



Tuesday, 25 August 2020

Dear Sir/Madam

A meeting of the Jobs and Economy Committee will be held on Thursday, 3 September 2020 in the Remote Virtual Teams Meeting, commencing at 7.00 pm.

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

Yours faithfully

Chief Executive

To Councillors: S J Carr  
M J Crow  
E Cubley  
T Hallam (Chair)  
M Handley  
M Hannah  
R I Jackson

L A Lally (Vice-Chair)  
P Lally  
R D MacRae  
J W McGrath  
P Roberts-Thomson  
D D Pringle

## 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 - 4)

The Committee is asked to confirm as a correct record the minutes of the meeting held on 18 June 2020

4. PERFORMANCE MANAGEMENT - REVIEW OF BUSINESS PLAN (Pages 5 - 12)  
  
To report progress against outcome targets identified in the Housing Business Plan, linked to Corporate Plan priorities and objectives, and to provide an update as to the latest key performance indicators therein.
5. KEY SITES UPDATE (Pages 13 - 18)  
  
To update members of the Committee on the progress of housing sites across the Borough
6. PLANNING REFORMS AND CHANGES TO PERMITTED DEVELOPMENT AND THE USE CLASSES ORDER (Pages 19 - 24)  
  
To update members on recent changes announced to permitted development rights and the Use Classes Order and to provide a brief summary of the proposed planning reforms announced within the Government's 'Planning for the Future' consultation
7. UPDATE ON TOWN SQUARES INCOME (Pages 25 - 28)  
  
To update the committee on income generated from charging for the use of Council owned town squares.
8. REOPENING HIGH STREETS SAFELY FUND AND SURVEY UPDATE (Pages 29 - 32)  
  
To update members of the Committee on the Reopening High Streets Safely Fund, the outputs so far, and how this links into the ongoing business survey work.
9. RECRUITING A MARKETS OFFICER (Pages 33 - 34)  
  
To outline the details of the value a Market Officer would bring and inform members on the current issues regarding markets in the borough.
10. HS2 UPDATE (Pages 35 - 36)  
  
To update members on progress with HS2.

11. STAPLEFORD TOWN DEAL FUND (Pages 37 - 38)

To update members as to the progress of the Stapleford Towns Deal bid.

12. DEVELOPMENT CORPORATION UPDATE (Pages 39 - 40)

To update members on progress of the formation of a Development Corporation which will cover the strategic development sites at Toton and Chetywnd Barracks

13. HOUSES IN MULTIPLE OCCUPATION IN BEESTON (Pages 41 - 42)

To update members on the preparation of an Article 4 Direction.

14. WORK PROGRAMME (Pages 43 - 44)

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

15. EXCLUSION OF PUBLIC AND PRESS

**The Committee is asked to RESOLVE that, under Section 100A of the Local Government Act, 1972, the public and press be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 1, 2 and 3 of Schedule 12A of the Act.**

16. HOUSES IN MULTIPLE OCCUPATION IN BEESTON

To enable further discussion should the Committee require.

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## **JOBS AND ECONOMY COMMITTEE**

**THURSDAY, 18 JUNE 2020**

Present: Councillor T Hallam, Chair

Councillors: S J Carr  
M J Crow  
E Cubley  
M Handley  
M Hannah  
R I Jackson  
L A Lally  
P Lally  
R D MacRae  
J W McGrath  
P Roberts-Thomson  
D D Pringle

### 1 **DECLARATIONS OF INTEREST**

Councillors R D MacRae, R I Jackson and J W McGrath declared a non-pecuniary interest in item 7 due to being a member of Stapleford Town Board, minute number 6 refers. Councillor J W McGrath declared a non-pecuniary interest in item 8 as a local business owner, minute number 7 refers.

### 2 **MINUTES**

The minutes of the meeting held 27 February 2020 were confirmed a correct record.

