



Wednesday, 28 August 2019

Dear Sir/Madam

A meeting of the Jobs and Economy Committee will be held on Thursday, 5 September 2019 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:	M J Crow	P M Roberts-Thomson
	M Handley	S J Carr
	M Hannah	E Cubley
	R I Jackson	D D Pringle
	L A Lally (Vice-Chair)	J W McGrath
	P Lally	T Hallam (Chair)
	R D MacRae	

## AGENDA

1. APOLOGIES

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 - 2  

The Committee is asked to confirm as a correct record the minutes of the meeting held on 4 July 2019.
4. KEY SITES UPDATE PAGES 3 - 10  

To update members of the Committee on the progress of housing sites across the borough.
5. MUSHROOM FARM INDUSTRIAL UNITS - NEW BUILD PAGES 11 - 14  

To seek approval to proceed with an Expression of Interest to submit a bid for D2N2 LEP funding.
6. BROXTOWE BUSINESS START-UP GRANT SCHEME REPORT PAGES 15 - 18  

To outline to the Committee details of the Broxtowe Business Start-Up Grant scheme and request approval to run another grant scheme to support Broxtowe businesses.
7. OCCUPANCY OF TOWN CENTRES AND MAIN EMPLOYMENT SITES (INDUSTRIAL) UPDATE PAGES 19 - 34  

To update members on the occupancy rates of key employment sites, including Beeston, Eastwood, Kimberley and Stapleford Town Centres.
8. EXTENDING THE BENEFITS OF ECONOMIC GROWTH FROM HS2 TO THE NORTH OF BROXTOWE PAGES 35 - 40  

To invite members to consider recommending to the Finance and Resource Committee the commissioning of an engineering study demonstrating how a tram extension from the Toton HS2 hub station to Langley Mill and Kimberley could be reliably delivered.
9. UPDATE REPORT ON PROGRESS ON THE REVIEW OF THE GREATER NOTTINGHAM ALIGNED CORE STRATEGIES PAGES 41 - 42  

Update report on progress on the review of the Greater Nottingham Aligned Core Strategies.

10. HS2 UPDATE: DESIGN REFINEMENT CONSULTATION PAGES 43 - 48
- To update the Committee on the published HS2 Phase 2b Design Refinement and to consider a response to this consultation.
11. PERFORMANCE MANAGEMENT - REVIEW OF BUSINESS PLAN PROGRESS - BUSINESS GROWTH - OUTTURN REPORT PAGES 49 - 56
- 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 therein.
12. WORK PROGRAMME PAGES 57 - 58
- To consider items for inclusion in the Work Programme for future meetings.

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## JOBS AND ECONOMY COMMITTEE

THURSDAY, 4 JULY 2019

Present: Councillor P Lally, Chair

Councillors: S J Carr (substitute)  
M J Crow  
T Hallam (substitute)  
M Hannah  
R I Jackson  
E Kerry (substitute)  
L A Lally  
P M Roberts-Thomson  
E Williamson

Apologies for absence were received from Councillors M Handley, R D MacRae and I L Tyler.

### 1 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 2 MINUTES

The minutes of the meeting on 31 January 2019 were confirmed and signed as a correct record.

### 3 ECONOMIC DEVELOPMENT UPDATE

The Committee noted the recent work of the Economic Regeneration Team. More information on the businesses helped by the work of the team was requested, including the location of the businesses and an update on their progress.

Discussion progressed on to the four main town centres with focus on the possibility of having a night market in Beeston Square, concern about large unoccupied units in Kimberley and disappointment over technical problems postponing the implementation of free Wi-Fi in Eastwood and Kimberley.

The Committee noted the importance of working with Town and Parish Councils and local businesses to ensure that regeneration work was productive.

### 4 HOUSES IN MULTIPLE OCCUPATION IN BEESTON UPDATE

The Committee considered the merits of additional policy restrictions regarding Houses in Multiple Occupation (HIMOs).

The importance of gathering evidence to support any future policy was emphasised and it was noted that consideration would be given to the housing situation in the Greater Nottingham area in comparison to Broxtowe in order that a case be properly made. It was noted that the restrictions placed on HIMOs by Nottingham City Council were only implemented because they could provide clear evidence that there was a lack of family accommodation throughout their area and that certain places were wholly populated by students.

The debate took in the role of the University, the impact of the Local Plan Part 2 and that the aim of any policy should not be to ban HIMOs, but to promote a mix of housing.

**RECOMMENDED to the Finance and Resources Committee that the work outlined in the appendix is undertaken.**

5 HOUSING DELIVERY TEST UPDATE

The Committee noted the work that was being done to complete an action plan because housing delivery was at 57% of the housing requirement. The reasons for under-delivery were discussed and the Local Plan Part 2 was emphasised as a key component of the action plan. Work to deliver housing developments after planning permission was granted was also discussed.

It was proposed by Councillor R I Jackson and seconded by Councillor P Lally that an amendment to the recommendation be made to include Group Leaders in the delegation to submit the action plan. On being put to the meeting the motion was carried.

**RESOLVED that the submission of the final action plan be delegated to the Head of Neighbourhoods and Prosperity in consultation with the Chair of the Jobs and Economy Committee and Group Leaders.**

6 PERFORMANCE MANAGEMENT REVIEW OF BUSINESS PLAN - BUSINESS GROWTH - OUTTURN REPORT

The progress made in achieving the Business Plan for Business Growth and the current Key Performance Indicators for 2018/19 were noted.

7 WORK PROGRAMME

The Committee added the Key Sites Update as a standing item to be submitted to each meeting.

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

**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 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 outcome of these meetings are included in the appendix.

3. Financial implications

New housing developments on these sites would produce a financial return to the Council in Council Tax and new homes bonus income whilst business developments could result in the Council receiving a share of resulting National Non Domestic Rates (NNDR) income.

**Recommendation**

**The Committee is asked to NOTE the report.**

Background papers

Nil

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## Regeneration Sites Update

September 2019

APPENDIX

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
Moults Yard Stapleford	Foundation work has commenced on site. However, this has now been significantly delayed due to the discovery of Japanese Knotweed and the need to treat it.	Development started but now delayed.	NA
The Manor Garage Site Toton	Pre application discussions are on-going. Further flood modelling has been carried out and submitted to the EA for comment. Discussions have determined that a full Flood Risk Assessment will be required and an overflow channel through the site should be constructed. Agent due to come in and discuss progress imminently.	2019 (Progress is being made but slow).	2019 (Delayed due to further modelling)
Cossall Industrial Estate	Hybrid planning permission signed off. 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. Regeneration Manager met with prospective developers to try and navigate a way forward.	Likely revised scheme to be submitted anytime.	Early 2020
Beamlight Eastwood	Outline planning permission approved across both sites. Eastern site – reserved matters for 30 houses has been approved and more recently reserved matters approval for the remaining 120 units has been approved. No development shall take place until all issues with regard to the contamination from the adjacent tip have been resolved.  Western site - Awaiting updated planning applications on this side though layouts already been discussed and application is imminent.	Eastern site: - all applications approved.  Western site: anytime.	Summer/ Autumn 2019  Western site – 2019

## Regeneration Sites Update

September 2019

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
Hilltop House Eastwood (Former Cash Office)	<p>Planning Committee resolved to grant planning permission in April for 15 houses and 4 apartments. Currently still waiting for the S106 to be signed.</p> <p>The adjacent health building has also been sold, which may result in a further scheme coming forward in the future.</p>	N/A	
Brinsley High Street	<p>Neighbours and land owners have been spoken to 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.</p> <p>No further progress.</p>	Discussions on-going, but limited progress thus far and unlikely to move from this position currently.	Start date not currently anticipated until an agreement can be reached on the development viability of the site.
Beeston Cement Depot	<p>Ongoing discussions with Network Rail about bringing this site forward and Network Rail have recently got internal support to release this site. Network Rail's statutory pre-application process has concluded and therefore pre application discussions with the Council are currently ongoing. Nevertheless, we have not had any contact from the site owners (Network Rail) recently.</p>	Pre application stage.	2019, though more likely 2020.
Wadsworth Road, Stapleford	<p>School site is now occupied by the Haven Group who have a 3 year deal 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.</p>	The County Council do not wish to pursue developing the area of open space adjacent to the site. Their reasoning	Will not come forward for development until such time as the County Council decide to sell the site.

