



6 July 2018

Dear Sir/Madam

A meeting of the Jobs and Economy Committee will be held on Monday, 16 July 2018 in the New Council Chamber, Town Hall, Foster Avenue, Beeston NG9 1AB, commencing at 7.00 pm.

Should you require advice on declaring an interest in any item on the agenda, please contact the Monitoring Officer at your earliest convenience.

Yours faithfully

Chief Executive

To Councillors:	B C Carr	J W Handley
	M J Crow (Vice-Chair)	M Handley
	E Cubley	A Harper (Chair)
	T A Cullen	P Lally
	L Fletcher	R S Robinson

AGENDA

1. APOLOGIES FOR ABSENCE

To receive any apologies and notification of substitutes.

2. DECLARATIONS OF INTEREST

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest in any item on the agenda.

3. MINUTES

PAGES 1 - 4

The Committee is asked to confirm as a correct record the minutes of the meeting held on 15 March 2018.

4. PART 2 LOCAL PLAN SUBMISSION PAGES 5 - 8

To obtain approval to submit the Part 2 Local Plan for Independent Examination, subject to final approval from Council.
5. PERFORMANCE MANAGEMENT - REVIEW OF BUSINESS PLAN PROGRESS/BUSINESS GROWTH PAGES 9 - 16

To report progress against outcome targets identified in the Business Growth Business Plan, linked to Corporate Plan priorities and objectives, and to provide an update as to the latest key performance indicators in the Business Growth Business Plan.
6. ECONOMIC DEVELOPMENT UPDATE PAGES 17 - 20

To update members of the Committee on recent work within the Economic Regeneration Team.
7. UPDATE ON KEY SITES PAGES 21 - 28

To update members of the Committee on the progress of housing sites across the Borough.
8. OCCUPANCY UPDATE STAPLEFORD TOWN CENTRE PAGES 29 - 40

To update members further on the town centre occupancy at Stapleford Town Centre.
9. WORK PROGRAMME PAGES 41 - 42

To consider items for inclusion in the Work Programme for future meetings.

JOBS AND ECONOMY COMMITTEE

15 MARCH 2018

Present: Councillor A Harper, Chair

Councillors: M J Crow (Vice Chair)
E Cubley
T A Cullen
D A Elliott (substitute)
L Fletcher
R I Jackson
P Lally
W J Longdon (substitute)
M E Plackett (substitute)

Apologies for absence were received from Councillors B C Carr, J W Handley, M Handley, J K Marsters and R S Robinson.

40. DECLARATIONS OF INTEREST

There were no declarations of interest.

41. MINUTES

The minutes of the meeting held on 16 January 2018 were confirmed and signed.

42. PERFORMANCE MANAGEMENT – REVIEW OF BUSINESS PLAN PROGRESS – BUSINESS GROWTH

Members noted the report which focussed on progress against targets identified in the Business Growth Business Plan.

The Part 2 Local Plan was discussed with regards to 31 December 2018 being a realistic target for the adoption of the plan. It was considered that this allowed time for the inspection period.

The debate then centred on the beginnings of construction at Moults Yard, progress on the development at Beeston Square and the viability work for the Community Infrastructure Levy (CIL).

There was concern that occupancy rates for Stapleford Town Centre continued to be low. Action that the Council had taken to improve the situation was noted, including the introduction of free Wi-Fi and the re-definition of town centre boundaries to concentrate business activity included in the Part 2 Local Plan. It was also noted progress on the redevelopment of

the former police station site was good, with permission granted for 12 affordable homes. It was requested that a report be brought to Committee specifically focused on Stapleford Town Centre.

The Committee noted that there had been no progress on developing the Apprenticeship Campaign. It was stated that this was being included in the Council's work on job fairs and employer engagement.

The Committee was then given a brief update on the position of each of the Neighbourhood Plan areas in respect of their readiness to submit their plans.

43. ECONOMIC DEVELOPMENT UPDATE

Members noted the report which provided an update on the progress of recent work within the Economic Regeneration Team. It was requested that the number of businesses that attended the business health checks and business advice sessions be provided to the Committee.

Councillor R MacRae made representation to the Committee regarding job fairs in Stapleford.

Discussion progressed on to brown field development and whether there was a point at which it became impossible or uneconomic to redevelop sites.

It was noted that a grant had been given to the Council dedicated to looking at the level of contamination at Beamlight. It was confirmed that there would be no houses built on brownfield sites until it was entirely safe to do so.

The former site of the Myfords factory in Beeston was discussed with regard to pollution. It was noted that planning permission for 47 dwellings had been granted and that there had been no evidence of pollutants that would prevent development and no out of the ordinary pollutants.

44. HS2 UPDATE

It was noted that this was an important work stream for the Toton and Chilwell Neighbourhood Forum.

There was a discussion concerning the proposed delivery vehicle, for which a range of options were being discussed including a collaboration of interested stakeholders, a new town development company and a joint venture company. The discussion centred on whether planning powers would remain with Broxtowe or be vested in the new structure. It was stated that there was a need for a constructive partnership with landowners and other local authorities to ensure that the greatest benefit is derived from HS2. It was confirmed that the Council would not be willing to delegate its planning powers to any delivery vehicle without very substantial assurances.

45. STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT REVIEW

The Committee noted the supply of urban sites identified in the Strategic Housing Land Availability Assessment (SHLAA) which had been published on the Council's website.

The importance of providing evidence in the SHLAA that was as up to date as possible was discussed along with the Council's position in terms of housing completions and allocations to sites that had been consulted upon. It was stated that that Council would have a five year land supply with the completion of the Part 2 Local Plan.

46. WORK PROGRAMME

It was requested that a report on Stapleford Town Centre occupancy rates be added to the Work Programme.

RESOLVED that the Work Programme, as amended, be approved.

