

DERBYSHIRE COUNTY COUNCIL

**CABINET MEMBER MEETING – JOBS, ECONOMY AND
TRANSPORT**

12 November 2013

Report of the Acting Strategic Director – Environmental Services

CROMFORD WHARF RESTORATION SCHEME

(1) **Purpose of the Report** To inform the Cabinet Member of a proposed change to the restoration scheme for the Cromford Wharf Buildings.

(2) **Information and Analysis** The buildings on Cromford Wharf are leased to the Arkwright Society on a 40 year lease. Under the terms of the lease, the Society will restore the buildings and return them to economic use as set out in an agreed restoration scheme. The Society pay a fixed (index linked) ground rent for the buildings but, once the overall development shows a profit the resultant income is split 50:50 between the Society and the County Council. Any changes to the restoration scheme require the permission of the county council as landlord.

Currently, the main Gothic Wharf building is developed as meeting rooms / exhibition space and let for hire, the canal side warehouse has a cafe downstairs and, under the restoration scheme, the upstairs would be used for interpretation for the Canal. This element has not been developed. The remaining small office is let as a retail outlet.

Following a major review of the Cromford Mill site, which includes the wharf buildings, the Society has produced a master plan for the future development of the site. Under this plan it is recognised that, due to its popularity, the cafe needs to be extended to cope with the demand and a proposal has been developed to extend the kitchen provision and to provide additional covers on the upstairs floor. In addition, a small brick-built, lean to will be adapted to provide toilet provision as the cafe currently relies on the Authority's own toilets which are some distance away. The cafe is an undoubted attraction on the Wharf and the proposal will generate additional income but this does preclude the potential for developing a separate Canal Interpretation Centre. However, the potential remains to develop interpretation within the cafe on the walls and also around the site.

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The Society is hoping that if a funding package can be put together this development can be carried out over the winter to allow for the revamped facility to begin trading in the summer of 2014.

The future proposal for the Gothic Warehouse is that it will eventually be developed as the education centre for the whole site. This would involve quite significant costs to undertake the work necessary to make it fully accessible and equip it accordingly.

(3) **Financial Considerations** The costs of developing the cafe and Gothic Warehouse are both met by the society with no cost to the authority. However these are added to the development cost for the wharf buildings and therefore increase the time before the overall scheme comes into profit.

In preparing this report the relevance of the following factors has been considered: legal, prevention of crime and disorder, equality and diversity, human resources, environmental, health, property and transport considerations.

(4) **Key Decision** No.

(5) **Call-In** Is it required that call-in be waived in respect of the decisions proposed in the report? No.

(6) **Background Papers** None. Officer contact details – Chris Coombs, extension 39821.

(7) **OFFICER'S RECOMMENDATION** That the proposed amendments to the restoration scheme for the Cromford Wharf be approved.

Mike Ashworth
Acting Strategic Director – Environmental Services