



Todmorden Development Board 10th January 2017

Todmorden Community College: Summary of Proposal by Aldi Stores Limited

Background

Aldi acquired the adjacent site from Asda following receipt of planning permission for a supermarket with associated car parking and servicing. High level discussions have taken place with Aldi Stores Limited for several months in respect of a potential sale of the Todmorden Community College site so that Aldi could provide their standard size store with improved vehicular and pedestrian access and servicing provisions. In addition the Council would be provided with a brand new facility to accommodate the Children's Centre and Youth Service provision.

Existing Building

The 1950's college building is in a poor state of repair and not fit for purpose. The building fabric is of poor construction with there being very little insulation. The roof is a mixture of flat and north lit felt and the heating is by way of an inefficient one pipe system, with the boilers being approximately 10 years old. The building is estimated to have a backlog maintenance in the region of £750,000, which would only bring the building up to a basic standard.

Todmorden College houses several Council services including Customer First, the Children's Centre and Youth Services. Non- council occupiers include Todmorden Town Council and Citizen's Advice Bureau (CAB). CAB have served notice to vacate part of their accommodation in May 2017 the remaining space they occupy is expected to be vacated in due course.

A large area of the building is currently void, circa 60% with circa 23.5% let to external tenants, including the area of the building currently occupied by CAB, but to be vacant from May 2017. The building will then be 63.5% void and 21% let to external tenants.

In 2015 / 16 the building had an annual expenditure in the region of £165,000 and an annual shortfall of £65,700. In addition revised rates bills last year increased the overall annual expenditure to £280,000 and the shortfall to £164,000.

Proposal

Aldi's existing planning permission is for a store of 1,550 sq.m. which is slightly smaller than the 1771 sq.m. they normally develop.



Discussions have taken place with the relevant CYPS services to determine what space would be required in a new building and this has formed the basis of the costings and plans provided.

There have been initial discussions with Aldi regarding the potential for them to purchase the site and outline terms for an agreement have been discussed.

Aldi propose to provide modular buildings on site for interim service provision to provide business continuity. This would be at the Council's cost.

Benefits

The proposed scheme could provide the following benefits.

1. Brand new, substantially improved Children's Centre and Youth Centre facilities.
2. Provide significant improvements to service provision by providing modern, improved and less expensive facilities.
3. Additional car parking provision for Todmorden town centre to reduce usage along Burnley Road. These spaces will be free for one and a half hours for non-customers.
4. Improved landscaping – the existing scheme provides very little landscaping around the site; however, the proposed scheme includes trees and landscaping and the possibility of working in partnership with Incredible Edible.
5. Improved safer access - the proposed scheme has a safer separate servicing area for deliveries, whilst the existing scheme provides for delivery vehicles to access through the main car park and reverse into a loading bay alongside the disabled parking bays.
6. Site layout – the proposed site layout including the above access arrangements would be better than the existing scheme and would be more aesthetically pleasing.
7. Potential improved long term future of Todmorden Library with the possible addition of a Customer First facility, which will increase footfall in the library.
8. Potential increased use of Todmorden Town Hall with additional users.
9. Reduction in revenue costs – current substantial deficit to the Council of running Todmorden College would be substantially reduced.

A report prepared by Aldi is attached which includes more detailed information on their proposal including, layout plan of the proposed scheme, plan of the new facility and visual of the scheme.



Conclusion

There is a gap between the price that Aldi can offer the Council for the College site and the cost of the new build Children's / Youth Centre. This is estimated to be approximately £1,000,000 and would need to be funded by the Council. Annual running costs of the new facility are estimated to be £75,000 per annum, again a cost to be met by the Council. Acceptance of these costs would require full consideration by the Council's Cabinet and Council.

This is an excellent opportunity to provide brand new facilities for two priority areas for the Council, Early Years and Youth provision. It also provides an excellent opportunity to dispose of a poorly constructed, not fit for purpose, underused, expensive to run building which requires a large capital investment to just bring up to a basic standard.