Chair _____

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Report of the Chief Executive

PART 2 LOCAL PLAN SUBMISSION1. Purpose of report

To obtain approval to submit the Part 2 Local Plan for Independent Examination, subject to final approval from Council.

2. Background

The Jobs and Economy Committee considered a number of reports in relation to the Part 2 Local Plan, and most recently in December 2017 a summary of comments received was reported to Jobs and Economy Committee. Officers have now had the opportunity to consider these comments in the detail required, and in appendix 1 is a summary of the most significant recommended changes to the plan from the publication version. A full version of the Part 2 Local Plan, with all changes shown, is circulated separately with the agenda and available to view in the Members' Room and by following the link [here](#).

3. Financial implications

The 2017/18 budget included £80,000 to meet costs incurred on the examination of the Part 2 Local Plan. Expenditure of £292.50 was incurred in 2017/18 and the remaining budget will be carried forward into 2018/19 to meet the anticipated costs.

Recommendation

The Committee is asked to RECOMMEND to Council that the Part 2 Local Plan be submitted for Independent Examination.

Background papers

Nil

APPENDIX 1

Summary of the most significant recommended changes to the planChetwynd:

- Recognition that the total site capacity is 1500. The housing figure for this plan period remains 500 (up to 2028) and this together with any uplift must be planned in a comprehensive manner with provision of the necessary infrastructure
- Clarification and strengthened GI – including. specific reference to Hobgoblin wood, links through the site
- The need for a North/South link Road has been added in (development should not compromise this)
- Heritage protection been made Key requirement (previously it was an aspiration)
- Traffic/Transport to be considered comprehensively with the Toton Strategic Location for growth.

Toton:

- Links to the Growth Strategy strengthened
- Traffic/Transport to be considered comprehensively with Chetwynd
- The provision of Green Infrastructure strengthened.

Bramcote:

- Number of houses increased from 300 to 500. This is achievable as the Local Wildlife Site has been reviewed and the area of ecological value is smaller than previously anticipated and the Hillside Gospel Church land has been included in the residential allocation area. This is to allow for greater certainty that the school can be re-built and also increase the likelihood of a replacement leisure centre
- The aspiration to include a leisure centre has been strengthened with the removal of the qualification 'if required'
- Requirement to mitigate/compensate loss of Local Wildlife Site at equivalent quality
- New Requirement to provide single junction for Bramcote/Stapleford allocations (opposite Sidings Lane) in accordance with the request of Nottinghamshire County Council as the highway Authority
- Local Green Space designation has been changed back to Green Belt following various request that this is done
- Clarification and strengthened Green Infrastructure links
- Reference to 'not compromising the stability' regarding removal of vegetation on the cutting.

Stapleford:

- Clarification and strengthened Green Infrastructure links
- New Requirement to provide single junction for Bramcote/Stapleford allocations (opposite Sidings Lane) in accordance with the request of Nottinghamshire County Council as the highway Authority.

Severn Trent:

- Housing number reduced from 150 to 100 due to delivery issues
- Site size has reduced
- Horses field to rear of Cornwall Avenue now Local green space
- New requirement for a stand-off distance from Sewage treatment works and household waste recycling centre
- Cycling reference has been included (as well as existing walking)
- Hedgerows to be retained
- Mitigation for nearby sports pitch.

Maltings:

- Green Infrastructure along edge of the railway line
- Allocation boundary has been amended to include the garage to the south.

Beeston Cement Deport:

- Housing number has increased from 21 to 40
- Green Infrastructure added along the edge of the railway line.

Awsworth:

- Strengthened Green Infrastructure to clarify improve pedestrian and cycling links along the bypass
- Heritage requirement re: setting of assets including viaduct (Historic England request)
- Toad protected measures to be included (if toads are found).

Brinsley:

- Strengthen Green Infrastructure including land to the south of the allocation for flood mitigation, planting and public access
- Retain hedges
- Change 'conserve' to 'preserve' re: view from St James Church (Historic England request)
- New requirement for traffic calming measures.

Eastwood:

- Green Infrastructure and habitat corridors provided through the site.
- Remove 30 extra care requirement and replace with a new requirement for a health facility
- SuDS provision added at the north of the site
- Dual access road, to reduce congestion on surrounding roads.

Kimberley:

- Green Infrastructure routes added
- Specific reference to Great Northern Path.

South of Kimberley Road:

- Green Infrastructure routes (not to be built on) to include land to the rear of houses on Eastwood Road at the eastern half of the allocation
- Specific reference to Great Northern Path.

Square:

- New requirement for active ground floor frontages
- New requirement public realm enhancements
- New requirement pedestrian and cycling links to and from the site
- Housing numbers clarified at 132.

Joint report of the Chief Executive and the Interim Deputy Chief Executive

**PERFORMANCE MANAGEMENT – REVIEW OF BUSINESS PLAN
PROGRESS – BUSINESS GROWTH**1. Purpose of report

To report progress against outcome targets identified in the Business Growth Business Plan, linked to Corporate Plan priorities and objectives, and to provide an update as to the latest key performance indicators in the Business Growth Business Plan.

2. Background

The Corporate Plan 2016-2020 was approved by Cabinet on 9 February 2016. Business Plans linked to the five corporate priority areas of Housing, Business Growth, Environment, Health and Community Safety are subsequently approved by the respective Committees each year in January/February.

3. Performance management

As part of the Council's performance management framework, each Committee receives regular reports during the year which reviews progress against their respective Business Plans. This will include a detailed annual report where performance management is considered following the year-end.

This outturn report is intended to provide the Committee with an overview of progress towards Corporate Plan priorities from the perspective of the Business Growth Business Plan. It provides a summary of the progress made to date on key tasks and priorities for improvement in 2017/18 and the latest data relating to Key Performance Indicators (KPI). This summary is detailed in appendix 1.