## Regeneration Sites Update

September 2019

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
		being it is used as operational school land. Therefore, this site is unlikely to move forward.	
Mushroom Farm	All relevant planning applications have now been approved.  Further discharges of condition details are being resolved.	N/A	Site finished and just finalising post building completion conditions.
Boots	Work underway on access and S106 discussions at an advanced stage.	Meetings continue to take place during 2019 to progress matters.	2019
Kimberley Brewery	It is anticipated that work on the brewery yard part of the site has commenced.  There is an additional scheme for 57 houses currently under consideration.	Discussions are on-going with planning about developing the wider site.	Construction started on part of site. Start on the remainder anticipated soon.
Bartons	We are currently in the process of considering a minor material amendment application and are discharging conditions to allow for development to commence on Phase 1 within the next couple of months.	Resolved to grant planning permission 29 houses (full) and 221 outline.	September 2019
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.	The scheme for 310 houses has started construction.
Cemex Concrete	Outline planning application approved for 20 dwellings. Delivery timescales likely to depend	Approved.	Summer – Autumn 2019

## Regeneration Sites Update

**September 2019**

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
	on the programme for decommissioning of the depot and submission of reserved matters.		
Eastwood Road/ Maws Lane	Discussions are on-going with the land owner and planning agent to try and bring forward both sites.  Topographical surveys have now been carried out. 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 at some point this year.	Pre application discussions are on-going and early draft plans expected this year.	2020
Dagfa House School	Permission granted to convert Dagfa House school into student accommodation. Various changes proposed following the submission of Non Material Amendments.	Application approved.	Under construction
Former Myfords Site	The planning application for 47 houses has now been approved (following the signing of a S106 agreement).  A scheme for a care home has also been granted planning permission.	Housing scheme approved.	Construction started on site.
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 Manger and Head of Neighbourhoods and Prosperity have liaised with the County Council over this issue.	Detailed scheme expected 2019.	Autumn 2019

## Regeneration Sites Update

September 2019

<b>Site</b>	<b>Progress Notes</b>	<b>Application Expected</b>	<b>Latest projected start date (best estimate)</b>
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. It would appear that the price sought for the site is unrealistic in the current market.</p>	Unknown	Unknown

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## Report of the Chief Executive

**MUSHROOM FARM INDUSTRIAL UNITS – NEW BUILD**1. Purpose of report

To inform members of an Expression of Interest (EOI) to submit a bid for D2N2 LEP funding.

2. Detail

Following the EOI, a Full Business Case submission may be invited by LEP. Within that business case, there must be with written confirmation that the project will be supported by the Council, and that a capital co-funding amount has been approved by the relevant committee.

If the overall bid is successful, the resultant funds would facilitate the construction of three new industrial units at the Council-owned Mushroom Farm Court site in Eastwood. Details of the project, its estimated total cost and the proportion of LEP/Council required funds are detailed in the appendices to this report. Background information is contained within appendix 1.

3. Financial implications

Financial implications are contained within appendix 2.

**Recommendation**

**The Committee is asked to RESOLVE that support for the EOI bid submission (and any subsequent bids) funding towards four new industrial buildings on Mushroom Farm Court in Eastwood, and support progressing the scheme in principle, be approved.**

Background papers

Nil

## APPENDIX 1

Further Information

The Council own 60 industrial units throughout the Borough with an occupancy rate of 100%. Rents range from £2,500 per annum to £10,000 dependent on the size of the unit. A waiting list of potential tenants for industrial units is held by the Estates department. Currently there are 22 people looking for industrial units in Broxtowe, with 9 waiting for premises in the north of the Borough, 8 for premises in the south and 5 with no preference.

The Council has 41 industrial units that are constructed to a more modern standard, including 7 units currently at Mushroom Farm Court. Demand for this type of unit is high and where a tenant gives notice to vacate, we are able to fill it with the minimum of a void period and in some cases immediately, where new lease negotiations run concurrently with a notice period of the current tenant.

It should also be noted that the Council's Estates team also manages the commercial property at Ashfield District Council, which is to the north of the Mushroom Farm location, with very similar market demand for smaller units. This demonstrates that if additional units are built at the site, there should be no problems in securing rent paying tenants.

Mushroom Farm (built in 1997) comprises 7 units, each approximately 80 square meters in size. The annual rent returns across all 7 units combined is currently £27,800, an average rent of £4,000 pa per unit. This site in particular has been identified as benefitting from sufficient capacity to accommodate an additional 3 similarly sized units, without restricting the right of access or operational capacity for the existing 7 tenants.

The new builds will not only create more industrial floorspace space in the Borough, but also encourage new business and increase rental income. These benefits link into the objectives of the Council's Commercial Strategy, Economic Regeneration Strategy and the Business Strategy. Furthermore, the close alignment to the D2N2's Strategic Economic Plan and emerging Local Industrial Strategy demonstrate a potential to draw down LEP grant support, through co-funding format.

A planning application has already been submitted for these units and tendering for builders to construct the units will take place if the bid is successful.

Other benefits that the new units could provide include:

- An increase in the business rates base;
- Increased employment opportunities;
- Training/skills for the local workforce.



Expenditure and Income for the New Units

Construction cost (est):	3 x 80 sq m @ £910 per sq m	£219,000
Repairs and maintenance:	3 x £200 p/a	£600 p/a
Additional income:	3 units @£4,500 p/a	£13,500 p/a
Payback period:	16 years without any grant support (but the Council own the freehold of the asset which may be disposed of at any point to recoup the capital sum)	

Currently a 16-year payback period is not considered acceptable in financial terms. However, if the Council was able to obtain some LEP funding towards the construction of these units, the scheme quickly becomes viable. The Committee is therefore asked to support a bid for LEP grant funding to support the construction of the additional units.

If the Council are successful in securing grant funding, the payment period of the scheme is reduced to 7 years. Once fully paid back, the majority of the rental income will be surplus (minus any maintenance) which can be used to fund further expansion or go into the General Fund.

Based on the new floorspace amounts, the completed scheme would provide an approximate business rates uplift of £6,500 p/a, of which the Council would receive 40% currently (£2,600) annually. However, this may increase if the business rates share to be retained by the local authorities is increased to 75% in the future, which is currently being proposed.

Grant Submission Amount

Based on a variety of factors and the current LEP funding available, the Council is likely to apply for a maximum of £124,000 in funding to assist in the delivery of the new industrial units and the resultant 14 FTE posts. The LEP will need to demonstrate increased value for money with any remaining money spent, based on their current programme's new job output (under target), by supporting select projects with the most lucrative £ per job funding ratios going forward. This essentially 'caps' any grant amount the Council could apply for.

## APPENDIX 2

Financial Implications

This scheme is presently included to the 2019/20 capital programme, but has been placed on the 'reserve list' whereby it will only proceed once a funding source has been identified and formal approval given.

Assuming on-going revenue costs (repairs, maintenance, insurance etc.) of £200 per annum for each of the three new units (£600 in total) alongside annual rental income of £4,500 for each unit (£13,500 in total) there would be a net income stream of £12,900 per annum to the Council.

The capital cost of £219,000 is required to deliver the project.

Options to finance these costs include:

- capital receipts
- any grants that may be available (see above)
- revenue contributions
- borrowing.

If the borrowing option were chosen for the full £219,000, then assuming a 30-year loan at 2.75% the annual payments by the Council would be £10,815.

If grant funding was received, the amount needed to borrow by the Council would drop to £95,000 carrying with it an annual payment of £4,691.

Further consideration should be given to the fact that with full occupancy of the new units, the Council would receive £13,500 annually in rent and therefore with both borrowing scenarios, would make a small to reasonable profit, alongside repaying the loan.

Borrowing is only one option and if alternative financial options such as use of capital receipts or revenue contributions were chosen, then the ongoing costs would not be as high. If the units were built, then the Council would have a physical asset which could be sold in the future and thus produce a capital receipt.

## Report of the Chief Executive

**BROXTOWE BUSINESS START-UP GRANT SCHEME REPORT**1. Purpose of report

To outline to members of the Committee details of the Broxtowe Business Start-Up Grant scheme in relation to the geography of the grants awarded.

2. Background

Across 2018/2019 a grant was offered to new Broxtowe businesses, to support initial start-up expenditure. These grants have been used to support 9 businesses with a total of £8,913.87 spent or committed on grants assisting businesses thus far.

The grant scheme made available to start-up businesses awards of up to £1,000, with a panel of business minded individuals from Broxtowe Borough Council and the business community deciding upon applications.

The businesses who have received the grant have been based across the borough; 4 businesses were based in Beeston, 1 in Attenborough, 1 in Chilwell, 1 in Strelley Village, 1 in Newthorpe and finally 1 in Brinsley. A case study of the impact of the previous grant scheme can be found in the appendix. The grant scheme was well received by the local business community.

3. Financial implications

The costs of Business Start-Up Grants in 2019/20 will be met from the Town Centre Management budget within Economic Development of £34.500.

**Recommendation**

**The Committee is asked to NOTE the report.**

Background papers

Nil

## APPENDIX

**Grant Case Study - Sound Escapes UK**

Business Name: Busy Lives!

Owner/Director Name: Karen Hannon

Based: Attenborough, Nottinghamshire

Website: <https://www.busylivesnottingham.co.uk>

Brief summary of business activity:

Busy Lives! Is a freelance service providing one off projects through to regular and continuous support tailored to your individual and precise need.

I provide specialist tailored support to help people solve problems and reclaim their work/life balance so that they can focus on what is important to them. This can be work based, organisation throughout their homes or support completed remotely. Many people have busy lives, they know what needs doing but have limited time in which to achieve it.

**1. What did you require the grant for?**

Busy Lives! was launched in September 2018. The business commenced with a website in place, first set of business cards and an initial four-month advert in the Grapevine magazine. I had attended a 'Starting in Business' course in the summer that taught me much about setting up your business, the benefits but also that a high percentage of businesses within their first year don't succeed. I was determined that Busy Lives! was not going to be one of those!

