



TORBAY DEVELOPMENT AGENCY Newsletter

January 2010

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South West Innovation Centres

At the UK Business Incubation Annual Conference in December, the TDA's South West Innovation Centres (SWIC) team were presented with the international award of Business Incubation Champion 2009. This exciting award complements SWIC's Investor in People standard, attained in July, and provides a stronger offer in pitching for management contracts for other regional centres.

Demand remains strong for Innovation Centre office space, and we now have just five desks vacant at Vantage Point with Lymington Road and the Watermark in Ivybridge 100% full.

A SWIC consortium is also a step nearer to winning our bid for High Growth Mentoring and Coaching, with more work needed in January to strengthen our case. Our mentor group would become the deliverer of the service for the Western Peninsula covering part of Somerset and the whole of Devon.



Business Barometer SURVEY

We are pleased to announce that our eagerly anticipated Business Barometer Survey has recently been launched. The survey has been developed to improve awareness of the needs of the business community and to improve the agency's ability to provide the most appropriate support for businesses to grow.

This short 10 minute survey, consisting of 14 questions, will be available for completion until Sunday 31 January 2010. It is being jointly delivered with the Torbay Business Forum and will be available by visiting www.torbaydevelopmentagency.co.uk



Mayors Vision

Key dependencies to the success of the Mayors Vision Programme are ensuring that we have a robust Strategic Car Park/Transportation Strategy (SCPTS) along with a Building Heights Strategy (BHS). Both studies have been funded from central government New Growth Points funding.

Atkins is working on the SCPTS and has been busy gathering data, such as understanding the nature and level of existing traffic and travel patterns as well as looking at parking demand and supply. Key activities that have been taking place are traffic surveys, auditing and analysing existing parking stock, and key strategic routes.

The establishment of this 'snapshot' of the current situation will form the evidential base upon which to better understand the impacts of the Mayors Vision development proposals upon future network performance and parking demand. The next important stage will commence in January and is likely to take a few months to complete.

Urban Initiatives work continues on the Building Heights Strategy and we are working on pulling together some public consultation events towards the end of January. Urban Initiatives will also have the 3D model available at these events. Feedback is important so please attend one of the events on Tuesday 26 January 2010 at Riviera International Conference Centre, Wednesday 27 January 2010 at Scala Hall, Brixham and Thursday 28 January 2010 at Redcliffe Hotel at Paignton. Event times are from 2.30-6.30pm

Mayors Vision project updates

BRIXHAM

Fish Market Brixham, Phase 2

Work continues with Brixham Regeneration, following completion of the first phase of the new fish market. We are delighted to report that the first fish market in the new building was held on Thursday 26 November 2009.

Phase 2 works include the construction of the new fish market, restaurant, offices and workshop units. Phase 2 commenced on Monday 29 June 2009, and will last 60 weeks. Completion is due in August 2010.

The existing fish market office building has been passed over to the contractor, who has completed the asbestos removal works and demolition works have commenced, along with demolishing the old fish market building to allow for the extension of the new market.

Freshwater Quarry / Oxen Cove / Northern Arm Breakwater

Work on the review is progressing well with the consultants initial assessment expected soon. A workshop to assess the scope of possible activities and their impact on the value of any potential development has been carried out. This identified a number of issues, which are being assessed. The consultants draft report is expected mid January.

PAIGNTON

Paignton Town Centre Developments

An architect's study and master plan, has been commissioned to see how best the Station Lane re-development area can complement the new Paignton Community Library.

The TDA looks forward to meeting the purchaser of Crossways.

Paignton Community Library

Construction on the new Paignton Community Library is well underway. By February the building should incorporate windows and significant external cladding.

The building will incorporate centralised facilities for a number of agencies including library services, community police, Connections, South Devon College (Adult and Community Learning), as well as office accommodation for SureStart. The new library will open in September 2010.

Paignton Green Playground

The Roundham and Hyde Community Partnership recently held a public meeting about a new playground. Attendees and the major event users of Paignton's middle green were able to speak to the playground's designer about the playground's location and the green's future usage.