Recommendation

The Committee is asked to NOTE the progress made in achieving the Business Plan for Business Growth and the current Key Performance Indicators for 2017/18.

Background papers

Nil

APPENDIX 1

PERFORMANCE MANAGEMENT

1. Background - Corporate Plan

The Corporate Plan for 2016-2020 was approved by Cabinet on 9 February 2016. This Plan sets out the Council's priorities to achieve its vision to make "Broxtowe a great place where people enjoy living, working and spending leisure time." Over the period, the Council will focus on the priorities of Housing, Business Growth, Community Safety, Health and Environment.

The Corporate Plan prioritises local community needs and resources are directed toward the things they think are most important. These needs are aligned with other local, regional and national plans to ensure the ambitions set out in our Corporate Plan are realistic and achievable.

2. Business Plans

The current Business Plans, linked to the five corporate priority areas including Housing, were approved by the respective Committees at meetings held in January and February 2017.

The Council's priority for Business Growth is 'new and growing businesses providing more jobs for people in Broxtowe and improved town centres'. Its objectives are to:

- Increase the number of new businesses starting in Broxtowe (BG1)
- Help our town centres to compete and attract new visitors (BG2)
- Complete the regeneration of Beeston town centre and seek opportunities to regenerate town centres throughout Broxtowe (BG3)






The Business Plans detail the projects and activities undertaken in support of the Corporate Plan 2016-20 for each priority area. These cover a three-year period but are revised and updated annually. Detailed monitoring of progress against key tasks and outcome measures in the Business Plans is undertaken regularly by the relevant Committee. This includes a detailed annual report where performance management and financial outturns are considered together following the year-end as part of the Council's commitment to closely align financial and performance management.









3. Performance Management

As part of the Council's performance management framework, this Committee receives regular reports of progress against the Business Growth Business Plan. This report provides a summary of the progress made to date on key tasks and priorities for improvement in 2017/18 (as extracted from the Pentana Performance management system). It also provides the latest data relating to Key Performance Indicators (KPI).



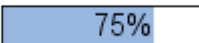





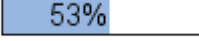
The Council monitors its performance using the Pentana Performance management system. Members have been provided with access to the system via a generic user name and password, enabling them to interrogate the system on a 'view only' basis. Members will be aware of the red, amber and green traffic light symbols that are utilised to provide an indication of performance at a particular point in time.


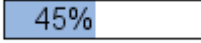








The key to the symbols used in the Pentana Performance reports is as follows:



Action Status Key		
	Completed	The action/task has been completed
	In Progress	The action/task is in progress and is currently expected to meet the due date
	Warning	The action/task is approaching its due date (and/or one or more milestones is approaching or has passed its due date)
	Overdue	The action/task has passed its due date
	Cancelled	This action/task has been cancelled or postponed

Key Performance Indicator and Trends Key			
	Alert		Improving
	Warning		No Change
	Satisfactory		Getting Worse
	Unknown		Data Only







Business Growth Key Tasks and Priorities for Improvement 2017/18



















Status	Pentana Code	Action Title	Action Description	Progress Bar	Due Date	Comments
	PLACE 1215_05	Secure best outcomes for the borough from tram works.	Work with all parties involved with NET Phase 2 in relation to compensation payments for land loss, land hand back and snagging. Secure best possible outcomes for the borough from the construction and operation of the tram.	 92%	31-Oct-2018	Landscaping works have been completed and most land handed back. Compensation still to be agreed but recent significant progress has been made. Due date has been extended from 31 December 2017.
Page 12	JBG1316_05	Improve facilities at Beeston train station	Improve facilities at Beeston train station	 75%	31-Aug-2018	Improved cycle parking installed. Improved car parking is currently under construction due for completion by August 2018.
		BG1620_07	CPO Moults Yard	Purchase Moults Yard	 100%	31-Jul-2019
	CP1417_02	Stapleford Gateway site	Redevelopment of the Stapleford Gateway site	 33%	31-Mar-2020	Construction of Phase 1 is complete. Discussions about the future of the site are ongoing. Due date has been revised from 31 December 2018.
	BG1620_09	Redevelopment of Beeston Square - Phase 2	Redevelop Beeston Square – Phase 2	 53%	31-Mar-2020	Planning application submitted in May 2018.

Status	Pentana Code	Action Title	Action Description	Progress Bar	Due Date	Comments
	BG1620_01	Bring forward the Part 2 Local Plan to adoption	Bring forward the Part 2 Local Plan to adoption		31-Mar-2019	Local Plan Part 2 presented to Jobs and Economy Committee 16 July 2018 for submission. Due date revised from 30 November 2017.
	JBG1518_06	Neighbourhood Plans	Assist in the preparation of Neighbourhood Plans		31-Jul-2018	10 Neighbourhood Plans are in preparation. Nuthall Neighbourhood Plan has been submitted for examination in Summer 2018.
 Page 13	PLACE 0912_07b	Bring forward site allocations to adoption as part of the Broxtowe Part 2 Local Plan (publication version)	Create document to identify sites		31-Mar-2019	Local Plan Part 2 presented to Jobs and Economy Committee 28 June 2018 for submission. Due date revised from 31 May 2018.
	PLACE 1013_08	Identify important policies to use as basis for development control in the Broxtowe Part 2 Local Plan (publication version)	Adoption of policies to undertake effective development control		31-Mar-2019	Local Plan Part 2 presented to Jobs and Economy Committee 28 June 2018 for submission. Due date revised from 30 November 2017.
	BG1620_08	Report to Members to enable consideration of undertaking a CIL charging Schedule	Report to Members to enable consideration of undertaking a CIL charging Schedule		30-Sep-2018	Viability work to support Part 2 Local Plan commissioned in February 2108. This work will include CIL charging. Due date revised from 30 June 2017.

