



Report Reference Number: E/18/14

To: Executive
Date: September 6th, 2018
Status: Key Decision
Ward(s) Affected: All wards
Author: Iain Brown, Economy & Infrastructure Manager
Lead Executive Member: Councillor Mark Crane, Leader of the Council
Lead Officer: Dave Caulfield, Director of Economic Regeneration and Place

Title: Programme for Growth – Update on Existing Programme

Summary:

This report outlines quarterly progress on delivering the Programme for Growth, in accordance with the approach agreed at Executive on 3 May 2018.

Recommendation:

To note the quarter 1 progress on the Programme for Growth as set out in this report and Appendix A and endorse the approach to delivery of the identified projects and use of associated budgets

Reasons for recommendation

The P4G is a significant Council investment programme that must deliver a wide range of outcomes. Therefore, regular monitoring and management of performance is required.

1. Introduction and background

1.1 Selby District Council's 'Programme 4 Growth' (P4G) was established in 2011 as a means of focussing and managing investment in key Council priorities. As directed at the May 3rd Executive, this report provides a quarterly update on actions and progress of the approved projects that make up P4G.

2. The Report

Progress on Programme for Growth - Projects:

2.1 Healthy Living Concepts Fund - Developing scope for health initiatives to tackle local health priorities, in line with health action plan. Projects are likely

to include active travel and family engagement activities in line with IHL. Further year of available spend on agreed budget for this multi-year project.

- 2.2 Visitor Economy (Tourism & Culture)** - Recruitment to Culture, Visitor and Creative Economy Manager post and Tourism Development Officer post completed. Awaiting starts end September. Work stream interdependent with Selby 950 planning.
- 2.3 Celebrating Selby 950** - £150k allocated for potential Tour de Yorkshire stage for which a decision is awaited. Selby 950 steering group is in place with key contributing partners. A schedule of events is in development. Project is on target.
- 2.4 Retail Experience - Tadcaster Linear Park** - Awaiting fee proposal from Amey PLC to complete schedule of works. Current forecast for project slightly higher than allocated budget but in mitigation there is still a successful grant bid to draw down from YorVenture (£27k), final discussions to have on overheads once the proposal arrives and to consider underspends on other projects in CPC budget. Working with Lead Member communities and Tadcaster Town Council to monitor progress.
- 2.5 Growing Enterprise** - Ad:Venture Phase 2 of the programme is currently being discussed with LCR (current programme runs to June '19). Year 2 contract of LCR Growth Programme has been signed which contributes 25% of the salary for the Business Growth Adviser role (£8,500pa).
- 2.6 Marketing Selby's USP** - Filming completed with ITN to create a piece on the district's strategic development sites, to be launched at the national APSE annual conference in September. The procurement process has started for creating story material, subject to agreement of approach with developers. Contact has been made with LCR LEP to confirm our ambition to be featured at the international investment event, MIPIM 2019. Stage 1 of place branding continues to receive high national profile, with SDC included as a best practice case study in a new LGA support pack for Leaders and Chief Executives.
- 2.7 Retail Experience – STEP** - Commission in place to develop public realm work. Temporary 'pop up' street furniture installation commences Tues 14th August 2018. We are currently scoping the town centre coordination role. Projected completion of spend this financial year.
- 2.8 Towns Masterplanning (Regeneration)** - Brief in draft for approval to next stage, to include 2 phases of approach. Phase 1 - stakeholder and literature review of work/data to date. Phase 2 deliverables plan.
- 2.9 Strategic Sites Masterplanning** – Work is underway on the Cross Hills Master Plan, funded from the Local Plan budget and funding via the YNYER LEP. A first draft of master Plan for the Selby Station has been produced and internal comments fed back. Further details will be reported to Members for their consideration. Production of master plans for Church Fenton and

Gascoigne Wood are primarily led by the private sector, in partnership with the Council's Economic Development and Regeneration Service.

