	m	rate/m			
Main Access road	150	60	7,800.00		
Chambers	3	1800	5,400.00		
Sewers Foul	1	3000	3,000.00		
Main Access road	m	rate/m			
	70	50	3,500.00		
	55	50	2,750.00		
Chambers	Nr				
	2	1800	3,600.00		
	1	4400	4,400.00		
	1	1800	1,800.00		
Suds based drainage for car parking	m3				
	500	50	25,000.00		
Drainage connections from Suds	m				
	200	15	3,000.00		
Path surfacings	2500	12	30,000.00		
Mains Utilities (assumes no off-site reinforcement)					90,250.00
Water (new mains connection - 180mm to Eck Rd - Hall lane)			65,000.00		
Electricity (Incl. Sub station plus HV and LV cabling)			100,000.00		
Gas (new mains connection most likely to Hall lane MP main)			65,000.00		
Telecoms (Ducting & boxes plus fibre and copper cabling options)			25,000.00		
Legals + Connections in existing highways (permits and traffic management)			20,000.00		
Provision of 4 nr electric car charging points			10,000.00		
Sub total					285,000.00
Measured Civil Engineering Works Total					944,550.00
Add for Contractors site accommodation/ Insurances etc @10%					94,455.00
Sub Total Civil Engineering works contract cost (contractors total)					1,039,005.00
Tourism/Community Hub incl Café / Office / Workshop Units					
2 storey Steel frame / steel clad with aspect windows toward basin	m2	rate/m2			
Contractors site accommodation, preliminaries and insurance for building contract	sum		120,000.00		
Building construction and general fit out (incl lift to 2nd storey for disabled access), kitchen and office space fit outs	1115	930	1,036,950.00		
Internal commercial grade flooring	1115	32	35,680.00		
Resin bound surfacing to external areas	775	26	20,150.00		
Building drainage and utility connections	sum		35,000.00		
Independent Testing and inspections to verify building regs compliance	sum		80,000.00		
Land purchase N/A		nil			
General planning items (incl above)	sum	nil			
Detailed planning and building regs fees			20,000.00		
Sub Total building construction					1,347,780.00
Marina and hardstanding preparation works					
Pontoons incl chains, slide posts and ramps.	m	rate/m			
9'25m pontoon decks	225	375	84,375.00		
Private water/electricity feeds	450	10	4,500.00		
Water / electricity points incl. connections	nr				
	20	750	15,000.00		
Sub Total cost - Lockhouse & Marina fit out					103,875.00
Sub total					1,451,655.00
Total CONSTRUCTION costs					2,490,660.00
Fees & other costs:					% of works cost where advised.
Planning related items:					25,000.00
Preparation of concept design / public consultations					
Preparation of planning submission - outline consent					
Preparation of planning submission detailed items					
Flood Risk Assessment and reporting					
Ecological Surveys and reporting					
Topographical Survey					
Sewer Survey					
Archaeological survey					
Traffic Impact assessment and reporting					
Preparation of Travel Plan					
Development items:					
Detailed Engineering / Civils Design @2% (before confirmation of grant)			49,813.20		
Detailed Engineering / Civils Design and supervision @8% (after confirmation of grant) (includes: Development of concept design into detailed layout designs)			199,252.80		
Detailed Highway / Drainage and utilities Design, tender, assessment and award					
Doc. Prep.n, tender, review, award, supervision of development construction phase					
SW and foul Sewer design incl modelling of surface and foul flows / storage req.					
Landscape design					
Detailed Planning, & Highways Inspection fees			30,000.00		
Surface water drainage consent / dischargefee			2,700.00		
Architect fees for design & supervision incl novation to contractor @15% of building costs			188,689.20		
Art @ 1%			13,477.80		
Supervision of building construction phase incl H&S / Surveys as Built Plans etc @1%			13,477.80		
Sub total of fees and costs					512,410.80
GRAND TOTAL (works plus fees/costs)					3,003,070.80
Add in Non grant eligible costs @					
Project Total (Access, parking, tourism hub, marina and hardstandings)					3,003,070.80
Note: RDPE					
Max Grant = 80% of works, Max admin = 15%of eligible costs					

Plus land 250000
£3,253,070.80
 deduct land -250000
 DCC contrib -150000
£2,853,070.80