Status	Pentana Code	Action Title	Action Description	Progress Bar	Due Date	Comments
	JBG1417_04	Apprenticeship Campaign	Work with partners to develop an Apprenticeship Campaign	<div style="width: 50%; background-color: #4f81bd; border: 1px solid black;"></div> 50%	30-Sep-2018	Discussions held with HR about Apprenticeship Levy. Funding is supporting apprenticeships within the Council. Arrangements being made to host an apprenticeship event in 2018 are being made. Due date revised from 30 September 2017.
	JBG1417_05	Develop a borough wide incentive scheme for employers	Work with partners to leverage investment and develop a borough-wide incentive scheme for employees	<div style="width: 75%; background-color: #4f81bd; border: 1px solid black;"></div> 75%	30-Sep-2018	Details of the grant scheme criteria and agreement being finalised. Marketing and press release prepared. Scheme being promoted through applicable networks. Due date revised from 30 September 2017.

Business Growth Key Performance Indicators 2017/18

Status Icon	PI Code & Short Name	2016/17 Outturn	2017/18 Outturn	Current Target	Short Term Trend	Long Term Trend	Notes
	BV204 Appeals allowed against authority decision to refuse planning permission	26.7%	33.3%	30.0%			
	NI 157a Processing of planning applications: Major applications determined within 13 weeks	84.2%	88.2%	60.0%			

Status Icon	PI Code & Short Name	2016/17 Outturn	2017/18 Outturn	Current Target	Short Term Trend	Long Term Trend	Notes
	NI 157b Processing of planning applications: Minor applications determined within 8 weeks	88.4%	92.8%	90.0%			Targets achieved despite difficulties in filling long-term vacancies.
	NI 157c Processing of planning applications: Other applications determined within 8 weeks	95.0%	96.6%	95.0%			Targets achieved despite difficulties in filling long-term vacancies.
	TCLocal_01a Town centre units occupied - Beeston	94%	94%	92%			The occupancy rate remains above target.
	TCLocal_01b Town centre units occupied - Kimberley	89%	95%	92%			Achieved target
	TCLocal_01c Town centre units occupied - Eastwood	90%	91%	92%			Achieved occupancy rate target and the rate of occupancy remains in line with the national occupancy rate.
	TCLocal_01d Town centre units occupied - Stapleford	87%	83%	92%			Target was not achieved. Occupancy is below National occupancy rates.

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Report of the Chief Executive

ECONOMIC DEVELOPMENT UPDATE

1. Purpose of report

To update members of the Committee on recent work within the Economic Regeneration Team.

2. Background

In line with the Council's updated Economic Regeneration Strategy, which was approved in November 2017, various work has been undertaken. A summary of the recent work is included within the appendix and the Committee is asked to note the contents of the report.

3. Financial implications

Any external funding received for the purpose of economic development will be used in accordance with the Economic Regeneration Strategy. The details will be reported to the relevant committee for consideration with revenue and capital budgets amended accordingly.

Recommendation

The Committee is asked to NOTE the report.

Background papers

Nil

APPENDIX**Bidding**

Recently the Economic Development Team in collaboration with the Interim Regeneration Project Manager and Head of Property Services submitted a business case to the N2 Town Centre Programme in January, relating to Beeston Square Phase 2.

The N2 Town Centre Programme is derived from Local Growth Fund Round 3 monies and the administration for this scheme is being run by Nottinghamshire County Council.

The Beeston Square Phase 2 business case is currently being considered by external assessors and Nottinghamshire County Council to determine if the bid will be successful, with the opportunity to clarify aspects of the business case which might require further work. Once the Economic Development Team know of further updates they will provide these to the Committee.

Another source of funding which was secured was the £140,000 from the Nottinghamshire Pre Development Fund. This provided funding which was evenly split between two projects – Beeston Square Phase 2 and Chewton Street, Eastwood.

Beeston Square Phase 2 work has been conducted, which involved site investigations and the £70,000 which was sourced has now been spent on the project and claimed back by Broxtowe Borough Council.

In relation to the Chewton Street site, the contamination surveys have been conducted and part of the money spent has been claimed back by the Council, with the other expected to be claimed once the survey work has completed.

Events

Recently business health checks took place on 28 March and 30 May, which had very high attendance figures with 7 of the 8 appointments being booked for each and feedback from advisers being positive.

Planned for 4 July is Digital PR for Link Building which is being organised in partnership with D2N2 Growth Hub. The event will be held at Attenborough Nature Reserve and will cover:

- Digital PR? What is it?
- How digital PR benefits your business.
- The value of online coverage.
- The importance of a healthy link profile.
- The state of link building in 2018.
- Five steps to successful link building.

- Tips for working with journalists/bloggers: what they want, good and bad outreach email examples.
- How to evaluate success
- Tools and resources overview: media databases, reporting tools, content inspiration.

Further events are expected to be organised in collaboration with D2N2 Growth Hub, specifically a Business health check in September and another larger workshop to be determined.

Eastwood Job Club

Eastwood Job Club was previously set up by the Communities team within Broxtowe Borough Council. The scheme was expected to stop in April but the Economic Development Team were approached to keep the club going for another 6 months by DHA (Direct Help & Advice).

The job club provides support and advice to unemployed individuals across Eastwood with work being conducted on IT skills, CV writing, providing assistance in preparing for interviews and linking into other services provided by DHA.

It is expected after the 6 months, the Economic Development team will report back to the Committee on the outcomes of the scheme and assess whether another 6 months of this scheme, or potentially widening the club to other towns in Broxtowe, is warranted.

Business Grants

Broxtowe business start-up grants have been official released and interest has been slowly building by releasing information through the local networks. The grant is designed to assist businesses starting up and create 1 job which will be based within Broxtowe and fill a vacant unit in the area.