### 3 **HOUSES IN MULTIPLE OCCUPATION UPDATE**

Following the decision of the Jobs and Economy Committee in February 2020 work has been progressing on the Article 4. Current priorities of the Planning Policy team during the lockdown have been to progress the Core Strategy Review and Growth options work for a public consultation in July, HS2 Toton (Strategic Location for Growth) Supplementary Planning Document, Climate Change Initiatives in addition to progressing the Article 4 Direction.

It was noted that progression was going well and it was anticipated the work would be carried out with the opening of the Council offices in early July.

### 4 **PERFORMANCE MANAGEMENT - REVIEW OF BUSINESS PLAN PROGRESS - BUSINESS GROWTH**

The Committee noted a report which informed of progress against outcome targets identified in the Business Growth Business Plan, linked to Corporate Plan priorities and objectives, and were provided with an update as to the latest key performance

indicators therein. Further discussion ensued with regard to business growth with a request to revisit some of the plans to update on the impact of Covid-19.

## 5 UPDATE ON KEY SITES

Members received an update on the progress of development sites across the Borough and thanked the Officers on all the work carried out so far. The Committee was updated on all the regeneration sites with further discussions to take place around Moults Yard, Stapleford, ongoing discussions with Network Rail at Beeston Cement Depot and the Former Myfords Site.

## 6 STAPLEFORD TOWNS DEAL FUND

The Committee noted a report which provided an update on the Stapleford Towns Deal Fund and the investment plan for Stapleford.

## 7 REOPENING HIGH STREETS SAFELY FUND

On 29 May 2020 the government announced that Broxtowe Borough Council would be allocated £101,458 for the reopening of high streets safely.

It was proposed by Councillor T Hallam and seconded by Councillor L A Lally that the following measures be implemented throughout Beeston, Eastwood, Kimberley and Stapleford, to support local businesses and shoppers during the phases of reduction of lockdown.

- Employ two Information Officers for six months, full time Monday to Saturday to support local town centre businesses.
- Create a supportive presence within the town centres. Utilising existing Council staff where applicable.
- Develop and implement a campaign (including print media, online activities and branded clothing/PPE) to encourage residents to shop locally and promote COVID-19 safety.
- Cleaning increased on town centre benches, bins, and street furniture.
- Recruit two wardens on a six-month basis to cover the four town centres.

On being put to the meeting the proposal was approved.

**RESOLVED that the actions and allocation of resources, as amended, be approved.**

## 8 ECONOMIC RECOVERY PLAN

Members were updated on the economic recovery plan with the steps the Council had taken to support the business community during the Covid-19 pandemic and how the Council would support the economy to recover.

**RESOLVED that the short, medium and longer term recommendations, as set out in appendix 5 of the report, be approved.**

9 DATA GATHERING

Members of the Committee received an update on the Council's proposed data gathering exercise to feed into the wider Economic Recovery Plan for businesses post Covid-19. The Committee discussed the options available to collate information from businesses to support the Economic Recovery Plan and suggested using conference calling, emails and telephone calls to assist in the data gathering process.

**RESOLVED that the approach to data gathering be approved.**

10 WORK PROGRAMME

The Committee considered the work programme and agreed on the inclusion of a report to provide an update on Moults Yard Stapleford in January 2021.

**RESOLVED that the work programme, as amended, be approved.**

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## Report of the Chief Executive

### **PERFORMANCE MANAGEMENT – REVIEW OF BUSINESS PLAN PROGRESS – JOBS AND ECONOMY**

#### 1. Purpose of Report

To report progress against outcome targets identified in the Housing 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 2020-2024 was approved by Council on 4 March 2020. 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 Housing Business Plan. It provides a summary of the progress made to date on key tasks and priorities for improvement in 2020/21 and the latest data relating to Critical Success Indicators (CSI) and Key Performance Indicators (KPI). This summary is detailed in appendix 1.