My previous career had been in Education with sixteen years of that as a Head Teacher of a large Primary School in Nottingham. One of the largest challenges I faced setting up my own business was the transition from always being well-established, trusted, liked and respected to someone in the business world no one knew anything about! The second challenge was the move from a regular monthly salary to nothing.

I knew my services on offer were of a high calibre, but this did not matter if people did not 'know, like and trust' me. Despite attending various business networks in the autumn I did not receive any business. I was not going to get any business if no one knew I existed! It was through attending a Beeston Business Network meeting that I heard about the Broxtowe Start-Up Grant Scheme. This was the perfect opportunity to gain financial support and to be able to proactively learn how to market my business.

**2. How has it supported you in setting up your business?**

Monies from the Broxtowe Grant supported 'Busy Lives!' within four aspects of marketing.

Firstly, it enabled me to receive bespoke training on how to market my business 'Busy Lives!' I now have a marketing strategy and activity plan in place from which I now work from moving forward to promote the business. This includes marketing tactics, brand personas, a social media and networking strategy.

The second part of the grant has been used towards the cost of two banners for marketing 'Busy Lives!' at both business exhibitions and networking events. These have really assisted my brand recognition and getting noticed at events.

Business cards are frequently shared at events. These have now been totally redesigned and are now two sided with examples of my services on the reverse of the card.

Lastly, as a tactic to retain existing and new clients bespoke 'Thank you' cards and thank you fudge costs were woven into the grant support costs.

### **3. Any other comments?**

Since receiving the grant and implementing the marketing strategies above, the business has started to attract new clients. I now have an established brand awareness, especially through the social media platforms and a continual growth of followers with my posts who follow through to my website.

The Broxtowe Start-Up Grant Scheme has definitely contributed to raising my awareness, supporting my business as it gains a 'liked, respected and trusted' status amongst the wider world.

Thank you!

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## Report of the Chief Executive

**UPDATE ON OCCUPANCY RATES OF TOWN CENTRES, MAIN EMPLOYMENT SITES AND ANNUAL FOOTFALL DATA.**1. Purpose of report

To update members on the occupancy rates of key employment sites, including Beeston, Eastwood, Kimberley and Stapleford Town Centres. Where available, footfall data is also provided in the respective town centre update.

2. Background

It was previously agreed at the January 2018 meeting that the Economic Regeneration Team would report bi-annually on the Borough's main employment sites. Since then several site visits have taken place, with the most recent visits occurring between late July and early August 2019.

The monitoring of industrial sites will continue on a quarterly basis and town centres monthly. This regular monitoring activity allows the Council to further maintain its business start-up support offer and wider inward investment function, with the ability to provide up to date property information to businesses of all sectors, looking to invest, expand or completely relocate to our Borough.

Footfall data is currently available for Beeston and Stapleford only. More data on Eastwood and Kimberley will become available following the installation of the planned public Wi-Fi networks.

The results of these investigations are included at the appendix.

**Recommendation**

**The Committee is asked to NOTE the report.**

Background papers

Nil

## APPENDIX

**Main sites in the Borough for employment**

In addition to the four main town centres, the 40 sites that are visited as part of our employment site monitoring are:

Eldon Road - Attenborough	Robinettes Lane - Cossall
Gin Close Way - Awsworth	Engine Lane - Eastwood
Barrydale Avenue - Beeston	Farrington Way - Eastwood
Beeston Business Park – Beeston	Mushroom Farm - Eastwood
Boulevard Ind Park – Beeston	Newmaleys Road - Eastwood
Evelyn Street - Beeston	Birch Park - Giltbrook
Lilac Grove – Beeston	Giltbrook Industrial Estate
Lower Regent/King St – Beeston	Giltbrook Retail Park
Medicity Boots - Beeston	Amber Trading Estate – Kimberley
Nether Street – Beeston	Home Farm - Nuthall
The Poplars - Beeston	Phoenix Park – Nuthall
Balloon Woods Ind Est - Bramcote	Bessell Lane – Stapleford
Sidings Lane – Bramcote	Hickings Lane - Stapleford
Bye Pass Road - Chilwell	New Road Ind Est - Stapleford
Chetwynd Business Park- Chilwell	Pasture Road - Stapleford
Chilwell Meadows - Chilwell	Wellington Street - Stapleford
Chilwell Retail Park - Chilwell	Strelley Hall, Strelley
Holly Lane - Chilwell	Eagle Mill - Trowell
Nottingham Road - Chilwell	Trowell Ind Est - Trowell
Cossall Ind Est – Cossall	Main Road - Watnall

The current response rate to our general business survey stands at 35% of all businesses visited. Officers will continue to visit these sites quarterly and persevere with the non-respondents in order to try and improve on this figure overtime and obtain updated details from new tenants.

**Current occupancy and footfall data****Town Centres**

The latest national occupancy benchmark sits at 89.7%. This is measured once per quarter by Springboard and was released in August 2019, in conjunction with the British Retail Consortium. All local data is based on town centre occupancy checks undertaken on 16 July 2019. The average town centre occupancy in Broxtowe is 89.5%, slightly below national average.

**Beeston** has an occupancy rate of 94.1%. When taking account of all the current vacant units in Beeston, only 4 are located within prime frontage areas. Beeston's annual footfall between August 2017-July 2018 and August 2018-July 2019, was 5,196,453 and 5,070,802 respectively. A chart showing the monthly breakdown is available further in this report.

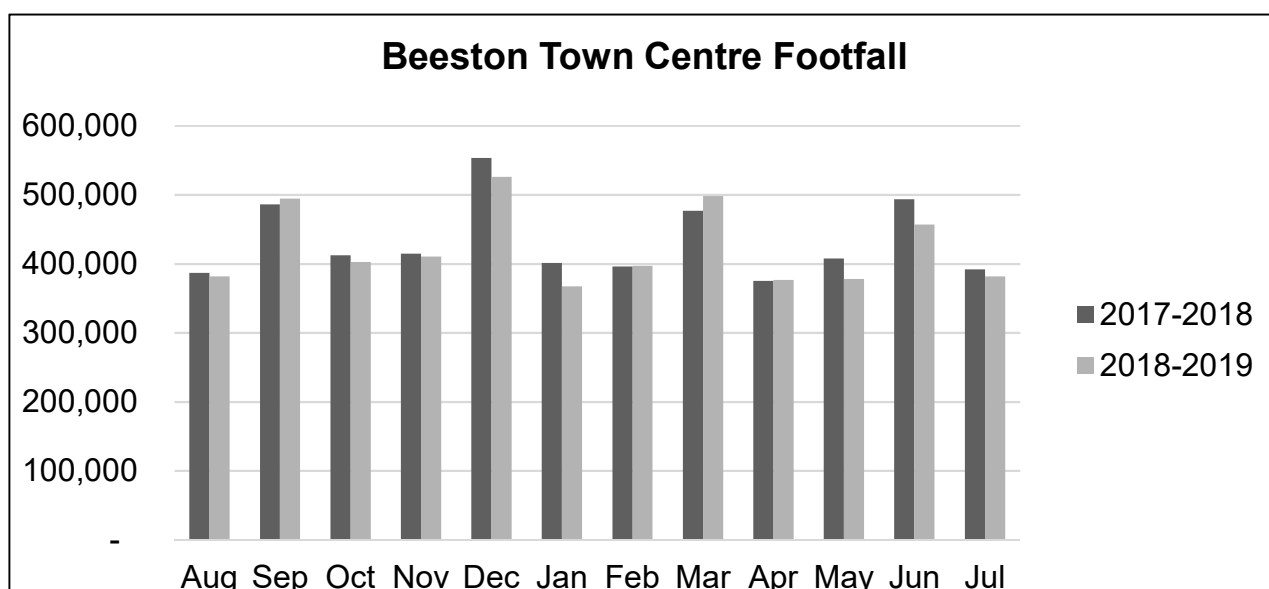
The table below provides an overview of the vacant ground floor units and any progress notes.