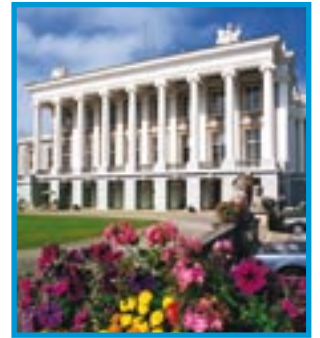
As a result, the community partnership undertook further consultation during November and the results are currently being

analysed. These results will assist in the preparation of the Stage 2 submission by the deadline date of Sunday 31 January 2010.

Planning consent has been granted and consideration is underway regarding issuing a lease.

Oldway

The council and the selected developer have entered into an exclusivity contract for the mansion site and are now making good progress. The recent acquisition by the developer of a chain of hotels is seen as a further sign of commitment to the companies desire to invest in hotel based projects.



Broadsands

Feasibility work to establish a sailing school of excellence has commenced. It is envisaged that the sailing centre would provide facilities for Paignton Sailing Club, South Devon College, other education based users, local residents and visitors to the Bay. A key priority of the project is to encourage more young people to take up sailing and other water sports activities.

Environmental considerations are a key aspect of the project and a clear commitment had been given to maintain and improve the existing public enjoyment of the beach as a bathing beach is an aim.

Clennon Valley & Goodrington

Consultation will shortly commence to ascertain what investment and improvements the local community, the wider public and other stakeholders would like to see in the area surrounding Goodrington Beach and Torbay Leisure Centre. Meetings with the Ward Community Partnership and other local stakeholder groups will be arranged for January and February.

TORQUAY

The Castle Circus Regeneration Project

A preferred contracting partner has been selected for the project. Further detailed design and planning/programming works will be undertaken in the next period in conjunction with the project team. Preparatory work continues in Tor Hill House, with recently cleared floor areas allowing the necessary surveys and design works to commence in the New Year. It will be 'business as usual' in the building during these initial works.

A Communications Strategy is now underway with meetings planned with Ward Councillors, Community Steering Group and the 1st edition of a Staff Key Information Guide to the regeneration project has been published.

Work on the planning application for the Business Hub continues, with submission expected in the next few months. Arrangements for a public consultation exercise in the New Year are also being formulated.

RICC – Riviera International Conference Centre

The development consortium, with whom the TDA and local authority is in contract negotiations with, has been recently strengthened by the identification of a funding partner who is willing to make a long term investment in the hotel and conference facilities that are proposed within the developers scheme. The proposal for the hotel to be operated under the brand name of the leading chain remains unaffected by this addition to the developer's team.

Children's Services Capital Programme - Schools

Roselands Phase I

Detailed design for the replacement of the mobile classrooms is now well underway. It is anticipated that the tender will be let at the end of December 2009 with the start on site expected in May 2010.

Kings Ash School

Practical completion has been achieved and final snagging is now proceeding.

Torquay Community College Project

The partial occupation will occur towards the end of December and demolition of part of the existing building will start in January 2010.

St. Cuthbert Mayne

A feasibility study has been completed and the Governors are in discussion with the Dioceses on their next steps. The basics of the feasibility study have been accepted and further design work will follow.

Sea Change Programme

Cockington

With the arrival of the contractor's site manager enabling works have begun on site, starting with the old rangers' office, which is to become a studio for one of the existing tenants. Other areas are also now being worked upon within the enabling schedule ready for relocating tenants from the Court. With the clearance of the 1st floor of the Court, renovation works to this building will then be able to commence.

The new Interim Court Manager is in post and, in addition to getting to know all the tenants, is looking at the immediate marketing for the Court, as well as planning for the future.

Berry Head on the Edge Project - Torbay Coast & Countryside Trust (TCCT)

The Guardhouse Visitor Centre and Cafe is nearing completion. The cafe extension looks fantastic and a new tenant has been selected by TCCT. The cafe will open at the beginning of March. The Berry Head staff are busy working on 'interpretation panels' for the new Visitor Centre and are eagerly awaiting the installation of the graphics and technology in February so that results of all the hard work can be seen. The Visitor Centre is on schedule to open at the beginning of March.

The refurbishment of the public toilets and the new training room are opening in January. The bridge into the Southern Fort is being constructed off site and will also be installed in January.