The scheme has a maximum award of £1,000 grant with 12 full grants being available to businesses. It is expected this will be spent within the year from official release.

It has been marketed through appropriate channels to maximise the coverage available for the grant:

- Broxtowe Matters
- Social media
- Website
- Networks
- Business support providers

It is expected an event will be held in collaboration with Nottinghamshire Business Venture to assist interested businesses in applying for the grant, by providing a workshop giving a start-up business the information necessary to

produce a business plan and cash flow forecast. The date is to be confirmed but the Committee will be made aware of this once conducted and impact produced.

It is expected after a year of the business grants running, this will be reviewed on how successful it was in supporting start-up businesses and make adjustments where necessary to the scheme or discontinue the scheme.

Report of the Chief Executive

UPDATE ON KEY SITES

1. Purpose of report

To update members of the Committee on the progress of housing sites across the Borough.

2. Background

In order to try and meet the housing targets within the Aligned Core Strategy housing delivery needs to increase. The Regeneration Manager has met with various landowners and developers in order to try to facilitate development on various sites across Broxtowe and the details of these investigations are included in the appendix.

3. Financial implications

Development on Council owned land could lead to financial returns in the future. Once these have been confirmed the details will be reported to members and revenue and capital budgets amended as necessary.

Recommendation

The Committee is asked to NOTE the report.

Background papers

Nil

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APPENDIX

Regeneration Sites Update
June 2018

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
Moults Yard, Stapleford	Foundation work has commenced on site.	Development Started	NA
The Manor Garage Site Toton	<p>Pre application discussions are on-going.</p> <p>Further flood modelling has been carried out and submitted to the EA for comment.</p> <p>This should enable clarification on how much of the site can actually be 'developed' and how much land should be retained for flood mitigation/ floodplain.</p>	2018	Autumn 2018
Cossall Industrial Estate	<p>Hybrid planning permission signed off.</p> <p>However further issues have been encountered with regard to the amount of money required to re-grade the land, and the viability of the scheme.</p> <p>Currently the site is not considered viable but options are being explored.</p>	Hybrid application approved and S106 signed.	Winter 2018-Spring 2019
Beamlight, Eastwood	<p>Outline planning permission approved across both sites. Further planning applications have recently been submitted on both sides/sites.</p> <p>On the western side discussions are on-going with regard to the best way forward to develop the site efficiently, and how to best fulfil with Section 106 obligations.</p> <p>Eastern site –On-going discussions</p>	<p>Eastern site: Application for 30 houses on the far western edge submitted.</p> <p>Western site: 1x 40 houses 1x 5 houses</p>	<p>Eastern Site – 2019</p> <p>Western site – 2018</p>

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
	are taking place with regard to resolving the land contamination issues on eastern boundary. It is understood the slow but steady progress is being made in this regard.	1x substation	
Hilltop House, Eastwood (Former Cash office)	Various developers keen to redevelop this site but it is understood that as yet the site has not been sold. Had positive pre application discussions with some potential purchasers and have spoken to the marketing agents. Several developers have suggested that the price of the site is too high.	Discussions have taken place between the Council, the Estate Agents and some potential purchasers.	Start date not currently anticipated until an agreement can be reached on the development viability of the site.
Brinsley High Street	Have spoken to all neighbours and land owners and generic enthusiasm from most for redevelopment of the area. However whilst numerous developers have been contacted about this site and some have spoken to the site owners directly, interest is limited. This is due to the need to acquire several sites in order to make a viable scheme and the differing financial aspirations of the land owners. No further progress.	Discussions on-going.	Start date not currently anticipated until an agreement can be reached on the development viability of the site.
Beeston Cement Depot	Ongoing discussions with Network Rail about bringing this site forward and Network Rail have recently got internal support to release this site. Network Rails statutory pre-application process has concluded and therefore pre application discussions with the Council are likely to commence soon.	Pre application stage.	Winter 2018
Wadsworth Road,	School site is now occupied by the Haven Group who have a 3 year deal	The County Council do	Won't come forward for

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
Stapleford	and are paying rent for it. The County got a planning agent involved and a small housing scheme was discussed in 2015, however the County do not wish to pursue this, even though the financial returns could be beneficial.	not wish to pursue developing the area of open space adjacent to the site. Their reasoning being it is used as operational school land. Therefore this site is unlikely to move forward.	development until such time as the County Council decide to sell the site.
Mushroom Farm	<p>All relevant planning applications have now been approved.</p> <p>Two units adjacent to the A610, approved under reference 15/00469/REM, are under construction.</p> <p>Furthermore following the approval of a reserved matters application an industrial unit with a Gross External Area of 84 500sqm is under construction towards the east of the site.</p>	NA	Under construction
Boots	<p>Work underway on access and S106 discussions at an advanced stage.</p> <p>Verbal update reported on the night.</p>	Reserved matters to be submitted following resolution of S106 agreement which is with the respective highway authorities. Meetings	Autumn 2018

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
		have taken place in May 2018 to progress matters.	
Kimberley Brewery	A suite of applications have been submitted and granted approval recently, subject to the signing of a S106 agreement.	Discussions are on-going with planning about developing the wider site.	Construction started on part of site. Start on the remainder anticipated Autumn 2018.
Bartons	Planning permission granted and the Section 106 signed. Regular discussions take place between the planning department and the developers to try and maintain this momentum.	Resolved to grant planning permission 29 houses (full) and 221 outline.	Spring 2018
BBPK	Sec 106 agreement has been signed so there is now no longer any impediment to delivery and construction on site.	Sec 106 agreement has been signed.	Autumn 2018.
St Johns College	Planning application approved for 40 dwellings.	Approved.	Development started on site.
Cemex Concrete	<p>Planning application approved for 20 dwellings.</p> <p>Delivery timescales likely to depend on the programme for decommissioning of the depot.</p>	Approved.	Summer – Autumn 2018
Eastwood Road/ Maws Lane	<p>Discussions are on-going with the land owner and planning agent to try and bring forward both sites.</p> <p>Due to the weather and contractors commitments there was a delay in getting both sites sufficiently clear to begin topographical surveys. Nevertheless it is expected to have topographical surveys carried out</p>	Pre application discussions are on-going and early draft plans expected early next year.	Summer 2019- Autumn 2019