Address	Former Use	Progress Notes	Info Obtained from
18 Wollaton Road	Time for Tea	<p>Property is currently under the instruction of agents CP Walker and has been vacant for 20 months to date. Advised by agent that a let was virtually at completion and preparatory works by the landlord were finished. Expected that the tenant will take occupation, to undertake specific fit out works from the end of August 2019.</p> <p>Property not located within prime frontage area.</p>	Site visit, Agent update
61 Wollaton Road	Table 8	<p>Vacant since February 2019. Some removal of internal furniture and equipment from previous user observed. No further progress to report.</p> <p>Property not located within prime frontage area.</p>	Site visit
3 Villa Street	Bob Howson Garage Services	<p>Application to construct 15 flats and 2 maisonettes, following demolition of existing building (this includes the neighbouring gym, converted from snooker hall) was granted conditional permission in July 2019.</p> <p>Ref 18/00422/FUL.</p> <p>The neighbouring gym have since found alternative premises to operate from in Beeston and it is anticipated works to begin demolition will begin shortly after the gym vacates in late August.</p> <p>Property not located on prime frontage area.</p>	Site visit
21 Villa Street	Lifestyle Bedrooms and Kitchens	<p>This property is under the instruction of FHP and has been vacant since April 2019. Agent informs that the unit is under offer to another A1 user, who is planning to relocate from within the town. It is anticipated this will be complete by September 2019.</p> <p>Property not located within prime frontage area.</p>	Site visit, Agent update
61 High Road	R.O.K Jewellery	<p>The freehold for this property is for sale with Ewe Move estate agents. It has been vacant for 25 months.</p>	Site visit

Address	Former Use	Progress Notes	Info Obtained from
		No further progress to report. This property is located within the prime frontage area.	
71 High Road	Poundmart	<p>This unit became vacant in July 2018 and is listed for SALE (individually or as part of larger commercial property incorporating the neighbouring unit) and to let, with agents FHP.</p> <p>The unit is currently under offer for the ground floor only to an A1 multiple retailer. The landlord is also currently exploring conversion of the upper floors into residential.</p> <p>This property is located within the prime frontage area.</p>	Site visit, Agent Update
83 High Road	Polish Bay	<p>This property is to let by Admiral Taverns and has been vacant since December 2018. The property has seen several A3 uses for the former 'Durham Ox pub' building fail, the latest receiving enforcement action through our Environmental Health team. The agents are currently marketing the property with a view to bring the property back into use as an A4 use primarily. This has only been the case since June 2019.</p> <p>This property is located within the prime frontage area.</p>	Site visit, Agent update
103a High Road	Hartley's Estate Agents	<p>This property is newly under the instruction of Innes England and has been vacant since November 2018. Agent informs that the unit has only seen a few enquiries to date, but plan on recirculating details shortly.</p> <p>Property not located within prime frontage area.</p>	Site visit, Agent update
Union Street	Highclere Interiors	<p>It is believed this business went into liquidation. At present there are no agent or marketing details for the unit.</p> <p>No further progress to report.</p> <p>Property not located on prime frontage area.</p>	Site visit

Address	Former Use	Progress Notes	Info Obtained from
22 High Road	Upper Crust Bakery	This property is under the instruction of FHP and has been vacant since July 2019. Agent informs that the unit was recently under offer, but is believed the party has since withdrawn. Interest from several other A1 users and a potential 'temporary use', with no formal agreements to date.  This property is located within prime frontage area.	Site visit



**Stapleford** has an occupancy rate of 87.3%. When taking account of all the current vacant units in Stapleford, only 3 are located within prime frontage areas. Stapleford’s annual footfall between August 2017-July 2018 and August 2018-July 2019, was 1,450,528 and 1,258,314 respectively. A Chart showing the monthly breakdown is available further in this report.

The table below provides an overview of the vacant ground floor units and any progress notes.

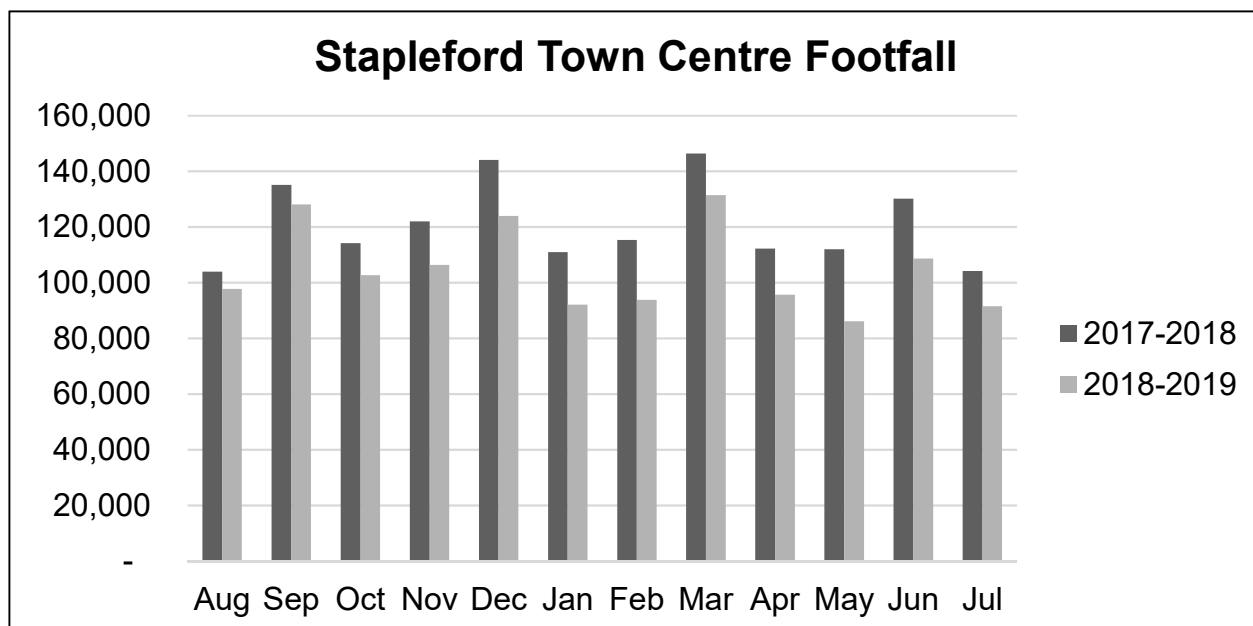
Address	Former Use	Progress Notes	Info Obtained from
96 Derby Road	Better Living Pharmacy	This property is under the instruction of agents Robert Ellis and remains under offer. Agent informs that the former chemist still has an obligation of 13 years at the property. Because of the poor internal state of the building and the works required to facilitate a sub-lease to the dance school,	Site visit, Agent update

Address	Former Use	Progress Notes	Info Obtained from
		<p>lease completion will coincide with the required conversion works being signed off.</p> <p>An application for change of use from shop (Class A1) to a ballet school (Class D2) was granted conditional permission in January 2019.</p> <p>Ref 18/00709/FUL.</p> <p>Property not located within prime frontage area.</p>	
137b Derby Road	The Roach Bar	<p>It is the Councils understanding that the current leaseholder is tied into a significant lease period, although no longer trading from this unit. There has been little interest in a sub-lease being agreed at this unit. No alternative use seems to have been explored by either the leaseholder or freeholder, to agree a surrender of the lease by the current holder.</p> <p>No further progress to report.</p> <p>Property not located on prime frontage area.</p>	Site visit
157 Derby Road	Stapleford Motor Spares	<p>The freehold for this property has now been sold to a local investor. Agent advises that the new owner will look to convert the first floor for residential use, with the ground floor retail area to undergo preparatory works, enabling the space to be marketed to a commercial tenant on the open market. Based on the size of the building, it is likely the residential conversion will be carried out under permitted development rights.</p> <p>Property not located within prime frontage area.</p>	Agent update
13 Nottingham Road	Jessica's Hair Design	<p>This property is under the instruction of agents Robert Ellis and has been vacant for 12 months. Agent informs that the freehold sale is likely to complete in mid-August 2019 and will likely return to market to let following the sale.</p> <p>Property not located within prime frontage area.</p>	Site Visit

Address	Former Use	Progress Notes	Info Obtained from
42 Derby Road	Hartland NG9	<p>This property is currently under the instruction of agents Robert Elis. As requested by the freeholder, agents have been marketing the unit to food and beverage operators, because of a desire to utilise the fitted out food prep areas and walk-in cold store in available. The unit was until recently under offer, however the party have withdrawn as of August 2019, citing difficulties installing a flue to the property for ovens and gas burners. There has been no other interest in the property.</p> <p>This property is located within prime frontage area.</p>	Site visit, Agent update
Church Street	Post Office	<p>This property has been vacant since January 2018, when the Post Office relocated into existing business within prime frontage. The property has been observed to be in a poor state internally.</p> <p>No further progress to report.</p> <p>Property not located within prime frontage area.</p>	Site visit
15 Nottingham Road	Mr Fix it	<p>An application for change of use from shop (Class A1) to takeaway (Class A3) was received in May 2019 and still pending consideration. Application includes the installation of flues necessary to operate a kitchen area.</p> <p>Ref 19/00315/FUL.</p> <p>The proposed food operator is 'Hobbs Burger Co.' who produce artisan burgers. Previously a home based business, operating through pop up events, looking to take on permanent premises.</p> <p>Property not located within prime frontage area.</p>	Site visit
25-29 Nottingham Road	And flowers...	<p>It is believed that through the risk of being relocated, the property was purchased by the tenant in the first floor residential accommodation, when the business owner retired and vacated the ground floor retail area.</p>	Site visit

Address	Former Use	Progress Notes	Info Obtained from
		<p>No solid plans to return the GF to use at this stage.</p> <p>Property not located within prime frontage area.</p>	
126 Derby Road	Auto Safety Centres	<p>This property has been vacant since January 2019. Operator of this branch of Auto Safety Centre has entered voluntary liquidation in February 2019.</p> <p>No further progress to report.</p> <p>Property not located within prime frontage area.</p>	Site visit
38 Derby Road	Lloyds	<p>This property is under the instruction of agents CBRE and Wallace Jones. The property has been vacant since March 2019, however Lloyds bank still have a lease obligation until 2022. A new lease agreement with the freeholder could prove difficult to achieve, as the asking rent would need to at least match Lloyds' current rental agreement, which will be in the region of £20,000p/a. This is arguably an inflated price based on market rent comparables.</p> <p>This property is located within prime frontage area.</p>	Site visit
64 Derby Road	Your Move	<p>This unit is under instruction of the agents Robert Ellis and has been vacant since February 2019. Agent informs that the asking rent has been reduced from August '19 to £9,000p/a in order to attract a tenant. Your Move vacated this and another unit in Eastwood, as part of a national restructuring. Where there was either duplicated presence in areas with representation from other property agency brands under the same group as Your Move was apparent.</p> <p>This property is located within prime frontage area.</p>	Site visit, Agent update
140 Derby Road	Pizza Hut	<p>This property is under the instruction of Littlewood and Company, and has been vacant since May 2019.</p> <p>No further progress to report.</p>	Site visit

Address	Former Use	Progress Notes	Info Obtained from
		Property not located within prime frontage area.	