The content of this report is based upon data required to demonstrate progress with the Business Plan. The Council is currently reviewing its corporate performance reporting arrangements, including the content of regular reports to Committees. Members are invited to comment upon the format, level and content of data provided for future reports.

#### **Recommendation**

**The Committee is asked to NOTE the progress made in achieving the Key Tasks and Actions in the Business Growth Business Plan 2020-23 in addition to performance in relation to the current CSI and KPI for 2020/21.**

#### Background papers

Nil

## APPENDIX 1

**PERFORMANCE MANAGEMENT****1. Background - Corporate Plan**

The Corporate Plan for 2020-2024 was approved by Cabinet on 4 March 2020. This plan sets out the Council's priorities to achieve its vision to make "A Greener, Safer and Healthier Broxtowe where everyone prospers." 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 Housing, were approved by the Full Council on 4 March 2020, following recommendations from the respective Committees in January/February 2020.

The Council's priority for Business Growth is to "Invest in our towns and our people". Its objectives are to:

- Complete the redevelopment of Beeston Town Centre (BG1)
- Undertake town investment schemes in Eastwood, Kimberley and Stapleford (BG2)
- Support skills development, apprenticeships, training opportunity and wellbeing in our workforce (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 2020/21 (as extracted from the Pentana Risk performance management system). It also provides the latest data relating to Critical Success Indicators (CSI) and Key Performance Indicators (KPI).






The Council monitors its performance using the Pentana Risk 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 Risk 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 2020/21

Status	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	100%	Mar-2020	A meeting of the Stapleford Working Group has been held with further meeting dates have been arranged. A Developer Forum has been held with developers across the Greater Nottingham.
In Progress 	BG2023_01	Implement Apprenticeship Strategy	Job Centre Plus, NAS, NNF, DNCC, FSB, Colleges and Schools	30%	Mar-2023	The Apprenticeship Strategy is being implemented and a report will be presented for consideration by Personnel Committee on 29 September 2020.
In Progress 	BG2023_02	Refresh the Economic Development Strategy	Update the Economic Development Strategy	10%	Mar-2021	Delayed due to Covid-19. The focus on the strategy will be on rejuvenating and boosting the economy.
In Progress 	BG2023_04	Support improved connectivity in connection with the HS2 project	Working with NET, Notts County, Nottingham City, Amber Valley DC, Erewash DC, Bus Companies	30%	Mar-2021	Work is ongoing with the production of the Toton Masterplan which includes connectivity work and integration with Stapleford Towns Deal. Further public engagement expected to take place in Autumn. Providing support to Nottinghamshire County Council in respect of submissions for Integrated Rail Plan.
In Progress 	BG2023_05	Bring forward the Core Strategy review	Successfully steer the Core Strategy through its examination process receiving a report recommending adoption from the appointed Planning Inspector	10%	Dec-2022	Now referred to as Greater Nottingham Strategic Plan. Growth Options Consultation (first phase of the review) currently being undertaken. Consultation on draft plan due to take place Summer 2021 with examination currently planned for late 2022.







Status	Code	Action Title	Action Description	Progress	Due Date	Comments
In Progress 	BG2023_06	Policy intervention on HiMO	Reports to Jobs and Economy Committee for appropriate actions in 2020.	20%	Dec-2020	Report submitted to this Committee on 18 June 2020 advising that notification of affected parties is expected by the end of July 2020 subject to the Council Offices re-opening after lockdown.  Survey has been completed and an update report to Jobs & Economy Committee is to be presented on 3 September 2020. Consultation anticipated September 2020.
In Progress 	BG2023_07	Gipsy and Traveller site allocation	Reports to Jobs and Economy Committee for appropriate actions in 2020.	10%	Mar-2021	In the early stages of preparation. Identifying possible sites for allocation. Call for sites due to take place in Autumn 2020. Housing needs study being undertaken as part of Greater Nottingham Strategic Plan.




