



## CURRENT PROJECTS

### 1 New Municipal Offices

Pennine Land has been appointed Programme Co-ordinator for the new municipal offices in the Riverside area of Rochdale Town Centre, following an OJEU tender process which involved a comprehensive written submission, interview and fee quote.

The 27,870 sq m development will comprise two 6-7 storey buildings, providing floors of 2,044 sq m to accommodate 2,700 Council and Impact Partnership staff. In addition, there will be provision for a Joint Service Centre, Library and a dedicated floor for training and meeting facilities with river-front cafes, bars and restaurants on the ground floor of the scheme.

Pennine Land's role is to co-ordinate the project within the Town Centre redevelopment proposals through land assembly, development of the design brief, appointment of the professional team and building contractor, design, planning and construction before finally handing over to the client in 2011.

### 2 Former Mossfield School Site, Heywood

Situated on the edge of Heywood Town Centre, immediately opposite the proposed Sports and Leisure Village, this 3 acre site offers the potential for a range of complementary uses.

Pennine Land are currently exploring opportunities to deliver a 115 sq m office scheme on part of the site. The remaining land has been identified as the preferred location for a Heywood Skills Centre funded by the Learning & Skills Council.

Should you have a requirement for office space within Heywood that might be accommodated by this scheme, then please contact:

John Taylor, Development Manager

**T** 01706 837436

**E** john.taylor@pennineland.co.uk



### 3 Rochdale Gateway

Royle Works, Silk Street.

Pennine Land has been retained by clients to manage the formulation of a commercially viable and deliverable masterplan and development framework for Rochdale Gateway site, a 21 acre former industrial complex.

Rochdale Gateway is situated within a Primary Employment Zone in a highly prominent location along one of the main thoroughfares into Rochdale Town Centre.

The strategic importance of the site is recognised in the Gateways & Corridors Strategy adopted by Rochdale Borough Council, which encourages a consistent and high quality treatment of the frontages along the main transport routes into the borough.

The commission includes managing the selection process for the appointment of the urban designers and the preparation of a masterplan and development framework that will guide the redevelopment of this strategic site to create a quality urban business environment.

### 4 41 - 47 Drake Street, Rochdale

Located within Rochdale Town Centre, the opportunity now exists for Pennine Land to pump-prime the regeneration of Drake Street through the redevelopment of this site for a high quality 929 sq m mixed-use retail and office scheme, in anticipation of the arrival of Metrolink.

Should you have a requirement for office space within the Town Centre that might be accommodated by this scheme, then please contact:

John Taylor, Development Manager

**T** 01706 837436  
**E** john.taylor@pennineland.co.uk

### 5 Canal Basin

Rochdale Council has significant land holdings within the Rochdale Canal Basin area that have been acquired as part of the Rochdale Canal Basin Regeneration Strategy, jointly commissioned by Rochdale Borough Council, Rochdale Development Agency and the North West Development Agency.

Following the successful completion of the landmark Lock 50 Business Centre, by the side of Rochdale Canal, which has raised design standards and set a benchmark that other developers coming into the area will have to aspire to, the opportunity now exists for Pennine Land to implement a further phase of mixed-use development on the sites between the Oldham Road frontage and Woodbine Street. This will assist the longer term aspirations for the comprehensive redevelopment of the Canal Basin area as follows:

- The 'Shafti' Site: a former vacant industrial unit bounded by Oldham Road, Canal Street and the Rochdale Canal. Part of this site fronting Oldham Road is currently used as a public car park and Pennine Land has assisted the Wellfield Medical Practice to secure approval from Rochdale Township Committee for the development of a new modern doctors' surgery on the site.
- Oldham Road/Woodbine Street Site: this 1.5 acre site is on one of the main gateway corridors into the town. Part of the site fronting Oldham Road is currently occupied by the Wellfield Medical Practice, which is re-locating to the 'Shafti' site opposite. Pennine Land are pursuing a comprehensive mixed-use development scheme and are currently in discussion with a number of potential joint venture partners.





## INTRODUCING THE TEAM

**Bob Dyson**  
Chairman



With more than 30 years experience of property and related matters, Bob Dyson is one of the North West's most experienced development consultants.

Whilst holding the post of Regional Chairman of Jones Lang LaSalle, he continues to provide services to a cross section of clients in the private and public sectors. He has extensive experience advising institutions and property companies on investment and funding issues.

Bob specialises in development and investment funding and was instrumental in putting together the funding for Manchester's first major urban regeneration scheme, the 27,870 sq m Barbirolli Square office complex adjoining the Bridgewater Concert Hall.

Bob has played a leading role in the delivery of Spinningfields, the redevelopment of an entire 'city quarter' of Manchester, comprising 232,250 sq m of commercial, residential, retail and new public realm. In December 2006, Bob acted in the investment sale of two office buildings at Spinningfields to institutional investors with a combined value of £160 million.

Bob was property advisor to Rochdale Borough Council in the comprehensive redevelopment of Middleton Town Centre and led the successful negotiations with Tesco which extracted a substantial capital receipt for the Council.

**John Hudson**  
Chief Executive



John has more than 25 years experience in the planning, economic development and urban regeneration fields.

John left his role as Head of Economic and Physical Development at Bolton MBC to establish Rochdale Development Agency in 1993 as its first Chief Executive. John has been instrumental in making the organisation the main delivery vehicle for an ambitious programme of economic and urban regeneration in Rochdale Borough. From modest beginnings, John has developed the organisation into a 30 strong team of planners, surveyors, regeneration specialists and support staff. He led the creation of Pennine Land in 2005.

