

Rowland, Edward

From: Rowland, Edward
Sent: 25 May 2018 11:25
To: Campbell, Cllr Colin; Lay, Cllr Sandy; Downes, Cllr Ryk; 'Ray Georgeson'; 'alex.sobel.mp@parliament.uk'
Subject: Otley Civic Centre - Consultation
Attachments: The Mandale Group Floor Plans Otley Civic Centre.pdf

Dear Consultee

Following the invitation for expressions of interest and the consideration of submissions put forward by interested parties, please note that Leeds City Council is considering the sale of Otley Civic Centre for conversion to residential apartments. Before we finalise our position and recommend the sale for approval your comments on the proposal are welcome so they can be considered.

It is proposed the sale will be to Mandale Homes, who intend to convert the building to 21 new homes. Initial proposals are that fourteen apartments will have one bedroom each ranging in size from 470sqft to 805sqft, and seven apartments will have two bedrooms each ranging in size from 750sqft to 960sqft. A plan is attached showing the possible layout of the apartments. Mandale will provide the 35% policy compliant number of affordable units in the property. Seven new affordable homes will be provided, and management of these units will be agreed between parties at a more advanced stage. Mandale wishes to secure planning permission and listed building consent prior to completing the acquisition.

The long term preservation of the building is important and conversion to residential use will guarantee this and bring the property back into sustainable use by providing new homes in Otley. It is proposed the City Council will grant a long lease to Mandale containing development obligations to undertake the conversion works. Should the works not be completed satisfactorily or Mandale default and fail to complete the works then the lease will be terminated and the building returned to the City Council. It is expected Mandale will complete the conversion and the City Council will then transfer its freehold interest to the company. The long term future of the building will be guaranteed as the owners of the new apartments will seek assurances from Mandale that future management and maintenance regimes are in place before acquiring and are unlikely to proceed without these being in place. Mandale and the future apartment owners will be making substantial financial investments in the property which they will wish to preserve.

Mandale has a proven track record of converting Listed buildings and successfully completing other development projects. In 2017 one development was recognised for its outstanding quality and was shortlisted for the Best Development prize at the 2017 UK Property Awards. Mandale has been the winner of the Best Residential Development in Yorkshire and the Humber award. Mandale also won two UK Property Awards in 2013; Residential Development (multiple units) for South Yorkshire, and Interior Design (Show Home) for Yorkshire and the Humber. The company developed Claro Mews and Wharfe Court in Otley, and has just commenced construction of 70 new 2, 3 and 4 bedroom houses at Dock Lane, Shipley. The City Council is confident Mandale will successfully refurbish Otley Civic Centre.

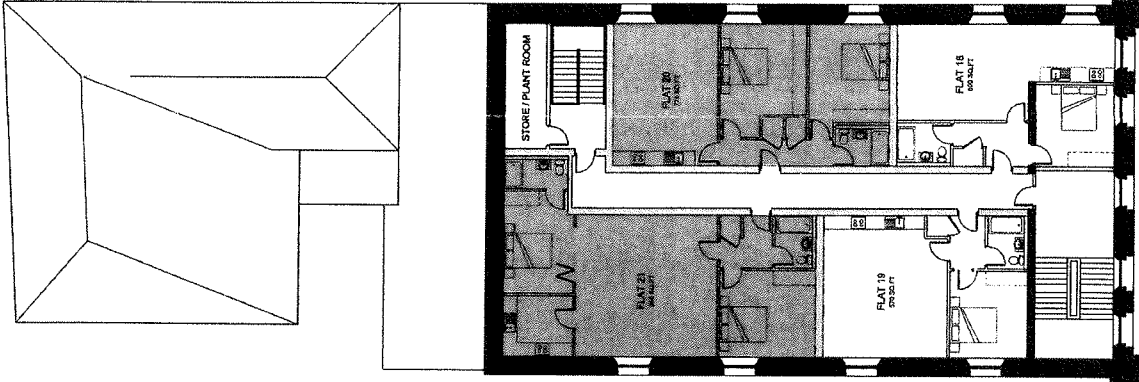
Please feel free to share the information in this email to others you feel may like to comment. Responses by 18 June 2018 are welcomed so that we can finalise our recommendation for a decision.

