

Report Reference Number: E/18/29

To: Executive
Date: 8th November 2018
Status: Key Decision
Ward(s) Affected: All Wards
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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 agreed Programme for Growth. Councils investing to stimulate growth was a key focus at the recent District Council Network Autumn Assembly and is very much seen as the right direction to take in securing the future of places and helping Councils to become self-sustaining.

There is a separate report on the Executive agenda today titled “Selby District Economic Development Framework 2017 – 2022 – Year one review and delivery plan 2019-2020”. This outlines the significant progress made since the Council invested P4G funding to help deliver its corporate growth ambitions. It also discusses re-balancing of the existing P4G budget to fund staffing and capacity proposals to deliver the priorities identified. These movements all fall within the agreed P4G budget envelope and are not an additional call on resources. Any changes arising from that report will be reported in the next P4G quarterly report (Q3).

Recommendation:

To note the Quarter 2 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 This report provides a quarterly update on actions and progress against the delivery of the approved projects that make up P4G.

2. The Report

Progress on Programme for Growth - Projects:

- 2.1 **Healthy Living Concepts Fund** - Selby Health Matters action plan now in place. Work with NYCC Strategic Transport to develop local walking and cycling infrastructure plan and with IHL to develop Selby Park Cycle Hub
- 2.2 **Visitor Economy (Tourism & Culture)** - Recruitment to Culture, Visitor and Creative Economy Manager post and Tourism Development Officer post completed. Work stream interdependent with Selby 950 planning. Arts Council England bids for Selby 950 to be submitted in quarter 3.
- 2.3 **Celebrating Selby 950** - Selby 950 steering group is in place with key contributing partners. A schedule of events is in development and funding applications to be submitted quarter 3. Project is on target. £150k allocated for Tour de Yorkshire stage with Selby confirmed for either a start or finish.
- 2.4 **Retail Experience - Tadcaster Linear Park** – Final scheme design checks underway. Current forecast for the project slightly higher than allocated budget but in mitigation there is still a successful grant to draw down from YorVenture (£27k). Final discussions will be had on overheads once the proposal arrives and underspends on other projects in the CPC budget will also be considered. We are working with the Lead Member for Communities and Tadcaster Town Council to monitor progress.
- 2.5 **Growing Enterprise** - Ad:Venture Phase 2 will be submitted October 9th by LCR (current programme runs to June '19). Currently there is no confirmation on Phase 2 match funding.
- 2.6 **Marketing Selby's USP** - Stage two of the project focusing on creating material that can help to support investment in our five strategic development sites. Over recent weeks we have working with APSE and ITN to create a new film outlining the investment opportunities in our district, which was launched in Edinburgh in front of government ministers. We have engaged with LCR LEP to look at options for raising the profile of the district at the international property event MIPIM, due to be held in March 2019. We continue to work with the developers of our sites to create a series of human interest stories around each that can be used to support a wide range of marketing.
- 2.7 **Retail Experience – STEP** - Temporary “pop up” street furniture installations completed. We are currently scoping the town centre coordination role. Project 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** – will fund due diligence work on Olympia Park, Portholme Road, Edgerton Lodge, Selby Station Masterplan and Kellingley Colliery. Likely future projects will include a strategic infrastructure response to Sherburn Employment sites, improvements to the area around the railway station in Selby and the Crosshills site.
- 2.10 Access to Employment** – in collaboration with Wakefield Council we have submitted a joint statement to WYCA requesting support to enable a scheduled service between areas of high unemployment outside the district and the volume employers in the Sherburn area who are experiencing access to labour issues. The issue of who underwrites any short term risk will need to be considered - however the priority is to deliver a sustainable business-led solution to support the longer term need. Separately, a discussion has been opened with the strategic site developers at S2 and Gascoigne Wood to become directly involved in delivering the solution.
- 2.11 Green Energy** – No change since the prior quarter – won't be progressed further until completion of current study by the YNYER LEP to determine the region's long term energy strategy.
- 2.12 Church Fenton Studios** – Planning was submitted in July 2018 for the first phase of development for "Create Yorkshire", a dedicated creative and media hub at Church Fenton Airfield. A sector economic impact study is currently being developed in partnership with key stakeholders. To support delivery we are in discussion with both LEPs to contribute towards the study. Further specific activity in support of the Church Fenton development will be considered once the outcome of the consultant's report is known.
- 2.13 Business Space & Accommodation Review** – the Costar license will not be renewed from November '18 saving £4k. Alternative and significantly lower cost data sources have been identified following discussions with neighbouring local authorities. To support future research linked to Commercial Property Acquisition sector professionals will be consulted where specific data is required.
- 2.14 Empty Homes** – Overall the project is progressing well and there have been some good early results with the Council's Empty Homes Officer directly helping to bring empty homes back into use by offering advice and assistance to owners.