### **Business Growth Critical Success Indicators 2020/21**

Status	Short Name	Frequency	2018/19 Achieved	2019/20 Achieved	2020/21 Q1	Target 2020/21	Latest Note
Unknown 	TCLocal_01a Town Centre Units occupied – Beeston	Monthly	94.6%	93.1%	-	94%	Town Centre surveys have been on postponed due to Covid-19 restrictions.
Unknown 	TCLocal_01b Town Centre Units occupied – Kimberley	Monthly	92.3%	86.9%	-	94%	Town Centre surveys have been on postponed due to Covid-19 restrictions.
Unknown 	TCLocal_01c Town Centre Units occupied – Eastwood	Monthly	88.8%	91.2%	-	94%	Town Centre surveys have been on postponed due to Covid-19 restrictions.

Status	Short Name	Frequency	2018/19 Achieved	2019/20 Achieved	2020/21 Q1	Target 2020/21	Latest Note
Unknown 	TCLocal_01d Town Centre Units occupied - Stapleford	Monthly	86.2%	87.3%	-	94%	Town Centre surveys have been on postponed due to Covid-19 restrictions.

### **Business Growth Key Performance Indicators 2020/21**

Status	Code & Short Name	Frequency	2018/19 Achieved	2019/20 Achieved	2020/21 Q1	2020/21 Target	Note
Green 	BV204 Appeals allowed against authority decision to refuse planning permission (Delegated or Committee Decisions with Officer Recommendations)	Quarterly	33.3%	35.3%	20.0%	30%	
Data Only 	DSData_18 Appeals allowed against refusals (Committee Overturns)	Quarterly	-	50%	-	-	
Data Only 	ERLocal_02 Employment Land Take Up	Annually	11,391	4,257	-	-	<i>Calculation of this PI has been changed. Process to be defined.</i>
Red 	ERLocal_03 Number of planning applications approved for employment development (Class B1, B2 or B8)	Quarterly	8	7	3	20	
Green 	NI 157a Processing of planning applications: Major applications determined within 13 weeks	Monthly	92.0%	100.0%	100%	92%	
Green 	NI 157b Processing of planning applications: Minor applications determined within 8 weeks	Monthly	94.7%	97.4%	100%	94%	

Status	Code & Short Name	Frequency	2018/19 Achieved	2019/20 Achieved	2020/21 Q1	2020/21 Target	Note
Green 	NI 157c Processing of planning applications: Other applications determined within 8 weeks.	Monthly	98.3%	99.6%	100%	98%	
Green 	NI 159 Supply of ready to develop housing sites	Annually	78%	100%	100%	100.0%	Adopting Part 2 Local Plan addresses the five-year housing land supply shortage. Sites allocated are expected to come forward for development within two years of the adoption of the Plan. There is regular dialogue with developers, house builders and external funding providers to unlock the more difficult to develop sites and these efforts are already showing signs of success.
Red 	TCLocal_05 NEW Retail and Commercial floorspace provided within in Town Centres	Annually	-	4	-	40	Data collected annually. The number represents approvals rather than units which have been completed. The Part 2 Local Plan has amended and shrunk town centre boundaries in some locations to increase long term viability.

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## 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 Interim Head of Service 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.

### Recommendation

**The Committee is asked to NOTE the report and CONSIDER the proposals of additional sites and RESOLVE accordingly.**

Background papers

Nil

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## APPENDIX

Regeneration Sites Update - September 2020

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. It is understood that this should be resolved by March 2021. A couple of local developers have been contacting the Council regarding starting development on site.	Development Started but now delayed.	N/A
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. Nothing further currently.	2020	2020 (Delayed due to further modelling)
Cossall Industrial Estate	Hybrid planning application submitted. Following issues with viability and regarding the land, further dwellings proposed. The site has been sold to Midland Reinforced Concrete, and they are continuing with the hybrid scheme for a country park and 64 new dwellings. A viability assessment has been submitted and is being considered by the Council due to significant costs relating to earth movements proposed and the creation of the County Park, and issues surrounding Covid-19.	Revised scheme for 64 dwellings submitted.	Late 2020
Beamlight Eastwood	West site - All pre commencement conditions have now been discharged. East site - the pre commencement details for phase 1 (30 dwellings) have been completed.	Development started on site	Development started on site
Beeston Cement Depot	Ongoing discussions with Network Rail about bringing this site forward. Network Rail have announced an agreement with Ilke Homes for developing this site for modular	Pre application stage.	2020

