

01 What is the project?

The Business Hub project will provide up to 40,000 sq ft of new office and business space, with the aim of attracting new companies to move into the Bay. Its town centre location will bring more workers into the town which will also help local retailers. Suppliers and associated businesses within Torbay will also benefit from the inward investment.

02 How many jobs will be created?

The project will create up to 40,000 sq ft of office and business space and although we cannot speculate exactly how many jobs will be created, we envisage that this amount of business space would provide about 600 full-time equivalent jobs. The other parts of the project will make up the final 400 jobs to create 1000 jobs overall.

03 What kind of jobs will be created?

Although the offices are being built speculatively without any specific occupier in mind, we envisage that a full range of office jobs will be created. These jobs will appeal to a variety of people, from those looking for jobs as support staff through to those seeking professional positions.

04 What will be the impact on the car park

The project seeks to limit the loss of car parking spaces to a bare minimum. We estimate that only 13 car parking spaces will be lost in total.

05 How much will this project cost and how will it be funded?

The project will cost £6.8 million, secured from prudential borrowing, the cost of which will be met by the rent, and the capital will be repaid over 25 years.

06 How will this project help to regenerate Torbay?

The project will strengthen this part of Torquay as an office location which will encourage other businesses to locate in the area. In turn, this will benefit local retailers. Furthermore there will be opportunities throughout the Bay for suppliers and associated companies to do business with the new companies occupying the proposed offices.

In addition, this development will act as a catalyst for the regeneration of the town centre.

07 What energy saving features are being incorporated into the building?

The building will be heated by a bio-mass boiler which utilises fuels from sustainable sources. The building will be cooled using natural ventilation and passive cooling which utilises the colder core temperature of the concrete slab within the structure of the building to cool the internal office spaces. Solar collectors positioned on the roof will help to provide hot water for the building.

How to comment

Please feel free to complete an online survey available on the Council's website, www.torbay.gov.uk or you can e-mail your comments directly to the project team at tda@Torbay.gov.uk

Paper copies of a questionnaire are available at the public consultation. Please ask a representative for further information.

There will be further opportunities to have your say throughout the planning application process; please contact the project team for further details on [01803 208985](tel:01803208985) or e-mail tda@Torbay.gov.uk