

FEEDBACK ON THE MARKETING AND DISPOSAL OF SHIRE HALL

To: **Commercial & Investments**

Meeting Date: **14 December 2018**

From: **Chris Malyon, Deputy Chief Executive**

Electoral division(s): **Castle**

Forward Plan ref: **N/a** *Key decision:* **No**

Purpose: **This is an information paper to provide an update on the marketing of Shire Hall and interest received.**

Recommendation: **N/A This is an information paper**

<i>Officer contact:</i>		<i>Member contact:</i>	
Name:	Julia Carroll	Name:	Cllr Schumann
Post:	Principal Commercial Surveyor	Post:	Chair of C&I
Email:	Julia.carroll@cambridgeshire.gov.uk	Email:	Joshua.schumann@cambridgeshire.gov.uk
Tel:		Tel:	01223 706398

1. BACKGROUND

- 1.1 The 6 acre site of Shire Hall is owned freehold by Cambridgeshire County Council (CCC). The Decision to dispose of Shire Hall site and relocate to Alconbury was agreed by Full Council.
- 1.2 Following a tender process under the Crown Services framework Strutt & Parker/BNP Paribas (SP/BNP) were appointed to market the site. Press release **Appendix 1**.
- 1.3 The marketing process started with an Estates Gazette advertisement which was released on Saturday 27 October with the SP/BNP website data room going live the following week on Thursday 1 November.
- 1.4 The data room contains detailed information about the Shire Hall site which includes a planning brief, heritage assessment, plans, the original construction drawings, title searches and other building information.

2. INTEREST RECEIVED

- 2.1 In conjunction with the Estates Gazette advertisement SP/BNP have distributed the marketing brochure to 437 parties, being a mix of developers, investors, funds and agents, covering the full spectrum of residential office, hotel and retirement/ student. Copy of the Marketing brochure attached.
- 2.2 To date SP/BNP have received 181 enquires which led to 147 registered accounts for the data room for interested parties and consultants undertaking due diligence
- 2.3 Both formal and informal viewings have been conducted over 8 days with a further 3 days to go in December and additional second viewing days proposed for 7 and 11 January 2019.
- 2.4 Predominantly interest has been for hotel use, the retirement sector and student accommodation providers with a few having residential interest or office proposals.

3 RECURRING QUERIES

- 3.1 A number of similar queries have arisen at the viewings:
 - CCC's preference over leasehold versus freehold proposals and the desire to obtain regular rental income as opposed to a capital receipt.
 - The Scheduled Monuments - numerous questions around the Scheduled Monuments have been posed around the maintenance and location of the Octagon being built on the edge of the Civil War Earthworks.
 - Planning possibilities and potential to increase mass or height of buildings
 - Regarding the relocation to Alconbury many parties have questioned timescales for

relocation and progress of the construction of the new headquarters and subsequent vacant possession of the site.

- What will be happening to the fixtures and fittings in the Council Chamber, war memorial etc.

4 NEXT STEPS

- 4.1 Final viewing days 7, 18 and 19 December 2018
- 4.2 Second or follow up viewing to be arranged for 7 and 11 January 2019
- 4.3 Confirmation of interview dates with shortlisted parties for clarifying the bids received to be confirmed: w/c Monday 7 January 2019.
- 4.4 Bid deadline: 12 noon Wednesday 30 January 2019.
- 4.5 SP/BNP to receive all bids and bid evaluation: assessment against the bidding criteria
- 4.6 Interviews for shortlist of parties: w/c 4 February
- 4.7 Clarifications and/or revised offers
- 4.8 Inform successful party: mid-March
- 4.9 Exchange of contracts: mid-2019

5 OTHER INFORMATION

TBC

APPENDIX 1

Cambridge office

Strutt & Parker
66-68 Hills Road
Cambridge
CB2 1LA
Telephone 01223 459500

Cambridge@struttandparker.com
struttandparker.com



Press release

30th October 2018

Cambridgeshire County Council appoints Strutt & Parker to sell Shire Hall

Strutt & Parker is offering the opportunity to acquire an interest in a historic and unique piece of real estate in Cambridge city centre. The national agents, with offices on Hills Road, has been instructed by Cambridgeshire County Council to bring the Shire Hall site on Castle Street to the market.

Shire Hall has been the administrative centre of the County Council since the 1930s, but the site itself has been the seat of Government in Cambridge for over 1,000 years.

The first castle on the site, one of three royal castles in Cambridgeshire, was built by William the Conqueror in 1067. The original structure was replaced by a much larger stone structure by Edward I in 1298, and survived through to the English Civil War.

The site has always had a secondary function as a prison and, in 1811, a new state of the art prison was built and later a police station. This closed during World War One and the site was purchased by Cambridgeshire County Council for the new Shire Hall, which was completed in 1933.

Today, the site comprises not only the original Shire Hall but the Old Police Station, Castle Lodge (Registrations Services), public car parking and Castle Mound, which is a popular amenity for local residents and a tourist attraction. Access to the mound for members of the public will remain.

Cambridgeshire County Council will vacate the site when it moves to a new purpose-built headquarters building at Alconbury, south of Peterborough, in 2020.

Chris Malyon, Deputy Chief Executive of the Council, commented: *"The County Council has a long association with Shire Hall. However, the time is now right to look to the future. We are working with our partners so that we can deliver services as close as possible to the communities that we serve. As we take a step change toward agile working and a more community based approach, we no longer need a central administrative building the size of Shire Hall. Instead, we will operate from a smaller central hub while making better use of our assets, and utilising co-location opportunities with partners across the County. Given the financial challenges facing the*