	housing in the future, and lots of relevant press coverage about this. Planning application expected this year.		
Boots	Work underway on access and S106 discussions at an advanced stage.	Meetings continue to take place to progress matters.	2020
Bartons	Development has commenced on site for the 29 house scheme. No further REM applications for the remaining phases have been submitted.	Resolved to grant planning permission for 29 houses (full) and 221 outline.	Development commenced.
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 on the programme for decommissioning of the depot and submission of reserved matters. Discussions are ongoing between the planning department and the agents.	Approved.	2020
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.	2020
Walker Street Eastwood	Transport assessment work being carried out currently by the County Council, with Broxtowe recently transferring its share of the relevant funding. The completion of this work should complement the submission of a planning application, which is expected imminently.	2020	2020

Stoney Street Beeston	<p>The underutilised site opposite Sainsbury's and the 'Bell' in the pedestrianized 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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Members should note that the list of sites attached has reduced as various sites start construction following the granting of planning permission and associated discussions. The list was originally determined following considered assessment of the Strategic Housing Land Availability Assessment (SHLAA). The following list of sites are ones that will be looked into with intention of getting them developed over the next few years. The relevant planning application references are below:

Alexon 12 - 14 Moore Gate Beeston - 16/00626/OUT  
63 - 65 Chilwell Road Beeston 16/00166/OUT  
Rockaway Hotel – Beeston - 17/00734/FUL  
Royal Oak – 22 Villa Street Beeston - 19/00194/FUL  
3 and 7-11 Villa Street Beeston - 18/00422/FUL  
Lower Regent Street Beeston  
The Magpie – 187 Toton Lane – Stapleford - 19/00268/FUL  
South of Kimberley Road , Nuthall – No recent details landowners.  
Rear of 127 Kimberley Road Nuthall – Same as above  
The Poplars Car Park , Wollaton Road , Beeston 15/00481/FUL  
Land Fronting Wollaton Road Beeston – No recent details  
Methodist Church, Queens Road Beeston  
Dovecote Bar and Grill – 29 Beauvale, Newthorpe - 19/00029/FUL

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### Report of the Chief Executive

#### **PLANNING REFORMS AND CHANGES TO PERMITTED DEVELOPMENT AND THE USE CLASSES ORDER**

##### 1. Purpose of report

To update members on recent changes announced to permitted development rights and the Use Classes Order and to provide a brief summary of the proposed planning reforms announced within the Government's 'Planning for the Future' consultation.

##### 2. Detail

The Government has announced a number of significant changes to the planning system including additional permitted development rights and changes to the Use Classes Order. The changes provide additional rights for extensions through the right to add additional storeys to buildings and through new rights to redevelop sites without obtaining full planning permission. The Use Classes Order has also been extensively revised to combine a number of classes into a new 'Class E'.

The 'Planning for the Future' consultation document proposes a number of significant reforms to the planning system. The Council has until 29 October 2020 to provide a response on the consultation.

Further details are provided within the appendix.

##### 3. Financial Implications

The changes to permitted development rights and the Use Classes Order has the potential to reduce the number of planning applications submitted to the Council. However, the additional permitted development rights are subject to prior approvals which are likely to require a fee. The proposed reforms to the planning system may have significant financial impacts but these are currently unclear due to the nature of the consultation document.