Homes England Grant funding has been secured to support the options of voluntary and compulsory purchase. A total of £390,000 has been secured, subject to individual business cases for the properties, to purchase and repair the empty homes, bringing them to a habitable standard. This indicative funding is to bring back in to use 10 empty properties up to 2020, providing up to £39,000 per property. We are currently pursuing our first Compulsory

Purchase Order (CPO) and a report will be taken to Executive in December 2018. The process can be long and quite complex but a successfully CPO will send the message that this is a corporate priority for us. We can also use the funding to purchase 'right to buy' buy backs and this is something we will consider on a case by case basis.

- 2.15 Selby District Housing Trust** - The resource requested from the P4G was included within the Council's newly adopted Housing Development Programme and a new post to support this work has been advertised but to date we have not been able to appoint.
- 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 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 and the Council is also delivering its £22m 200+ unit Housing Development Programme to provide new affordable homes.
- 2.17 Olympia Park** - The majority of the surveys and reports have now been completed on the site, and the lead developer is using these to inform the creation of a comprehensive masterplan for the development of the whole site. This evidence base and masterplan will support the submission of a planning application. The Council has appointed a dedicated project manager to lead the delivery of this key site. We are also continuing to work with the appointed legal and property advisers to explore strategies for the delivery of the site, ensuring we maintain a number of options. The Housing and Regeneration Team has secured £8.878m Housing Infrastructure Funding and is now progressing discussions with Homes England regarding the agreement of grant conditions and drawdown of the Housing Infrastructure Fund investment.
- 2.18 Making our Assets work** - The budget is targeted at funding due diligence work to bring the Council's assets to the market. These include small garage sites, Portholme Road, Edgerton Lodge, Barlby Road Depot and Bondgate. The Executive has recently authorised the former Barlby Road Depot site to be marketed for employment use.
- 2.19 Commercial Property Acquisition Fund** – The purchase of the former NatWest Bank in Tadcaster is now complete (10/08/18) and paid in full. Completion on the purchase of the Selby branch has been delayed due to persisting Land Registry issues. The opportunity to acquire two industrial units in Selby is still open as there has been no further private sector interest in the site at this time.
- 2.20 High Street shop fronts** – Project Officer assigned. A final draft for programme framework is being developed.

2.21 New Lane - Public Realm - The budget forecasts have been reduced for 2018/19 to reflect that this project will be delivered over two financial years. The design work will be completed in 2018/19 with some advanced payments to the statutory undertakers. Construction will take place in 2019/20.

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 Legal Implications

4.1.1 There are no legal issues as a result of this report.

4.2 Financial Implications

4.2.1 The financial implications are highlighted in the body of the report and appendices.

4.3 Policy & Risk Implications

4.3.1 There are no specific policy or risk implications beyond those highlighted in the report.

4.4 Corporate Plan Implications

4.4.1 The Programme for Growth plays a critical role in delivering the priorities set out in the Corporate Plan and its recent refresh. It also helps to deliver the priorities set out in the Economic Development Framework Year 1 Review, also on this agenda.

4.5 Resource Implications

4.5.1 The resource implications for delivering this programme are set out in the report and appendices.

4.5.2 There is a separate report on the Executive agenda today titled "Selby District Economic Development Framework 2017 – 2022 – Year one review and delivery plan 2019-2020". This discusses re-balancing of the existing P4G budget to fund staffing and capacity proposals – see paragraphs 2.9-2.11 of that report and the accompanying Appendix C. These movements all fall within the agreed P4G budget envelope and are not an additional call on resources.

4.5.3 Any changes arising from that report will be reported at the next P4G quarterly report (Q3).

4.6 Other Implications

4.6.1 Not applicable.

4.7 Equalities Impact Assessment

4.7.1 Not applicable.

5. Conclusion

5.1 The Programme for Growth has funded key staffing and projects integral to delivering the Council's Corporate Plan and Economic Development Framework (EDF) and this report outlines progress on the projects.

5.2 A separate report on progress of the EDF is included on this Executive Agenda. It highlights the substantial progress since it was launched at the Selby Growth Conference in November 2017. This direction of travel – Councils investing to stimulate growth – was reinforced at the recent District Council Network Autumn Assembly as the right direction to take in securing the future of places and helping Council's to become self-sustaining.

6. Background Documents

N/A

7. Appendices

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

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