**Eastwood** has an occupancy rate of 87.5%. When taking account of all the current vacant units in Eastwood, 16 are located within prime frontage areas.

The table below provides an overview of the vacant ground floor units and any progress notes.

Address	Former Use	Progress Notes	Info obtained from
8 Nottingham Road	Star Grill Takeaway	Property has no agent or marketing details on display. The property was previous listed by Innes England, who were unable to agree terms with any interested parties. Considered a long term void. The Council are working with the owner, to improve the condition of the shop frontage.  Previously identified as a potential site for CPO, however the entire building has 3 GF retail units, with 1 still occupied.  This property is located within prime frontage area.	Site visit
4 Nottingham Road	Unknown	Last known development being the proposed 'Incredible ink' tattoo parlour, which was scheduled to open in Jun 2014. Unit received internal works in <b>Page 27</b> frontation, but it is believed a lease couldn't be agreed due to	Site visit

Address	Former Use	Progress Notes	Info obtained from
		<p>the repair and insurance terms. Unit has been vacant 5+ years.</p> <p>The Council are working with the owner, to improve the condition of the shop frontage.</p> <p>Previously identified as a potential site for CPO (as above), however the entire building has 3 GF retail units, with 1 still occupied.</p> <p>This property is located within prime frontage area.</p>	
62 Nottingham Road	Kerching Amusements	<p>Planning application received in July 2019 for the Change of use from Sui Generis (Adult Gaming Centre) to retail shop (A1).</p> <p>Ref 19/00427/FUL.</p> <p>This property is located within prime frontage area.</p>	Site visit
45 Nottingham Road	Maclaren Warner	<p>This property is being marketed by agents Martyn Stubbs to LET £10k p/a and has been vacant since Maclaren Warner relocated across the road in August 2017.</p> <p>Agent informs that a contractor is due to be appointed shortly and internal works to the ground floor areas should commence in Autumn 2019. These works include the removal of internal stud walls to open out the shop and then facilitate fresh marketing program.</p> <p>This property is located within prime frontage area.</p>	Site visit, Agent update
27 Nottingham Road	Natwest	<p>Application received in August 2018 for Change use of banking hall (Class A2) and office use (Class B1), to retail (Class A1) and takeaway (Class A5) was granted conditional permission in October 2018.</p> <p>Ref 18/00535/FUL.</p> <p>Since the sub division an A5 businesses has opened, adding</p>	Site visit



Address	Former Use	Progress Notes	Info obtained from
		<p>a unit into total occupancy count.</p> <p>No further progress to report on the A1 unit.</p> <p>This property is located within prime frontage area.</p>	
15 Nottingham Road	Cash Office	<p>This property is now under the instruction of Elders Estates and has been vacant since the cash office closure. A previous LET fell through and the property was remarketed using the current agents from May 2019. The asking rent has since been reduced, but has received no enquires. Preparatory works have taken place since the cash office closure for the previous incoming tenant.</p> <p>This property is located within prime frontage area.</p>	Site visit, Agent update
7 Nottingham Road	Barclays Bank	<p>Advised by former agent that the freehold interest to the property was purchased by the owner of the nearby 'Oliver's Pub and Kitchen'.</p> <p>Application received in September 2018 for external alterations and change of use from bank (Class A2) to Hotel &amp; Gin Bar (Class C1 &amp; A4). This received conditional permission in November '18.</p> <p>Ref 18/00623/FUL.</p> <p>This property is located within prime frontage area.</p>	Site visit, Former agent
37 Nottingham Road	Morello Interiors	<p>This property is under the instruction of agents David Hammond and has been vacant since October 2018.</p> <p>Agent advises that complete refurbishment of the ground floor has been completed and is being actively marketed since.</p> <p>No further progress to report.</p> <p>This property is located within prime frontage area.</p>	Site visit, Agent update
7 Victoria Street	Idan centre	<p>Vacant since May 2016. No further progress to report.</p>	Site visit

Address	Former Use	Progress Notes	Info obtained from
		Property not located within prime frontage area.	
29 Nottingham Road	Your Move	<p>This property is under the instruction of agents Smooth Moves and has been vacant since February 2019 (see notes on 64 Derby Road, Stapleford).</p> <p>Agent informs that two enquiries have been referred to the landlord, however no deal has been agreed. Agent remarked that they had had very few enquiries since marketing this unit.</p> <p>This property is located within prime frontage area.</p>	Site visit, agent update
1 Hollies	In Season	<p>This property is under the instruction of agents Musson Liggins and has been vacant since November 2018.</p> <p>No further progress to report.</p> <p>This property is located within prime frontage area</p>	Site visit
5 Hollies	Bobby's	<p>This property has been vacant since January 2019.</p> <p>No further progress to report.</p> <p>This property is located within prime frontage area.</p>	Site visit
118 Nottingham Road	Epic Diner	<p>This property is recorded as vacant since May 2019.</p> <p>No further progress to report.</p> <p>This property is located within prime frontage area.</p>	Site visit
100 Nottingham Road	Co-op	<p>This property is under the instruction of Johnson &amp; co and has been vacant since January 2017. Estates manager for Central England Co-Operative informs that a LET was agreed in April 2019 and will see Wilson Homeware trade from the location as soon as fit out is complete.</p> <p>This property is located within prime frontage area.</p>	Site visit, owner update

Address	Former Use	Progress Notes	Info obtained from
46 Nottingham Road	Discount Bedding	<p>Unit has been vacant since December 2018. As unit 37 Nottingham Road.</p> <p>This property is located within prime frontage area.</p>	Site visit, Agent update
32 Nottingham Road	Not Just Crafty	<p>This property is under the instruction of agents David Hammond and has been vacant since April 2019.</p> <p>Agent advises that the ground floor being actively marketed since April.</p> <p>This property is located within prime frontage area.</p>	Site visit, Agent update
26 Nottingham Road	Zara's	<p>Unit has been vacant since November 2018.</p> <p>No further progress to report.</p> <p>This property is located within prime frontage area.</p>	Site visit

**Kimberley** is at 89.2% occupancy. It is worth noting that because of the smaller number of GF retail stock, the status of a single unit can allow the occupancy figure to fluctuate more drastically than the other towns.

All units in the table below are not located within what is defined 'prime frontage area' in the current Local Plan, however most would fall into the prime frontage set out in the Part 2 Local Plan.

Address	Former Use	Progress Notes	Info obtained from
44 Main Street	Fleuraines	This double unit has been demolished.  An application to carry out demolition, rebuild two new units, with residential above was granted conditional permission in January 2019.  Ref 18/00758/FUL.	Site visit
3 James Street	A.C Cards	This property is under the instruction of local agents David Gardiner and has been vacant since July 2018.  No further progress to report.	Site visit
18 Main Street	Senior Vape	This property has been vacant since March 2019, with no agent details available.  No further progress to report.	Site visit
23-27 Main Street	The Coffee Lounge	This property is being marketed by the owners DPC Ltd and has been vacant since Jul 2018.  An application to change the use from Café (A3) to micropub (A4) was received in July 2019 and is pending consideration, with planned consultation period to end in late August 2019.  Ref 19/00430/FUL.	Site visit
50-52 Main Street	Bedroom Zone	This property is under the instruction of agents David Hammond and has been vacant since June 2019.  No further progress to report.	Site visit

Address	Former Use	Progress Notes	Info obtained from
Precinct	Jessie's	This property is under the instruction of agents FHP and has been vacant since April 2019.  Agent informs that there has been strong interest in this unit from a multiple A1 retailer, however the existing lease has not yet been forfeited.	Site visit, Agent update
Precinct	Subway	This property is not being actively marketed by owner LCP, as there is a lease obligation until 2032. It is unclear whether an under let is permitted under the existing lease to Subway.  No further progress to report.	Site visit

### Other Employment Sites

All figures for other employment sites are based on site visits in July-August 2019.

Main employment (industrial) site occupancy for the Borough is currently 95.4%, compared to total town centre occupancy which is 90.1%.