- 2.10 Access to Employment** - Liaison with local businesses has emphasised the increasing severity of labour market challenges at Sherburn-in-Elmet. Collaboration managed by ED between Arriva, Doncaster, WYCA, and Sherburn based businesses is close to a solution to improve scheduled transport services. The option for SDC to underwrite short term risk is being considered if necessary to achieve a collective agreement between all stakeholders.
- 2.11 Green Energy** – to be progressed further upon completion of current study by the YNYER LEP to determine the regions long term energy strategy.
- 2.12 Church Fenton Studios** - Collaboration in a stakeholder sector study project is currently being developed. Further specific activity in support of the CF development will be committed once the outcome of the consultant's report is known. Total project costs forecast to be £70K shared between partners.
- 2.13 Business Space & Accommodation Review** - Licence fee on CoStar software due Q3 (£4k) we will review cost/benefits ahead of next year's subscription. Further professional reporting may be required to support future investment in Commercial acquisitions.
- 2.14 Empty Homes** - Delivery of the Empty Homes Action Plan has resulted in 18 properties being brought back into use during 2017/18. All owners of empty properties have been identified and owners have been contacted. Work is progressing, with the 'top twenty' empty properties we provide advice, assistance through the recently approved private sector assistance scheme and to purchase either voluntarily or through CPO properties. A bid has been submitted to the HCA for grant contribution to assist with the purchase of 10 properties
- 2.15 Selby District Housing Trust** - This fund previously paid for half of the Housing Development Manager post, which has now been deleted from the new corporate structure. A revised resource request from the P4G was included within the Council's newly adopted Housing Development Programme and a new post to support this work is about to be advertised.
- 2.16 Stepping Up' Housing Delivery** - Although the Housing and Regeneration Team has been extensively involved in productive discussions with developers and registered providers on behalf of the Council and Selby and District Housing Trust there has been no requirement to commit expenditure from this budget to date. The Council's annual Local Plan target for housing has been exceeded in each of the last 3 years.
- 2.17 Olympia Park** - Considerable progress has been made on the project in Quarter 1. Surveys and reports have been commissioned to support the submission of a planning application for the comprehensive development of the site, largely funded by the developer, and the Council has appointed legal

and property advisers to help identify a viable delivery strategy for the site. The Housing and Regeneration Team is continuing discussions with Homes England regarding the approval and drawdown of the Housing Infrastructure Fund investment.

2.18 Making our Assets work - A number of small sites have been identified for development as a second phase of the Housing Development Programme and due diligence work has progressed on the Portholme Road and Bondgate sites funded by Homes England's Accelerated Construction Programme at no cost to the Council. The District Valuer is jointly valuing the Portholme Road site with the adjacent police station with the potential for both sites to be placed on the market in the autumn of 2018 – although other disposal strategies are being considered alongside this. At this stage it is anticipated that funding will be available from Homes England's Accelerated Construction Fund to support the development of the Council's Portholme Road site.

2.19 Commercial Property Acquisition Fund - Offers for both the NatWest Bank at Tadcaster and Selby have been accepted. The purchase of Tadcaster was completed 10/08/18.

The opportunity to acquire two industrial units is being developed and will be considered subject to the business case delivering an appropriate return and meeting all criteria.

2.20 High Street Shop Improvements initiative – No progress to date. Awaiting new staff in post from end September 2018 to progress. Project is anticipated to span two financial years.

2.21 New Lane - Public Realm - Work in Quarter 1 has focussed on discussions with North Yorkshire County Council to determine the best approach to designing and delivering the scheme. The Council's County Council's Framework is being used to procure WSP to design the scheme.

3. Alternative Options Considered

3.1 Member's comments on the approach to delivery of the P4G work streams are sought.

4. Implications

4.1 Any impacts on legal, policy and risk, resources and other key considerations are addressed individually in the above project status updates. All financial and budget expenditures detailed in Appendix A are consistent with those being reported separately at this meeting.

4.2 Equalities Impact Assessment

All activity is in line with the Equalities Policy

5. Conclusion

- 5.1** The individual reports provide a current status for each of the P4G funded projects, in line with the decisions of May 3rd Executive. All future P4G budget expenditures over the agreed £10,000 threshold will be presented individually for approval and tracked in future quarterly reports.

6. Background Documents

N/A

7. Appendices

Appendix A - Programme for Growth 2018/19 Financial Year Project Updates

Contact Officer:

Iain Brown
Economy and Infrastructure Manager

ibrown@selby.gov.uk
01757 292015