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
	<p>soon and the site to move forward, albeit slowly.</p> <p>There are still some ownership issues around the access to the northern site that are slowly being resolved. It is anticipated that early draft plans will be submitted in 2018.</p>	Applications 2018	
Dagfa House School	Permission granted to convert Dagfa House school into student accommodation (to provide 91 bed spaces) Additionally permission approved to construct additional student accommodation (providing 136 bed spaces). Various changes proposed following the submission of Non Material Amendments.	Application approved.	Spring Summer 2018
Former Myfords Site	<p>The planning application for 47 houses has now been approved (following the signing of a S106 agreement).</p> <p>A scheme for a nursing home on the same site has recently been submitted.</p>	Housing scheme approved.	2019
Walker Street, Eastwood	Discussions taking place to try and ensure there is no impediment to delivery including utilising available resources for a traffic survey and access work. The Regeneration Manager and Head of Neighbourhoods and Prosperity has liaised with the County Council over this issue.	Detailed scheme expected 2018	Autumn 2018

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
Stoney Street, Beeston	<p>The underutilised site opposite Sainsbury's and the 'Bell' in the pedestrianised area.</p> <p>Discussions have taken place with the Agent marketing the site, but no real progress.</p> <p>It would appear that the price sought for the site is unrealistic in the current market.</p>	Unknown	Unknown

Report of the Chief Executive

OCCUPANCY UPDATE STAPLEFORD TOWN CENTRE

1. Purpose of report

To update members further on the town centre occupancy at Stapleford Town Centre.

2. Background

Members agreed at the Jobs and Economy Committee held on 15 March 2018 that updates on the occupancy of main employment sites are reported twice a year, subject to when the new data is captured and these figures would be reported to the next available Committee. Further to this, the Committee requested that a further report on Stapleford Town Centre was added to the work programme, owing to its comparably lower ground floor retail occupancy rate.

Further details on Stapleford are included in the appendix.

Recommendation

The Committee is asked to NOTE the report.

Background papers

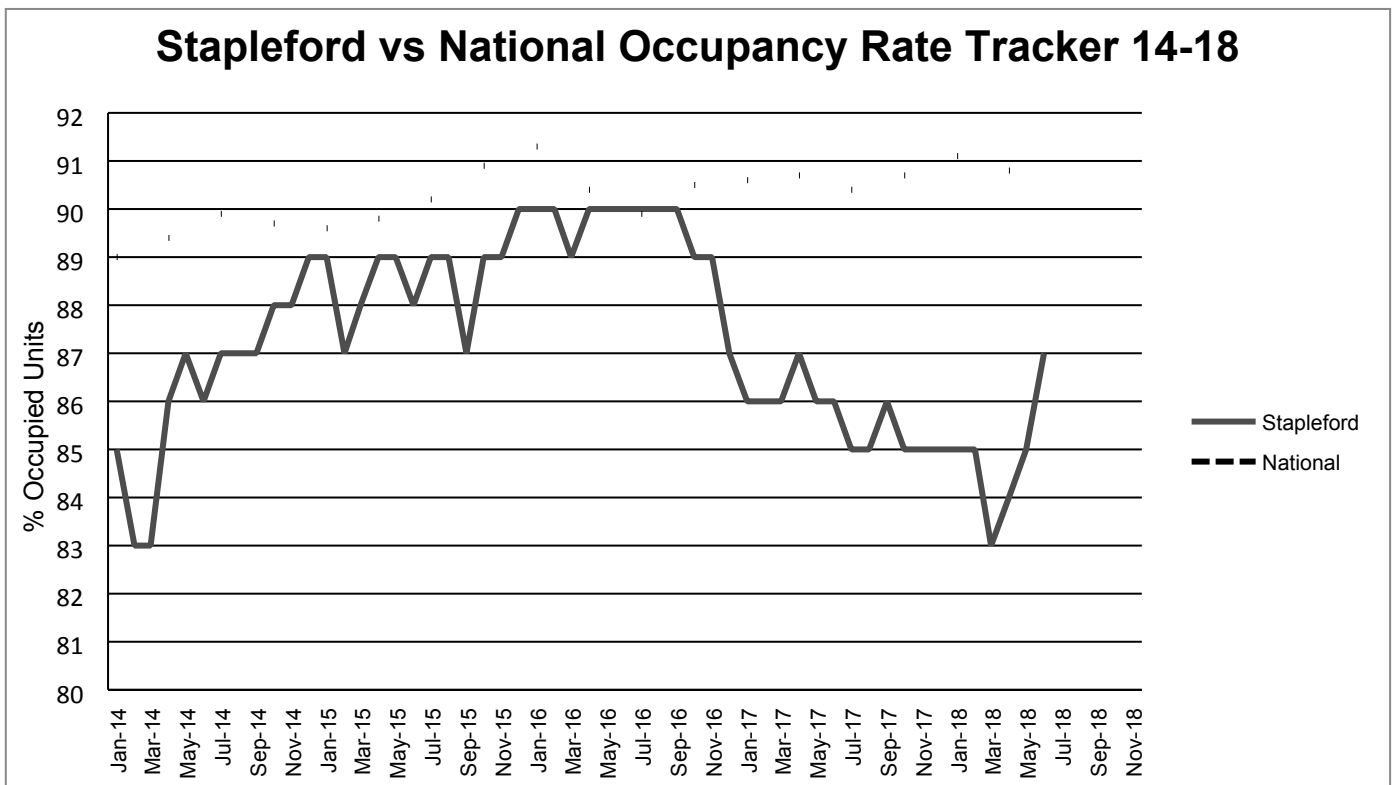
Nil

Stapleford Town Centre Update – May 2018

Stapleford has seen its occupancy rate improve since the Committee last met and now operates at 87%, with the national figure now at 91%.