Further TDA projects and policies

Torre Abbey

It has been confirmed that the £4.9 million second phase HLF bid prepared by the TDA, on behalf of Torbay Council, has been successful. A development grant of £124,000 has been awarded to proceed to the next stage and work will commence shortly.

The second phase of restoration involves restoring the south range of the Abbey, particularly the leaking mid-18th century lead roof and the rotten lintels over the south elevation windows and doors. During this second phase of works, many of the period rooms will be refurbished and there will be more information provided in the form of touch screen guidebooks, audio guides and museum panels. This will transform the quality and standard of interpretation at the Abbey.

My Place

The design of the My Place new build has been developed in consultation with, and with the active participation of, young people. The design features an element of wave form in the roof of the new building to reflect the connection to the sea.

A planning application and a listed building consent, has been submitted and results expected soon. The Capital Bid to the Big Lottery Fund has also been successfully submitted.



Consultations have commenced with stakeholders and include newsletters, community consultation events, site visits with members of the local community and consultation with young people at the 'Your Bay Your Say' events and on the My Bay website.



Energy & Environment

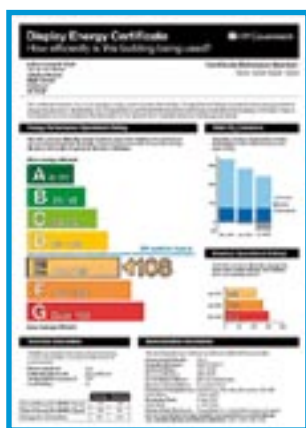
In the last couple of months the energy team have been organising the renewals of our buildings DEC's. What's a DEC?

DECs or Display Energy Certificates are legally required for buildings with a total useful floor area over 1,000m² that are occupied by a public authority. They show the actual energy usage of a building with a rating between A and G to help the public see the energy efficiency of a building. This is based on the energy consumption of the building as recorded by gas, electricity and other meters. They also show the carbon emissions produced. They are valid for one year and are accompanied by an advisory report, which is valid for seven years.

It is currently understood that the threshold for a building requiring a DEC will drop to 250m² in 2010 from the current 1000m², and so increasing the number of council properties requiring a DEC.

DECs must be clearly displayed at all times, so that members of the public can easily see them when they are in such a building.

The next time you are in a building keep an eye out for the DEC certificate - this is what you are looking for...



of £3 million coming from South West Regional Development Agency (SWRDA) and European Regional Development Fund.

The TDA will shortly seek Expressions of Interest for two of the Urban Enterprise Projects – Enterprise Coaching (EC) and Intensive Start-up Support (ISUS). Both these projects will help to generate enterprise in Torbay's deprived areas and help those interested in seeking self-employment as a route into work.

Economic Development Company

The legal paperwork, the memorandum and articles of association are now nearly complete to allow the establishment of the Economic Development Company. Once the company is incorporated, recruitment for the Chair and Board of Directors will begin and it is anticipated that this will be towards the end of January 2010.

Business Boost

The TDA is currently developing a series of business support programmes, ranging from pre-start up to understanding VAT, marketing to management.

These programmes will be delivered across the Bay from early spring 2010 and are designed to equip local businesses with greater understanding on business issues, and stimulate ideas for business improvement.

This month has seen the TDA request expressions of interest from organisations which can work with the TDA and deliver the workshop programme with us. We anticipate that marketing of the workshops will begin in late January with the workshops themselves starting in March 2010.

Public Sector Relocation

In the Pre-Budget report the Government confirmed its intention for a second round of public sector relocation of Civil Service departments and their agencies out of London and the South East. There are likely to be a number of parts of the country interested in pursuing these moves and the TDA will be promoting Torbay and the advantages we can offer where we can. The lesson from Exeter and the Met Office move is that the stronger the local partnership the higher the chance of success and the TDA will be looking to work with the private sector, SWRDA, the MPs and others as we take this forward.



EU Competitiveness programme

Torbay Council has agreed to commit £200,000 a year for five years to support the development of Urban Enterprise. This is an EU priority in the South West and will help to

support the development and growth of Torbay's economy. This commitment will generate an additional spend in Torbay