Under John's leadership, RDA has established an impressive track record and enjoys an excellent reputation with public and private sector organisations. The Agency is now heavily involved in a major public investment programme worth some £1 billion over the next decade, which is expected to generate substantial levels of private investment.

**Peter Hill**  
Director of Development



Peter has 25 years experience of development and regeneration. He has undertaken many commercial development schemes, including major office developments in Salford, and Business Parks in Stoke-on-Trent, Bolton and Wigan.

Peter has led successful development teams at English Partnerships, NWDA and New East Manchester Urban Regeneration Company. He has been involved in leading North West regeneration schemes, including the rebuilding of Manchester City Centre, the Great Northern Warehouse, Kingsway Business Park, Ancoats Urban Village, Hulme Shopping Centre, Sport City, Central Park and Beswick Housing Market Renewal Areas.

Peter led English Partnerships' team in establishing numerous Urban Regeneration companies throughout the country.

As Deputy Chief Executive of Rochdale Development Agency, Peter is playing a key role in the redevelopment of Rochdale town centre and Kingsway Business Park.






**Stephen Pressman**  
Operations Director



Stephen joined Pennine Land in April 2008, prior to which he spent 17 years at Dunlop Haywards Property Consultants in Manchester where he specialised in development consultancy for private and public sector clients.

From 1997, Stephen led Dunlop Haywards' Manchester development team. One of the team's principal roles for 10 years was Fund Manager to the Greater Manchester Property Venture Fund (the direct development arm of the Greater Manchester Pension Fund).

Successful development projects led by Stephen, many of which acted as catalysts for the regeneration of wider areas include:

-  Deva Centre, Salford, an award winning 8,361 sq m Urban Business Village
-  17 Quay Street, Manchester, a £20 million city centre office development
-  A 4,831 sq m office development at Westwood Park in Wigan
-  A 7,339 sq m food store in Tameside
-  The 27,870 sq m Kings Business Park in Knowsley, Merseyside

Stephen is leading the Pennine Land team appointed Programme Co-ordinators for the new 27,870 sq m Municipal Offices, currently being developed in Rochdale Town Centre.

**John Taylor**  
Development Manager





John has in excess of 20 years experience of the commercial property markets in Rochdale. Before joining Rochdale Development Agency in 2003 he spent 16 years working with the former Land & Property Division of Rochdale Borough Council.

Since 2007 he has been working for Pennine Land, specialising in Development Schemes throughout the Rochdale Borough.

John has been involved in a number of large scale regeneration initiatives including the development of Middleton Town Centre, which involved direct project coordination of the land assembly and CPO procedures to bring a 8,361 sq m Tesco superstore into the town and 7,293 sq m of new leisure facilities.

John also acted as Project Co-ordinator for the development of:

-  Globe House, Mossbridge Road, Rochdale - a £1.2 million, 1,394 sq m managed office development
-  Lock 50 Business Centre, Oldham Road, Rochdale - a £1.8 million, 1,161 sq m managed office development
-  The Old Police Station Business Centre, Heywood - a £1 million, 743 sq m conversion of a former police station into managed office space

**Phil Ewbank**  
Board Member



Phil Ewbank was elected Chairman of Rochdale Development Agency in 2006, having served on the board since 2000. In his capacity as Chairman Phil is passionate about the development of Rochdale and has led RDA as it has secured millions of pounds to regenerate communities, redevelop the town centres and bring new businesses into the Borough.

Phil is a self-made businessman and is Chairman of Commercial Contract Engineers (the Rochdale-based and nationally recognised fleet and maintenance operators). The company is now a leading national player in the vehicle maintenance and repair industry, which recently celebrated 25 years in business.

Phil is aware of the challenges both Rochdale and its business community currently face and is passionate about his role. Phil is always seeking new and effective solutions to short and long term problems. He openly acknowledges that we need to bring pride, trust and respect back to our communities and this can only be achieved by working together.

**Stephen Beckwith**  
Board Member



Stephen Beckwith has more than 30 years of town planning experience in the public sector, mainly working with Rochdale Borough Council.

Stephen qualified as a Member of the Royal Town Planning Institute in 1973 and worked in the public sector until 2004. For more than 16 years, he headed multi-disciplinary local authority departments and was responsible for the Council's town planning functions.

Throughout his career, Stephen has managed and helped implement a number of major projects, most recently Middleton Town Centre regeneration and the Kingsway Business Park.

He is currently a Consultant Planner for the consulting and business services group Mouchel. Mouchel specialises in infrastructure and regeneration and works with Government agencies, local authorities, Government-regulated industries and the private sector to provide safe, reliable roads and railways, education and civic infrastructure, clean water and cost-effective energy.

**Rita Kirk**  
Company Secretary



Initially recruited as Office Support Services Manager at Rochdale Development Agency, Rita came from the Learning & Skills Council with 8 years at the Chamber of Commerce prior to that. Her career has encompassed the world of commerce (textiles and engineering) and a decade spent at the Foreign Office.

This wide-ranging experience has been invaluable in her time at RDA, as her remit has broadened to cover HR, Health & Safety, Business Improvement and, since 2005, Rita has been Company Secretary to both the RDA and Pennine Land.

#### For information contact:

##### Stephen Pressman

**T** 01706 837426  
**E** stephen.pressman@pennineland.co.uk

##### John Taylor

**T** 01706 837436  
**E** john.taylor@pennineland.co.uk