#### **Recommendation**

**The Committee is RESOLVE to delegate authority to the Interim Head of Planning and Economic Development to submit a response in respect of the Government's 'Planning for the Future' consultation by 29 October 2020.**

#### Background papers

Nil

**APPENDIX****1. Introduction**

The Government has announced a number of significant changes to the planning system including additional permitted development rights and changes to the Use Classes Order. On 6 August the Government also published 'Planning for the Future' which proposes a number of significant changes to the planning system. The purposes of this report is to provide a summary of these changes.

**2. Planning for Growth Consultation**

The document proposes a number of significant changes to the planning system including plan-making, development management, development contributions, and other related policy proposals. A summary of the main changes proposed are provided below. The deadline for submissions to the consultation is 29 October 2020. It should be noted that the reforms proposed would require primary and secondary legislation prior to being implemented.

Local Plans would focus on identifying land under three categories - Growth areas suitable for substantial development, and where outline approval for development would be automatically secured for forms and types of development specified in the Plan; Renewal areas suitable for some development, such as limited densification; and Protected areas where development is restricted. Protected areas would include the Green Belt. General development management policies would be set nationally, with a more focused role for Local Plans in identifying site and area specific requirements, alongside locally-produced design codes. The document states that local planning authorities and neighbourhoods (through Neighbourhood Plans) would play a 'crucial role' in producing required design guides and codes to provide certainty and reflect local character and preferences about the form and appearance of development. The Government states that there should be significantly more engagement with the public in the formation of Local Plans utilising new forms of technology.

Local Plans would be subject to a single statutory "sustainable development" test. This would mean replacing the existing tests of soundness and abolishing the Duty to Cooperate. Local authorities and the Planning Inspectorate will be required through legislation to meet a statutory timetable (of no more than 30 months in total) for key stages of the process, and there will be sanctions for those who fail to do so. There is significant emphasis on a 'digital first' approach, using standardised data and interactive maps.

There would be a new nationally-determined, binding housing requirement that local planning authorities would have to deliver through their Local Plans. This would be focused on areas where affordability pressure is highest to stop land supply being a barrier to enough homes being built. It is stated that this would factor in land constraints, including the Green Belt. The Housing Delivery Test would remain and there would be a presumption in favour of sustainable development if housing targets were not being met.



Areas identified as Growth areas would automatically be granted outline planning permission for the principle of development. Further details would be agreed and full permission achieved through consent routes which focus on securing good design and addressing site-specific technical issues. In areas suitable for development (Renewal areas), there would be a general presumption in favour of development established in legislation. Consent for development would be granted through a new permission route which gives an automatic consent if the scheme meets design and other prior approval requirements. In areas where development is restricted (Protected areas) any development proposals would come forward as now through planning applications being made to the local authority. For all applications there would be a significant reduction in the amount of supporting information required to be submitted.

There is also reference to a “fast-track for beauty” through changes to national policy and legislation, to automatically permit proposals for high quality developments where they reflect local character and preferences. There is emphasis on design throughout the document including every street being tree lined and that each authority should appoint a chief officer for design and place-making.

There may be automatic refunds of the planning fee for an application if the local authority fails to determine it within the time limit or some types of applications may be deemed to have been granted planning permission if there has not been a timely determination. ‘Extensions of time’, currently used extensively, would likely to be removed. There may also be refunds if a refusal is overturned at appeal.

The current system of planning obligations would be reformed as a nationally-set value-based flat rate charge (‘the Infrastructure Levy’). A single rate or varied rates could be set. This would replace S106 agreements. The rate would be charged on the final value of a development and would be levied at point of occupation. The document states that local authorities will have greater powers to determine how developer contributions are used, including by expanding the scope of the Levy to cover affordable housing provision to allow local planning authorities to drive up the provision of affordable homes. The document states that a small proportion of the income should be earmarked to local planning authorities to cover their overall planning costs. The document states that to better support the timely delivery of infrastructure, local authorities would be allowed to borrow against Infrastructure Levy revenues so that they could forward fund infrastructure. However, local authorities would have to assure themselves that this borrowing is “affordable and suitable”.