Aldi have an existing planning permission to develop a new store but have held off developing this due to the existence of this opportunity. They cannot however allow this situation to continue and require a decision from the Council as to whether this is something they wish to proceed with.

Stephen Hoyle
Lead for Asset Management

3rd January 2017

TODMORDEN COMMUNITY COLLEGE

TODMORDEN

A proposal by Aldi Stores Limited to purchase and comprehensively redevelop the Todmorden Community College site, together with existing land in Aldi's ownership, to include brand new Children's Centre and Youth Services provision.

1. Background

- 1.1. Aldi Stores Limited have purchased the adjacent site as identified edged blue on the Site Plan. Planning Permission has been granted and Aldi seek to commence development in 2017.
- 1.2. The Community College occupies an old and relatively inefficient building, arguably at the end of its economic life, and now only part occupied. Calderdale Council, as owners of the building are considering its future. The extent of the freehold site of the Community College is identified edged red on the Site Plan.
- 1.3. Aldi have considered the option of combining their site with the site of the Community College, to provide a combined redevelopment, providing: -
 - A better configured Aldi Store
 - A better and larger car park, centrally located, with benefit to the Town Centre
 - A new facility providing accommodation for Youth Services provision and a Children's Centre, to meet their specific requirements

2. Proposal – The Combined Development

- 2.1 In looking at the combined sites and the redevelopment potential Aldi's Architects have prepared the attached plans 1537 MID-202 Rev A and 1537 MID-204, identifying the scheme to include:-
 - 2.1.1 An Aldi Store to the latest Corporate standard to provide the full range of products and "offer" to their customers, within the 1,254 sq m sales area. The store will have a Gross Internal Area of 1,771 sq m.
 - 2.1.2 A customer car park providing 126 spaces including 12 'Disabled Spaces' and 10 'Parent and Child' spaces. Aldi offer free car parking for customers for a maximum 1 hr 30 mins allowing the opportunity to both shop in Store and then complete their shop elsewhere in the Market or other Town Centre shops and businesses. An additional 9 car spaces are to be provided at the rear of the store for use by Aldi staff.
 - 2.1.3 The Aldi will be serviced by a dedicated service area at the rear of the store.
 - 2.1.4 A new facility for The Children's Centre and Youth Services provision is to be provided. The new building has been designed to meet the requirements of both services, as confirmed by Officers of the Council and plans of this facility are attached. This includes an external play area for the children, and 13 dedicated parking places conveniently located for drop off and pick up of the children attending the Centre.
- 2.2 The new development will feature a modern design but incorporating features reflective of the area including stone. A visual is attached giving a clear impression of the proposed building incorporating the combined elements of the Aldi Store and new Council building.
- 2.3 Clearly there is a formal planning process to be progressed which will further influence design, but the proposed scheme has taken forward the design approach, as already planning approved for the existing Aldi site.
- 2.4 Internally the new Council Building is proposed to be constructed on two floors, each of 389 sq m Gross internal Area, and as identified on the attached plan 1537 MID-204, directly reflects the design, layout and space requirements as identified by the Council's architect.