When looking at the industrial occupancy splits between north and south Broxtowe, we observe the occupancy in the north sits at 95.2%, whereas the south sees 95.6% of its properties in use. This illustrates an improvement in occupancy in south Broxtowe by 2.2%. Contributors to this improved figure include the letting of units 7-10 Eldon Road, to the Hire Supply Company, taking nearly 3,000m<sup>2</sup> in commercial floorspace.

As per the previous update, it could be a concern that only 30% of businesses fall within what the D2N2 LEP categorise as 'priority sectors'. This means that at present, the pool of businesses that would be eligible for the financial support from the LEP around priority sectors for growth in the wider LEP area, is somewhat limited. However, the healthy occupancy rates demonstrated across the entire Borough, indicate that businesses in industrial and main employment sights are significantly more resilient than their High Street counterparts, a trend which is mirrored regionally and nationally.

Furthermore, with the adoption of the LEP's most current Strategic Economic Plan (SEP Vision 2030) and the emerging Local Industrial Strategy (LIS), businesses in Broxtowe are still in a strong position to receive support going forward. The Council continue to support and feed into the LIS through regular consultation at key milestones.

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## Report of the Chief Executive

**EXTENDING THE BENEFITS OF ECONOMIC GROWTH FROM HS2 TO THE NORTH OF BROXTOWE**1. Purpose of Report

To invite members to consider recommending to the Finance and Resource Committee:

- a) The commissioning of an engineering study demonstrating how a tram extension from the Toton HS2 hub station to Langley Mill and Kimberley could be reliably delivered;
- b) The commissioning of a report to demonstrate the economic, social and environmental benefits of such a proposal, in order to produce a compelling case to justify the investment required.

2. Detail

It is a key objective of the current administration to work to secure the benefits of economic growth from the HS2 project for areas in the North of Broxtowe including Kimberley and Eastwood and the A610 corridor.

Stakeholder meetings have taken place with various partners including: Nottingham City Council, East Midlands Councils, Amber Valley District Council, the D2N2 local enterprise partnership, the Light rail transport association, and British Land in order to discuss how to advance the objective and build cross party consensus about the desirability of the project, which will require public funding to implement.

An initial feasibility study was conducted by Mott MacDonald into an extension of NET line 1. This assessment also investigated existing levels of local congestion and the wider implications on highway capacity. The cost of the work was £55,000. What is now required is to build on this work with further layers of technical engineering detail, and to identify the full range of economic, social and environmental benefits that would result from the increased connectivity that would result.

A diagram showing the potential strategic connectivity of the Langley Mill superhub in relation to Kimberley, Eastwood and the HS2 hub at Toton is set out in plan A and B appendix 2. Financial, legal and Equality implications are set out in appendix 1.

**Recommendation**

**The Committee is asked to RECOMMEND to the Finance and Resources Committee that the projects set out in paragraph 1 (a) and (b) be funded using ITPS funding for the North of Broxtowe.**

Background papers

Nil

**APPENDIX 1**

Financial implications

The comments from the Head of Finance Services were as follows:

The estimated cost of the projects (including the cost of drafting specifications for the work) are estimated to be at least £100,000. The costs of the work could be paid for from section 106 ITPS funding which is likely to become imminently available on completion of the Mushroom Farm development. It is also proposed to seek financial support from Amber Valley District Council.

Legal implications

The comments from the Monitoring Officer/Head of Legal Services were as follows:

The work would be tendered in accordance with the Council's procurement strategy and standing orders.

Human Resources implications

None.

General Data Protection Regulation compliance implications

None arising from this report.

Equality Impact Assessment

The proposal will advance the prospects for economic inclusion as a result of improving the connectivity of areas of higher unemployment and skills with economic growth opportunities in the South of the Borough as a result of the HS2 project.

Union Comments

Not sought.



Notes

Key to symbols

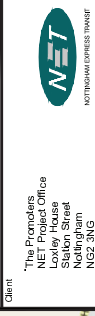
- Proposed termination points
- Indicate tramway extension route to Langley Mill
- Indicate tramway extension route to Amber Valley

Reference drawings

P1	26/06/15	RD	Preliminary Issue	DG	CTCG
Rev		Drawn	Description	CHKD	APPR



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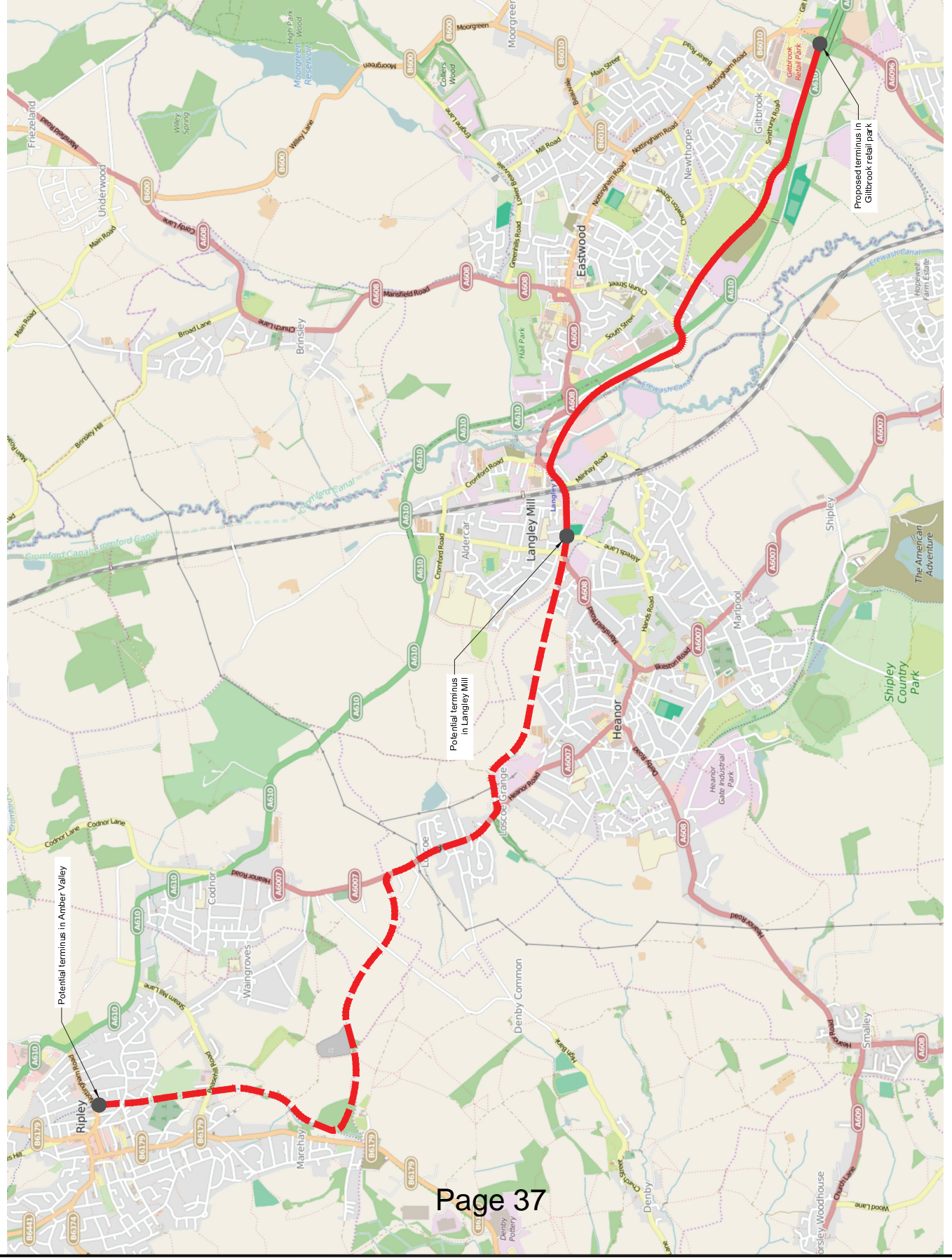


The Promoters  
NET Project Office  
Lodley House  
100-102 Street  
Newcastle-under-Lyme  
NG2 3NG

**NET Extension to Kimberley and  
Giltbrook Retail Park  
Potential Future Extensions to  
Langley Mill and Amber Valley**

Designed	D. Giam	DG	Eng check	D. Giam	DG
Drawn	R. Dibbins	RD	Coordination	D. Giam	DG
Draw check	R. Karamalli	RK	Approved	C. Gibbon	CTCG
Scale at A1	NTS	Status	PRE	Rev	P1

Drawing Number  
**MIMD-305248-AC-DWG-201**



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Notes	
Key to symbols	
	Common section for all options
	Option 1A
	Option 1B
	Option 2A
	Option 2B
	Indicative alignment of High Speed 2 (HS2)
	Designated SSSi area
	Potential P&R site (site and position indicative only)
	Development sites
	1:000
	Option 1 chainage reference

Reference drawings					
P2	10.06.15	HT	Preliminary Issue	DG	CTCG
P1	26.06.15	RD	Preliminary Issue	DG	CTCG
Rev.	Date	Drawn	Description	CHKD	App'd

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NORTHAMPTON EXPRESS TRANSIT

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Birmingham B2 3NG

Title		NET Extension to Kimberley and Giltbrook Retail Park Route Options Overview	
Drawn	D. Giam	DG	D. Giam
Checked	R. Dibbens	RD	Coordination D. Giam
Scale	1:8000	Status	Approved C. Giam
Scale	1:8000	PRE	Rev
Drawn Number			P1



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## Report of the Chief Executive

**UPDATE REPORT ON PROGRESS ON THE REVIEW OF THE GREATER NOTTINGHAM ALIGNED CORE STRATEGIES**1. Background

The original Core Strategy was adopted by all Councils in Greater Nottingham during 2014 and in February the following year this was recognised by the East Midlands Royal Town Planning Institute as the 'Plan of the Year'. This was in recognition of the excellent joint working arrangements over a complex geography and significant constraints including a tightly drawn Green Belt boundary.