Context

Although Stapleford has historically sat below the national average for ground floor retail and leisure occupancy, the monthly fluctuation of occupied units has followed a similar trend to that which was occurring nationally, although several points below. The graph below shows Stapleford’s occupancy (solid line) improve from an all-time low of 83% in March 2014, reaching 90.4% in January 2016, when national occupancy (dashed line) was 91% and the retail landscape was perceived to be in a healthier position. Further to this, when national occupancy began to decline during the first half of 2016, Stapleford remained more stable and even sat marginally above national occupancy although very briefly.



The graph further illustrates a steep decline in Stapleford occupancy for the second half of 2016, which is likely a result of arguably the four most prominent commercial properties in terms of positioning and frontage, including the town’s main supermarket offer (Co-Op) close their doors due to general market pressures. These closures also posed a much longer term challenge for Stapleford during 2017, as these units would naturally have the highest market rents to achieve and lengthy negotiations attached to the transfer of freehold interest at the former Deacon House carpet store and lease interests at former Co-Op, ATS Garage and GEM home improvements unit. The issue of these vacant properties was clearly compounded when growth in retail for the majority was seen in the Food and Beverage sector during 2017, something many local centres have struggled to adapt to quickly and these uses were not particular suitable in these properties. The

vacant anchor properties would have naturally contributed to reduced faith in the long term viability of Stapleford from outside investor perspective and nearby businesses potentially looking to exercise break clauses.

The occupancy decline in 2017 was also mirrored in Broxtowe's other town centres, notably Beeston ending 2017 4% down on its occupancy from the start of 2017. Although this downward trend differs from the national picture, a similar downward trend was occurring regionally, with the East Midlands seeing an overall decline. This demonstrates that Stapleford is not typically different, or resilient, to the property market and retail environment sensitivities seen elsewhere the UK.

With the natural turnover of properties in Stapleford, transfers of freehold interests, the town has seen great improvement in occupancy during 2018.

In light of recently obtained planning permissions and the necessary licensing consultation which ended in June 2018, provided no restrictions to allow the opening of the following businesses:

- 23 Nottingham - Delicious Deserts & Pizza
- 126 Derby Road - Auto Safety Centre
- Unit 2 Alexandra Street – Millipede Ale House

The occupancy in Stapleford Town Centre will improve further to 89.1%.

We have also observed works to refurbish the former Natwest property at 62 Derby Road, which although displaying no agent/marketing details, is likely to have either a tenant primed, or the new owner at the very least has a plan for this unit, which was recently purchased at auction and has been since gutted internally with new windows installed, presumably to suit more as a blank canvas.

The former Deacon House at 54 Derby Road, which is a prominent unit which will also see significant improvement works to the GF retail area, should a long term tenant not be secured before the completion of the planned residential redevelopment above. Should a lease be agreed here, this would put Stapleford's occupancy in line with the current national average of 91%.

As hard as the trend in occupancy from a national context is to predict, we also have the ability to counteract and stabilise occupancy in Stapleford longer term and the Council will use its pro-active planning policy framework to secure additional investment in Stapleford by contracting the town centre boundary to focus retail development in smaller areas and secure additional residential development in upper floors.

This is especially pertinent in areas outside of the prime frontage, where higher concentrations of vacant commercial units are observed. Point 3a of the Council's Economic Regeneration Strategy delivery plan also states an intention to reduce the boundaries of town centres where necessary to help the Council deliver a more compact town centre, where commercial units will be contained within a smaller area. Therefore, increasing the amount of residential units around the town centre.

Vacant property updates

Address	Former Use	Progress Notes	Info obtained
Church Street	Post Office	<p>No further progress to report.</p> <p>Vacant since the transfer of the Post Office franchise to another business located within prime frontage area.</p> <p>No marketing or agent details on display.</p> <p>Property not located within prime frontage area.</p>	Site visit
21 Nottingham Road	Chip Boarded Property	<p>No desire to bring frontage back into use. Not technically vacant, but property is being used for storage, not ground floor retail.</p> <p>Property not located within prime frontage area.</p>	Owner
23 Nottingham Road	Document Store (Maclaren Warner)	<p>Property was being used as a document store and although not technically vacant, saw no activity for 5+ years. The freehold to this property was sold at the beginning of 2018, to a party looking to bring the GF back into retail use, with a tenant primed before the sale. Planning permission was granted on 14/3/18 for a change of use from A2 to A5 ref 18/00031/FUL.</p> <p>'Delicious Deserts &</p>	Agent instructed on the sale, Business owner

Address	Former Use	Progress Notes	Info obtained
		<p>Pizza' to open 15th June 2018.</p> <p>Property not located on prime frontage area.</p>	
25-29 Nottingham Road	And Flowers...by Wendy	<p>No further progress to report.</p> <p>No marketing or agent details on display.</p> <p>Property not located within prime frontage area.</p>	Site visit
2-8 Derby Road	The Nottingham	<p>Frontage of 2-4 is under lease with Impressions Dental Lab, who are currently trading from the 1st floor only. The have part refurbished the GF unit, but cannot occupy until an access dispute between the neighbouring business and the landlord is resolved.</p> <p>Units 6-8 remain vacant with no further progress to report on these frontages. These units became vacant when The Nottingham relocated the Church Street side of this property row.</p> <p>No marketing or agent details on display.</p>	Site Visit, Business owners
22 Derby Road	Saint Estate Agents	<p>No further progress to report.</p> <p>No marketing or</p>	Site Visit