2.5 In summary the accommodation schedule is as follows:-

Ground Floor – Children’s Centre

Reception with access to stairs and lift leading to first floor

Nursery 1 – with self-contained W.C. and direct access to Outdoor Space

Nursery 2 – with self-contained W.C. and direct access to Outdoor Space

Nursery 3 – with self-contained W.C. and direct access to Outdoor Space

Office

Training Room

Toilets

Kitchen

First Floor – Youth Services

Activities Room

Hall

Music/Meeting Room

Office

Training Room

Toilets/Cleaners Store

Kitchen

3. Implementation and Delivery

- 3.1 Subject to the agreement of the Council to accept the terms and proceed with this project, and having agreed detailed Heads of Terms, Aldi will seek and secure the formal Aldi Board Approval.
- 3.2 Subject to receipt of that formal Aldi Board Approval respective solicitors will be instructed to draft and agree the required contracts with a view to an early exchange of such contracts which in headline terms only would be subject to:-
- i) The receipt of such satisfactory additional surveys as may be required. In this respect a topographical survey has already been completed but further Site Investigation surveys may be needed and other incidental surveys of the building, services etc.
 - ii) The receipt of the required satisfactory planning permission and
 - iii) The Council providing vacant possession of the building when required.
- 3.3 Upon satisfaction of the above conditions and other conditions that may be agreed when considering the detail, Aldi shall in accordance with a Programme to be discussed and agreed proceed to deliver the works on site and the new development.
- 3.4 If no other temporary accommodation can be found for the Children's Centre, it is proposed that temporary buildings are constructed on site (effectively the Town Centre end of the proposed car park) for use by the Children's Centre, until they can be re-housed within the new and permanent space, upon completion of the development. The cost of this will be borne by the Council.
- 3.5 Aldi shall, in delivering this project have control throughout and there shall be via the "Construction Management" of the scheme the requirement to tender the various works in packages so that the cost of the works and that in particular of the new Council building can be clearly identified on an 'Open Book' basis, and through that tendering process demonstrate best value. This process and the detailed arrangements for such delivery can be discussed in detail as and when appropriate.

4. The Offer

- 4.1 In giving consideration to any offer Aldi have had to have regard to the implications of the combined building and any impact it may have when compared to the existing consented scheme.
- 4.2 Aldi would, as stated above take control of the project and upon securing vacant possession of the building through if required the interim provision on their existing site of some temporary accommodation for The Children's Centre, commence demolition and construction.
- 4.3 Aldi have made a headline offer for the site of the Community College of £[REDACTED], subject to contract and formal Aldi Board Approval for the freehold site. That offer assumes a cleared site and is therefore subject to deduction for the costs of demolition which are currently budgeted to be £[REDACTED]. As with all costs common to the parties the demolition of the building will be subject to tender and best price achieved. The offer of £[REDACTED] is considered to be at or above market value, but for Aldi it is a figure at which, bearing in mind the additional costs incurred when balanced against the improved food store, it is commercially viable.
- 4.4 An Elemental Feasibility Budget Cost Estimate prepared by Aldi's Quantity Surveyors, identifies a total price, excluding certain specific costs yet to be identified, of £[REDACTED] for the construction of the Children's and Youth Centre. Of the excluded items we would currently estimate professional fees at 10% of the costs of the works and demolition costs are budgeted at £[REDACTED] as stated in 4.3 above.
- 4.5 The Budget Cost of the items excludes from that budget a figure for both demolition and professional fees. Ignoring other as yet unknown costs which remain excluded the summary provides a total estimated cost of £[REDACTED] including demolition and after deducting the value of the existing site at £[REDACTED] this leaves a budgeted shortfall of £[REDACTED], which is the estimated shortfall to be covered by the Council.
- 4.6 Aldi would envisage, having acquired the freehold of the Council's site and completed the development, the grant back to the Council of a long leasehold interest of the appropriate site of the Children's Centre, for a term to be agreed, at a peppercorn rental.

5. Associated Matters

- 5.1 Aldi is aware of the 'Incredible Edible' project who have growing schemes on the College site and around the town. They have initial concerns as to how such an initiative could work within the operation of a food store environment, but are willing to discuss the detail with Council Officers and representatives from Incredible Edible to see if there is an acceptable solution for such.