Yours sincerely

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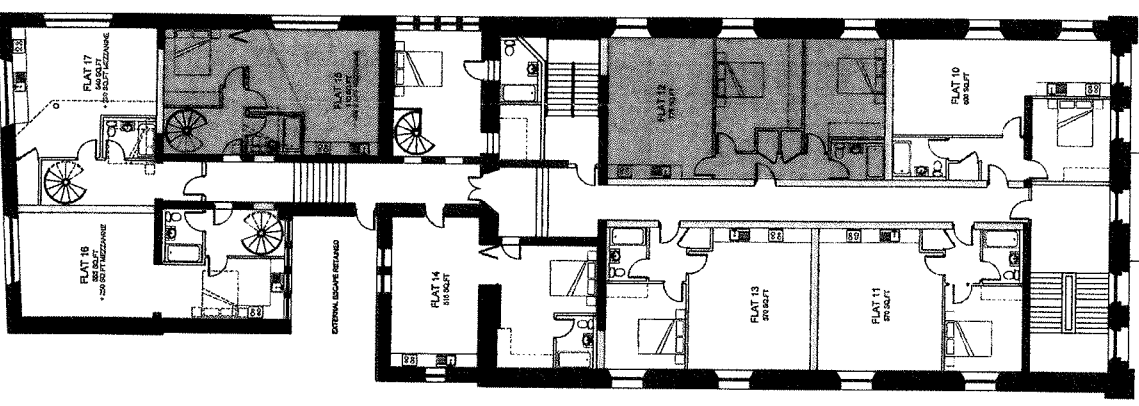
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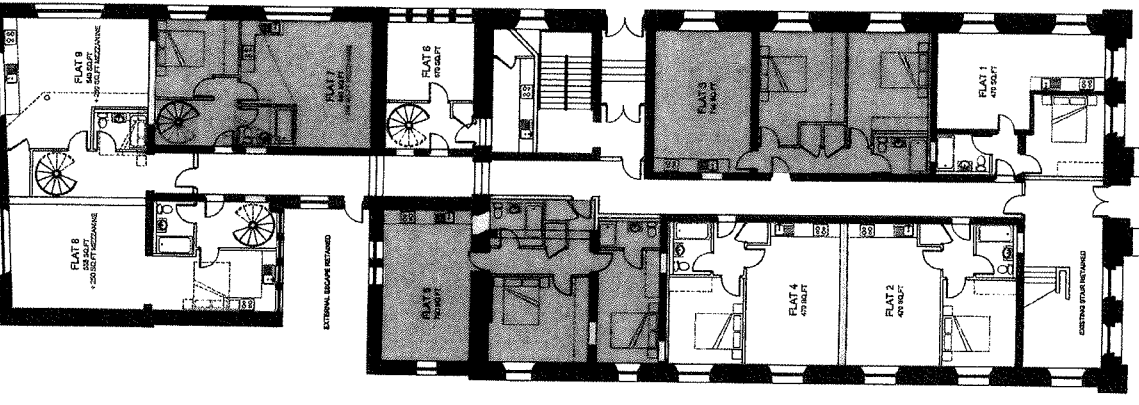
PROPOSED SECOND FLOOR PLAN

SCHEDULE OF ACCOMMODATION:-

14	1 BEDROOM APARTMENT
7	2 BEDROOM APARTMENT



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

<p>PROJECT: POTENTIAL CONVERSION OF OLLEY CIVIC CENTRE CROSS GREEN, OXLEY</p> <p>CLIENT: Mandale Group</p> <p>DATE: 15/01/2016</p> <p>SCALE: 1:50</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>APPROVED BY: [Name]</p>	<p>DRAWING: PROPOSED FLOOR PLANS</p> <p>FEASIBILITY</p>	<p>DATE: 15/01/2016</p> <p>PROJECT NO: 2016/OTL/002A</p> <p>CLIENT: Mandale Group</p> <p>PROJECT: POTENTIAL CONVERSION OF OLLEY CIVIC CENTRE CROSS GREEN, OXLEY</p> <p>DATE: 15/01/2016</p> <p>SCALE: 1:50</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>APPROVED BY: [Name]</p>
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