Address	Former Use	Progress Notes	Info obtained
		agent details on display.	
54 Derby Road	Deacon House Carpets	<p>Further to the update on this property at a previous committee, planning permission has since been granted to convert the 1st floor into 6 flats. The owner is currently offering the GF retail space at a reduced market rent to allow any incoming tenant to refurbish to their spec. If the property remains vacant on the completion the 1st floor redevelopment, the owner will refurbish the GF unit to a blank canvas to encourage a lease.</p> <p>Planning permission was granted on 25/5/18 for a change of use from A1 to retail and residential (Class C3) to create 6 flats and external alterations including side dormer. Ref 17/00873/FUL.</p> <p>This property is located within the prime frontage area.</p>	Agent instructed
62 Derby Road	NatWest	<p>No further progress to report. Recently purchased at auction.</p> <p>No marketing or agent details on display.</p>	Site visit
96 Derby Road	Better Living	No further progress	Site visit

Address	Former Use	Progress Notes	Info obtained
	Pharmacy	<p>to report.</p> <p>No marketing or agent details on display.</p> <p>Property not located within prime frontage area.</p>	
122 Derby Road	G.E.M Home Improvements	<p>Hedgehog Electrical Contractors are currently operating a business from the back office area of this property. There is consideration to refurbish the retail area of the property facing into Derby Road which is currently closed to the public as a small electrical supply counter; however there are no plans to complete this work until 2019.</p> <p>Property not located within prime frontage area.</p>	Update from business owner
126 Derby Road	A.T.S Garage	<p>Further to the update on this property at a previous committee, lease terms were recently agreed for a similar use (Car Garage). 'Auto Safety Centres' should be open to the public some time in Q2 2018, although signage and internal works have already been completed.</p> <p>Property not located within prime frontage area.</p>	Agent instructed
230 Derby Road	Nottingham	No further progress	Site visit

Address	Former Use	Progress Notes	Info obtained
	Computers	to report. No marketing or agent details on display. Property not located within prime frontage area.	
242-254 Derby Road	Multiple GF units, Floor Shop, Aden Media	Vacant for several years, the Council has received a planning application to now convert all these GF retail units and create necessary extensions to create 11 new self-contained flats. Property not located on prime frontage area or the town centre boundary.	
171 Derby Road	The Laundry Room	Planning application received in for the change of use from Laundrette to tattoo and body piercing studio (including beauty) ref 18/00314/FUL. Works have already been undertaken to divide the ground floor, providing what could be treatment rooms. It is hoped this business will add specialism to Stapleford, as the owner intends to provide tattoo removal services. Consultation with neighbours due to end 5/6/18 and it hoped the business will be trading as soon as possible	Update from business owner

Address	Former Use	Progress Notes	Info obtained
		<p>following permission.</p> <p>The unit has been vacant since June 2017, following the relocation of the Laundrette to 159a Derby Rd and the Dental lab from 159a Derby Rd to the corner units at the Roach junction.</p> <p>Property not located within prime frontage area.</p>	
157 Derby Road	Stapleford Motor Spares	<p>The freehold for this property is currently for sale for £160,000. This retail unit would be eligible for small business rate relief based on floor size and it is likely a buyer would explore the option to convert the 1st floor to create a flat, due to its dedicated garage to the rear and off street parking for up to 3 vehicles and ability to generate rental income without relying on a commercial lease at the GF. It is not likely this property will be on the open market for an extended period of time.</p> <p>Property not located within prime frontage area.</p>	Agent instructed on sale
139b Derby Road	Your Plumb Stop	Property still has an existing lease which is due to expire in June 2019. Previous leaseholder has	Lease Guarantor

Address	Former Use	Progress Notes	Info obtained
		<p>advised that any property enquiries should be passed onto them or landlord in order to broker a new longer term lease. Previous occupants have since declared bankruptcy.</p> <p>Property not located within prime frontage area.</p>	
137b Derby Road	The Roach Bar	<p>No further progress to report.</p> <p>No marketing or agent details on display.</p> <p>Property not located within prime frontage area.</p>	Site visit
Derby Road	Wilko	<p>Since the previous committee, the Wilko lease has now expired with the agent receiving some interest since actively marketing the property from April. It is anticipated we may receive an application for change of use from A1 retail to A5 within the next few months from an interested party.</p> <p>Property not located within prime frontage area.</p>	Agent instructed
Unit 2 Alexandra Street	The Vanda Vase	<p>Planning permission was granted on 17/4/18 for a change of use from retail A1 to micro pub (Class A4). Ref 18/00094/FUL</p>	Site Visit

Address	Former Use	Progress Notes	Info obtained
		<p>A consultation on licensing is due to end in June 2018. No further works to the interior of the property have taken place.</p> <p>Property not located within prime frontage area.</p>	

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Report of the Chair of the Jobs and Economy Committee

WORK PROGRAMME

1. Purpose of report

To consider items for inclusion in the Work Programme for future meetings.

2. Background

Items which have already been suggested for inclusion in the Work Programme of future meetings are given below. Members are asked to consider any additional items that they may wish to see in the Programme.

3. Work Programme

6 September 2018	<ul style="list-style-type: none"> • Building Control Shared Service Annual Report • HS2 Update • Update on Key Sites • Stapleford WiFi Update
22 November 2018	<ul style="list-style-type: none"> • HS2 Update • Update on Key Sites
31 January 2019	<ul style="list-style-type: none"> • HS2 Update • Update on Key Sites

4. Dates of future meetings

- 6 September 2018
- 22 November 2018
- 31 January 2019

(All meetings to start at 7.00 pm)

<u>Recommendation</u>

The Committee is asked to consider the Work Programme and RESOLVE accordingly.

Background papers

Nil

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