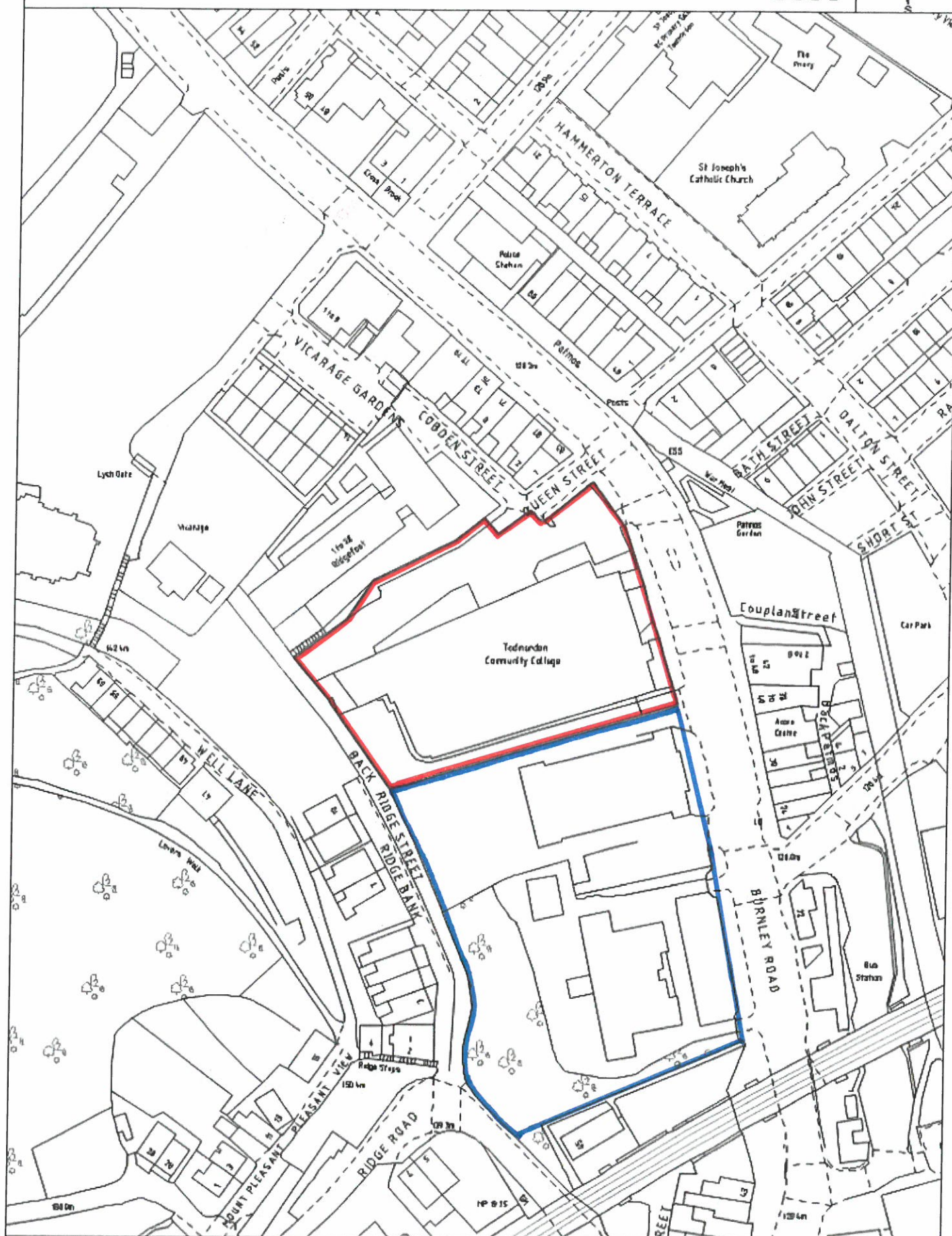
6. Conclusion

- 6.1 The Proposal and Offer seeks to set out how the two sites can be integrated to deliver for the Community a new Children's Centre and Youth Facility and for Aldi an enhanced Store to service their customers.
- 6.2 We trust the above offer is of interest and seek a decision from the Council. If the Council wish to proceed, energies will need to be applied to agree all outstanding matters and progress. If the response is negative, Aldi will progress with their plans as consented on their existing ownership.