2. Detail

Government policy in the National Planning Policy Framework is that Local Plans (including Core Strategies) need to be reviewed every five years and this process is now underway. Work has been commissioned which has confirmed that Greater Nottingham remains a functional housing market area and a review has also recently been concluded into all Greater Nottingham Council's Strategic Housing Land Availability Assessments and found them to be prepared in a robust manner.

Over the coming months the key pieces of additional work will be a 'growth options study' to look at options over how development needs may be accommodated over the area, and a housing market assessment looking at a number of characteristics of the area including the need for different types and tenure of homes, and the existence of any clusters of different types of accommodation (such as HMOs). These pieces of work are anticipated to be concluded in Autumn 2019.

The next steps are to use these pieces of background evidence to consult on 'Issues and Options' with the draft plan due to be prepared during 2020 (including decisions on the amount and distribution of housing and other growth). The draft plan would then be examined and hopefully adopted by the end of 2021.

3. Financial considerations.

The work done up to this point has been funded via the 'growth point' budget to which Broxtowe contributes £8,000 a year. As the work increases there will be additional financial requirements and by working collaboratively the overall cost to Broxtowe is likely to be similar to our Part 2 Local Plan budget of £80,000. Working independently is anticipated to cost between 2 and 3 times more than this. There is presently no provision in the 2019/20 general fund revenues budgets for these costs. Once cost estimates become available Finance and Resources Committee will be incorporate this into the budget accordingly.

**Recommendation**

**The Committee is asked to NOTE the progress on the Core Strategy Review.**

Background Papers

Nil

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## Report of the Chief Executive

**HS2 UPDATE: DESIGN REFINEMENT CONSULTATION**1. Purpose of report

To update the Committee on the published HS2 Phase 2b Design Refinement and to consider a response to this consultation.

2. Background

On 6 June 2019 HS2 launched a consultation on a number of proposed amendments to the High Speed 2 railway route as published in the Working Draft Environmental Statement (WDES) which was consulted upon in the autumn of 2018. The new consultation includes an amendment to the route at Trowell which moves the proposed railway line east to avoid the need to permanently move the M1 Motorway; the consultation will close on 6 September 2019. Responses to this consultation will inform on-going design and environmental assessments in advance of the formal deposit of the hybrid Bill.

HS2 will bring substantial economic and social opportunities to Broxtowe through the creation of new jobs and investment. Minimising the impact on the M1 Motorway and the removal of the viaduct at Trowell are both welcome amendments made through this consultation. However, it is important that any adverse impacts are kept to a minimum, with this in mind there are a number of specific issues that should be raised in response to this consultation. These are detailed in the appendix but include: the additional loss of residential properties and employment land at Trowell.

3. Financial implications:

The cost to Broxtowe can be met within existing budgets.

**Recommendation**

**The Committee is asked to RESOLVE:**

- 1. To respond to the consultation, having regard to the points contained in this report and the appendix;**
- 2. To request that HS2 Ltd prepares a report on the environmental, social and economic advantages and disadvantages of tunnelling the route through Broxtowe.**

Background papers

Nil

**APPENDIX****1. Route as Existing**

The route as published in the WDES travels north from the East Midlands Hub Station on a 2.6km viaduct passing over the River Erewash, Erewash Canal, Stanton Gate, Stapleford Road (A6007), Erewash Valley railway line and the Radford and Trowell railway line before returning to an embankment. This alignment requires the permanent realignment of 2.1km of the M1 Motorway between the River Erewash and Stapleford Road (A6007) moving the motorway by up to 90 metres to the west of its current location.

This design would take three and a half years to complete and would lead to significant impacts on traffic using the motorway and surrounding road network. There is also local concern about the design of the viaduct through Trowell (including the height, visual impact and noise).

**2. New Route as Proposed**

The proposed design refinement would involve the realignment of approximately 5 km of the current HS2 route between Derby Road in Long Eaton and the approach to a tunnel at Strelley moving the route approximately 80 metres to the east in order to avoid the M1 motorway.

The railway would be on a viaduct for much of the section to allow the railway to cross the River Erewash, Erewash Canal, Stanton Gate, Stapleford Road, the Erewash Valley railway line and the Radford and Trowell railway line before moving to a combination of embankment and cutting through Trowell.

**3. Positive impacts of the new route as proposed**

Removing the need to realign the M1 motorway will reduce the impact on the strategic road network which is welcomed. This should also reduce the impact on the local economy and the land to the west of the M1. The removal of the viaduct will also reduce the overall landscape and visual impact of the route in the area and will significantly reduce the cost and construction program of the project.

**4. Negative impacts of the new route as proposed**

The new alignment will result in the need for approximately 20 additional residential demolitions the majority of these will be on Tiree Close and Iona Drive. The realignment will also bring the railway closer to existing properties on Islay Close, Iona Drive, Buttermead Close and Trowell Park Drive. This is likely to increase the impact of the construction and operation of the railway for people living in this area albeit that the construction period is expected to be reduced. The lack of construction phase maps to accompany the



consultation has however, meant that the full impact of the route alignment on local residents could not be fully assessed.

Moorbridge Land Local Wildlife Site will be directly impacted by the proposed revision due to more earthworks being required on the site.

In addition whilst not specifically mentioned in the HS2 documentation there will be a significant impact on existing employment premises within Trowell. This includes two sites which are classified as good quality existing employment sites and protected as such through Policy 9 of the Part 2 Local Plan. Whilst plans showing land required for construction have not been included in the consultation document (therefore the extent of the expected loss is not clear) it is expected that both sites both will be lost for employment amounting to approximately 3.3 ha.

#### 5. Summary of all feedback from consultation events held by the Borough

The Borough Council undertook three consultation events throughout the borough in the areas most likely to be affected by the route refinements (Nuthall, Stapleford and Trowell).

##### Nuthall

- Nuthall residents don't want HS2 and can't see the benefits for them.
- Would prefer a tunnel from Long Eaton to beyond Nuthall – this would mean that the line could be straighter and higher speeds could be achieved by the trains and would result in significantly less impact to a large amount of residents.
- There is a lot of concern regarding the compensation (including):
  - Agreements not being honoured (as reported in local papers);
  - For some people there is specific additional value attributed to their property (i.e. it has been purpose built or has long-term family / sentimental value) the cost of compensating this additional value has not been taken into account.
  - The timing of the compensation (i.e. where specialist accommodation is required it may not be possible to buy the appropriate housing on the open market (or it may take longer / cost more) and so where adaptations or purpose built is required the money is needed in advance).
  - There is also concern that equivalent properties are not available on the market especially within the local area as some people don't want to have to move elsewhere (particularly where there is land with the property or it has been purpose built) or that the equivalents elsewhere are more expensive and therefore some people will be left worse off (even after compensation).
- Congestion concerns both during construction and long-term (the latter being caused by motorists slowing down to look at the trains).
- Concern regarding the danger caused as a result of motorists being distracted by the moving trains (both locally and those on the Motorway) and glare from the trains.

- There is also concern regarding the long term maintenance of roads particularly where additional traffic may have caused damage.

### Stapleford

- Would like to see the route tunnelled.
- Concern regarding massive local highways and pedestrian access disruption with a focal point being the works (and closure) of the bridge at Station Road/ Derby Road between Stapleford and Sandiacre which could isolate communities.
- Concern about construction traffic and the adequacy of local roads to cater for this.
- Importance of local connections to improve economic growth and in particular between Long Easton and Stapleford.
- Enhancements needed to Bessell Lane
- Flood risk concerns in the Erewash Valley/ inadequate flood defences/ queries concerns re proposed pumping station.
- Concern regarding the adequacy of compensation, including those that aren't getting compensation but will be affected.
- Uncertainty re: timescales.

### Trowell

- A tunnel would have much less impact on the residents and habitats and to date no evidence has been provided to show that this isn't feasible.
- An alternative route should also be considered (with a station at Stanton and the track to the west of the M1 motorway) which would remove many of the curves and inclines meaning the trains can go faster.
- Concern regarding the impact that building on the floodplain will have on the remaining properties.
- Concern about noise and lack of available evidence.
- Many of the properties being demolished are bungalows lived in by elderly residents. There is a shortage of affordable bungalows in the vicinity and it's likely that demand for them (and subsequently the cost) will increase meaning that the compensation is unlikely to be adequate.
- There is a very well established sense of community which will be lost as residents are forced to move, the introduction of short term renter will also alter the dynamic of the community for those that remain.
- Concern regarding the impact that the road closures will have on Trowell as both main roads will need to be shut.
- Uncertainty regarding proposals and lengthy timescales involved is leaving residents in limbo with many unable to move or invest in their properties.
- Plans don't provide enough detail regarding which properties are being affected – the construction plans are also required.
- The visual representation is inaccurate.