Appendices:-

1. Site Plan of current ownership
2. Site Layout Feasibility Plan– 1537 MID-202 Rev A
3. Visual of Potential Development – 1537 MID-CG103
4. New Council Facility Layout Plan Feasibility – 1537 MID-204

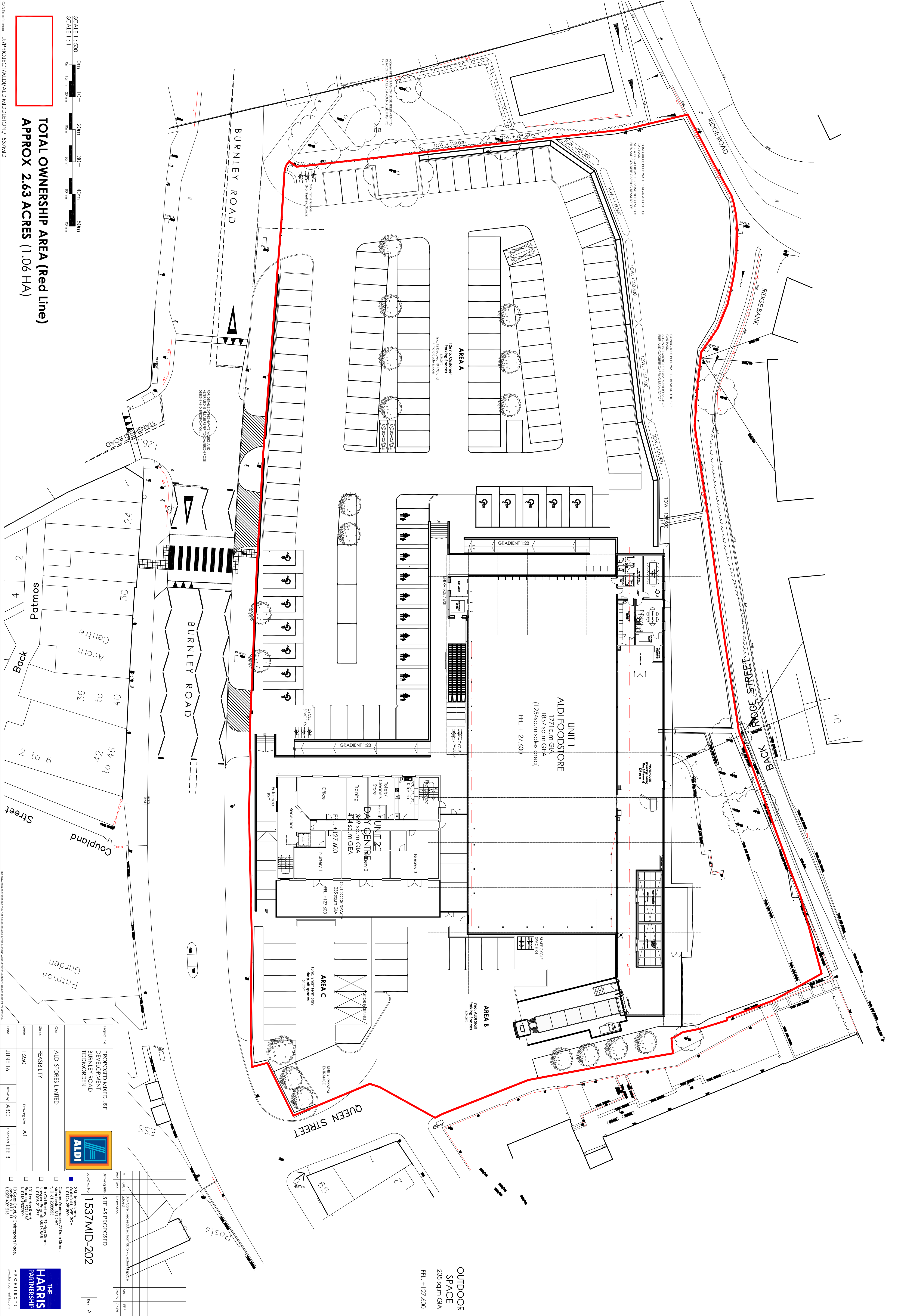
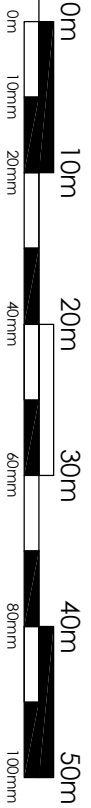
Appendix 1



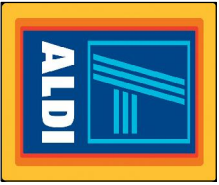
Appendix 2

TOTAL OWNERSHIP AREA (Red line)
APPROX 2.63 ACRES (1.06 HA)

SCALE 1 : 500
SCALE 1 : 1



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Status		FEASIBILITY	
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Drawn by		ABC	
Checked by		LEE B	
Scale		1:250	
Date		JUNE 16	
Drawn by		ABC	
Checked by		LEE B	
Scale		1:250	
Date		JUNE 16	
Drawn by		ABC	
Checked by		LEE B	
Scale		1:250	
Date		JUNE 16	
Drawn by		ABC	
Checked by		LEE B	
Scale		1:250	
Date		JUNE 16	
Drawn by		ABC	
Checked by		LEE B	
Scale		1:250	
Date		JUNE 16	
Drawn by		ABC	
Checked by		LEE B	
Scale		1:250	
Date		JUNE 16	
Drawn by		ABC	
Checked by		LEE B	
Scale		1:250	
Date		JUNE 16	
Drawn by		ABC	
Checked by		LEE B	
Scale		1:250	
Date		JUNE 16	
Drawn by		ABC	
Checked by		LEE B	
Scale		1:250	