6. Key Issues from consultation events held by the Borough Council and possible solution

Feedback from the consultation events indicates that the amendment as detailed in the design refinement does not go far enough. Many people thought that tunnelling needs to be looked at as a serious option, whilst it is understood that this will be expensive, this needs to be balanced against several advantages including:

- Less demolitions of homes/ businesses (which itself should reduce the cost associated with compensation);
- Less disruption to several main roads in the area which, if closed for lengthy periods, would have a devastating impact on the local economy with access to several important town centres (Stapleford in Broxtowe but also Sandiacre and Long Eaton) impaired with subsequent loss of jobs;
- Social benefits including preserving well established communities, reducing impacts on elderly residents and reducing impact of uncertainty on residents; and
- Environmental benefits including less noise, less loss of wildlife habitat, less adverse noise impact, less impact of earthworks in flood areas, less impact on heritage assets, etc.

It has been noted that tunnelling has been successfully achieved elsewhere including London/ Cotswolds/ Manchester and the densely populated areas in Broxtowe justifies this.

There was also concern regarding the compensation arrangements, whilst these agreements are made between HS2 Ltd and individual landowners without the input of the Borough Council, it is considered that these concerns could be addressed by a tunnel.

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## Joint report of the Chief Executive and the 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 therein.

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.

3. Performance Management

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

This report is intended to provide this 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 2019/20 and the latest data relating to Key Performance Indicators (KPI). This summary is detailed in the appendix.

**Recommendation**

**The Committee is asked to NOTE the progress made in achieving the Business Plan for Business Growth in addition to the current Key Performance Indicators for 2019/20.**

Background papers

Nil

## APPENDIX

## 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

Business Plans linked to the five corporate priority areas, including Business Growth, were approved by the Full Council on 6 March 2019, following recommendations from the respective Committees in January/February 2019.

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 business starting in Broxtowe (BG1)
- Help our town centres to compete and attract more visitors (BG2)
- Complete the regeneration of Beeston town centre (BG3)

The Business Plans detail the projects and activities undertaken in support of the Corporate Plan for each priority area. These cover a three-year period and 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 will include 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 2019/20 (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

Icon	Status	Description
	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






#### Performance Indicator Key

Icon	Performance Indicator Status
	Alert
	Warning
	Satisfactory
	Unknown
	Data Only








## Business Growth Key Tasks and Priorities for Improvement 2019/20



Status/Icon	Action Code	Action Title	Action Description	Progress	Due Date	Comments
In Progress 	BG P2LP	Part 2 Local Plan	This action encompasses the various stages, actions and their milestones that are contributing to the preparation, publication, submission and adoption of the Part 2 Local Plan.	<b>61%</b>	Sep-2019	Public Hearing Sessions were held in Autumn 2018. The Planning Inspector's report is expected by August 2019. It is anticipated that the plan will be adopted by full Council in September 2019.
In Progress 	BG1620_05	Support tram extension to the HS2 station and transport infrastructure work in the wider region.	Support tram extension to the HS2 station and transport infrastructure work in the wider region.	<b>50%</b>	Mar-2020	The Planning Service has focused on preparing the Part 2 Local Plan. This work is approaching its conclusion. The service has appointed specialist consultants to assist with information gathering.
Complete 	BG1620_07	CPO Moults Yard	Progress development of Moults Yard	<b>100%</b>	Mar-2019	This action has been discontinued as a successful outcome was reached.
Warning 	BG1620_08	Report to Committee to enable consideration of undertaking a CIL charging Schedule	Report to Committee to enable consideration of undertaking a CIL charging Schedule	<b>0%</b>	Oct-2019	Viability evidence is to be considered as part of Part 2 Local Plan examination. Following this a report will be brought to committee to consider the merits of a CIL with the up to date viability evidence following consideration by the Local Planning Inspector.
Warning 	BG1620_09	Redevelopment of Beeston Square Phase 2	Creation of a redeveloped site to provide housing, employment and community facilities.	<b>61%</b>	Dec-2020	Subject to finalisation of commercial agreements work is expected to start on site late summer 2019.



Status/Icon	Action Code	Action Title	Action Description	Progress	Due Date	Comments
Completed 	BG1821_01	Hold Developer Forums to unblock obstacles to development	Hold Developer Forums to unblock obstacles to development to secure a 10% year on year upturn in housing completions. Working with Joint Planning Advisory Board (JPAB)	<b>100%</b>	Mar-2020	A working group for Stapleford has been established. A meeting of the Stapleford Working Group has been held, and further meeting dates have been arranged. A Developer Forum has been held with developers across Greater Nottingham.
Warning 	CP1417_02	Stapleford Gateway site	Redevelopment of the Stapleford Gateway site	<b>33%</b>	Mar-2020	The latest plan for the Old Police Station is to convert it into an office hub. This has been approved by the Planning Committee. The future of the remaining part of the site is still under consideration.
Overdue  Page 53	JBG1417_04	Promote benefits of Apprenticeships	Hold at least two events each with employers promoting the benefits of apprenticeships.	<b>50%</b>	Mar-2019	Biannual events being held. Eastwood Jobs Club held monthly giving opportunities for apprentices.
Completed 	JBG1417_05	Provide a Financial Support Scheme for Small and Medium Businesses	Target is to engage five businesses a year	<b>100%</b>	Mar-2020	Partnerships with Job Centre Plus, D2N2 Growth Hub, NBV
In Progress 	JBG1518_06	Neighbourhood Plans	Assist in the preparation of Neighbourhood Plans	<b>31%</b>	May-2019	Work continues with the Neighbourhood Plans. Nuthall Neighbourhood Plan has been adopted.

## Business Growth Key Performance Indicators 2019/20

PI Rating/ Status	Code & Short Name	Outturn 2017/18	Outturn 2018/19	Q1 2019/20	Target 2019/20	Short Trend	Long Trend	Latest Note
Red 	BV204 % of appeals allowed against authority decision to refuse planning permission (Delegated or Committee Decisions with Officer Recommendations)	33.3%	33.3%	<b>75.0%</b>	30%	Increasing	Increasing	A report has been taken to the Planning Committee on 4 September 2019 providing details. The appeals allowed are mainly relating to decision against officer recommendation.
Unknown 	DSDData_18 Appeals allowed against refusals % (Committee Overturns)	-	-	-	-	-	-	New Performance Indicator 2018/19 – data being analysed
Green 	NI 157a Processing of planning applications: Major applications determined within 13 weeks	88.0%	92.0%	<b>100.0%</b>	60%	Improving	Improving	
Green 	NI 157b Processing of planning applications: Minor applications determined within 8 weeks	92.8%	94.7%	<b>97.5%</b>	90%	Improving	Improving	
Green 	NI 157c Processing of planning applications: Other applications determined within 8 weeks.	96.7%	98.3%	<b>99.3%</b>	95%	Improving	Improving	
Green 	TCLocal_01a Percentage of town centre units occupied: Beeston	94.0%	94.6%	<b>94.6%</b>	93%	Stable	Stable	August 2019 = 93.5%. National score, April-June 2019 89.7%
Amber 	TCLocal_01b Percentage of town centre units occupied: Kimberley	95.0%	92.3%	<b>87.7%</b>	90%	Improving	Stable	August 2019 = 90.8% National score, April-June 2019 89.7%

PI Rating/ Status	Code & Short Name	Outturn 2017/18	Outturn 2018/19	Q1 2019/20	Target 2019/20	Short Trend	Long Trend	Latest Note
Red 	TCLocal_01c Percentage of town centre units occupied: Eastwood	91.0%	88.8%	<b>87.5%</b>	93%	Improving	Getting Worse	August 2019 = 88.9% National score, April-June 2019 89.7%
Red 	TCLocal_01d Percentage of town centre units occupied: Stapleford	83.0%	86.2%	<b>87.3%</b>	93%	Stable	Improving	August 2019 = 87.3% National score, April-June 2019 89.7%

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## Report of the Interim Strategic Director

**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

21 November 2019	<ul style="list-style-type: none"> <li>• Performance Management – Review of Business Plan Progress – Business Growth – Outturn Report</li> <li>• Key Sites Update</li> <li>• HS2 update</li> <li>• Regeneration of Stapleford, Kimberley and Eastwood</li> <li>• Local Industrial Strategy</li> <li>• Grants Scheme</li> </ul>
30 January 2020	<ul style="list-style-type: none"> <li>• Business Plans and Financial Estimates 2018/19 - 2020/21 – Business Growth</li> <li>• HIMO's Update</li> <li>• Key Sites Update</li> <li>• HS2 Update</li> <li>• Regeneration of Stapleford; Kimberley and Eastwood</li> </ul>

**Recommendation**

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

Background papers

Nil

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