Appendix 3



Imagery produced by:
vector
 design concepts



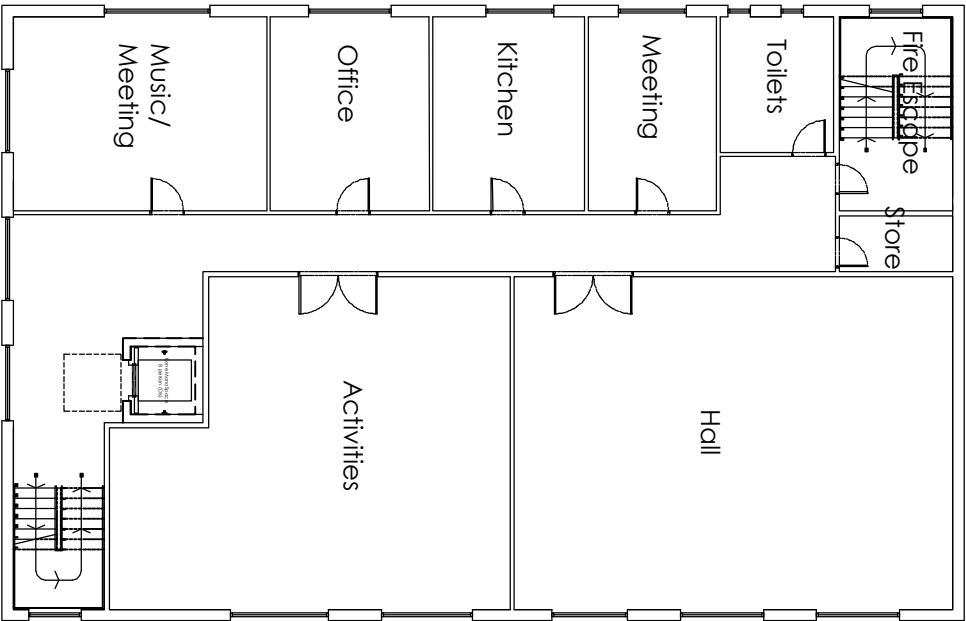
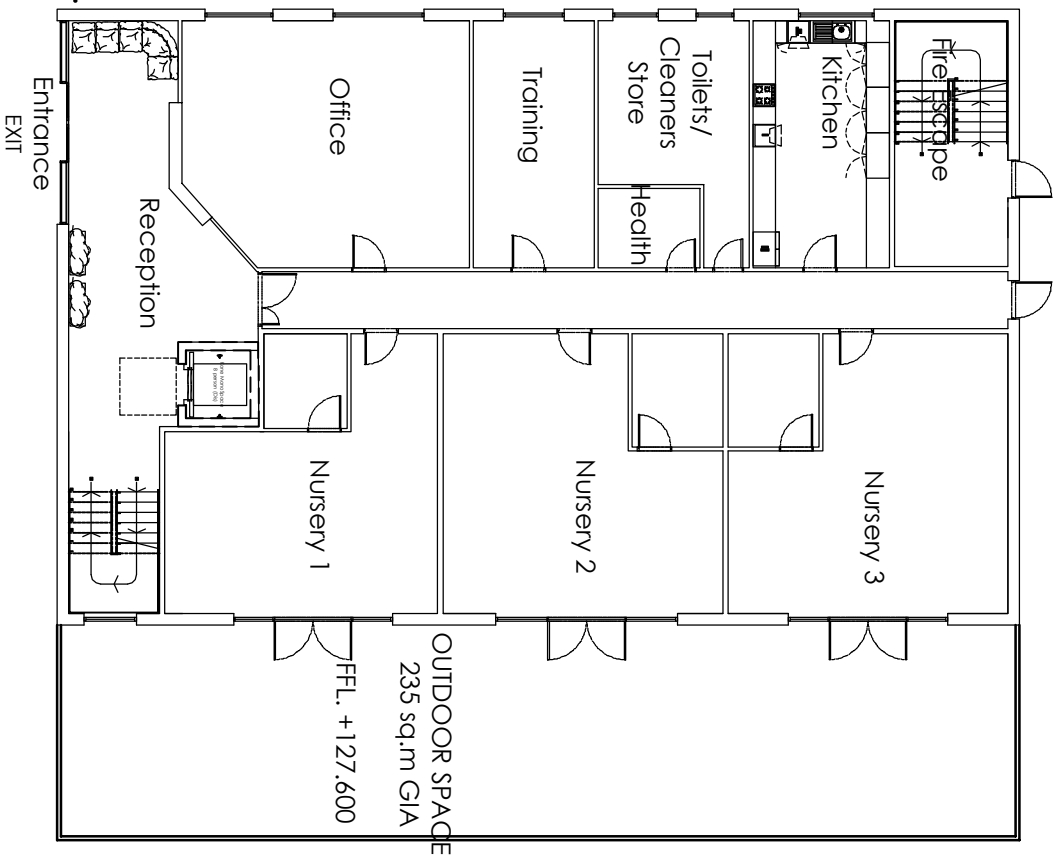
Proposed Development - Burnley Road, Todmorden

Client: Aldi Stores Ltd
 Date: 17/11/15
 Job/Dwg: 1537MD-CGI03



Appendix 4


UNIT 2 DAY CENTRE



GROUND FLOOR
389 sq.m GIA
414 sq.m GEA

FIRST FLOOR
389 sq.m GIA
414 sq.m GEA

FFL. +127.600

Project Title	PROPOSED MIXED USE DEVELOPMENT BURNLEY ROAD TODMORDEN					
Client	ALDI STORES LIMITED					
Status	FEASIBILITY					
Scale	1:200	Drawing Size		A3		
Drawn By	ABC	Checked By	LEE B	Date	19/09/16	

Drawing Title	Day Care GA Plan	
Job-Dwg No	1537MID-204	Rev -

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Rev	Date	Description	Rev By	Chkd
-	dd-mm-yy	-----	---	---

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