Reference is also made to strengthening enforcement powers although there are no specific details regarding what this may include.

### **3. Use Classes Order**

The Use Classes Order groups different uses of land and buildings into use classes. A change of use within a single use class is not considered to be development and therefore does not require planning permission.

The schedule to the current Use Classes Order sets out four main categories of use class. These are A classes (which cover retail, food and drink), B classes (which cover places of work including offices and industry), C classes (which cover housing) and D classes (which cover institutions and leisure uses). There are also Sui Generis uses which fall outside of the categories.

The new regulations create a new commercial, business and service use class (Class E). This replaces shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) classes. The new Class E also includes uses including gyms, nurseries and health centres (previously in use classes D1 (non-residential institutions) and D2 (assembly and leisure))

The implications of these changes are there will be significant flexibility for uses to change without requiring planning permission. This is particularly significant in town centres where Local Plan policies have previously protected A1 uses. It should also be noted that pubs and bars (A4) and hot food takeaways (A5) will now be Sui Generis Uses. This means that planning permission will be required to change to or from these uses.

Additional changes include a new learning and non-residential institutions use class (Class F1) which incorporates those uses from the former D1 (non-residential institutions) class which involve buildings such as schools, libraries and galleries which are regularly in the wider public use.

A new local community use class (Class F2) has also been created which groups together those uses from the D2 (assembly and leisure) class which involve activities of a more physical nature (such as swimming pools, skating rinks and areas for outdoor sports) as well as the use of buildings where such usage is principally by the local community.

The regulations come into force on 1<sup>st</sup> September 2020. However transitional provisions will ensure that buildings or uses will continue to be subject to any existing permitted development rights until 31 July 2021 when revised permitted development rights will be introduced.

#### **4. Permitted Development**

The Government has announced a number of amendments to permitted development rights which are due to come into force on 31 August 2020.

Part 1 of Schedule 2 (Class AA) permits the enlargement of a dwellinghouse by the construction of new storeys on top of the highest existing storey of the dwellinghouse. If the dwellinghouse is two or more storeys tall then two storeys may be added. If the dwellinghouse is a bungalow then one storey may be added. The new right is subject to a number of limitations including relating to the building's height and its height in relation to neighbouring properties (if semi-detached or terraced). Further, prior approval is required in relation to such matters as: impact on amenity, external appearance and impact on protected views.

Four more permitted development rights (Classes AA, AB, AC and AD) have been added relating to creating additional flats. These allow for the construction of new flats on top of the highest storey of certain types of building:

Class AA permits construction of up to two new storeys of flats on top of detached buildings in commercial or mixed use, including where there is an element of residential use.

Class AB permits the construction of new flats on top of terrace buildings (including semi-detached buildings) in commercial or mixed (including residential) use.

Class AC permits the construction of new flats on top of terraced dwellinghouses (including semi-detached houses). Two storeys may be added to buildings of two or more storeys, one storey may be added to bungalows.

Class AD allows the construction of new flats on top of detached dwellinghouses. Again, two storeys may be added where the building is two or more storeys tall or one additional storey on a bungalow.

These four rights are subject to limitations and conditions and require prior approval from the Council including with regards to transport and highways impacts, external appearance, adequate natural light, amenity impacts, and impact on protected views.

A new permitted development right (Class ZA) has been added which allows for the demolition of a single detached building in existence on 12 March 2020 that was used for office, research and development or industrial processes, or as a free-standing purpose-built block of flats, and its replacement by an individual block of flats or a single detached dwellinghouse within the footprint of the old building. Limitations include that the old building should have a footprint of no larger than 1,000msq and be no higher than 18m. The building must have been built before 1990 and have been vacant for at least six months before the date of the application for prior approval.

The permitted development right grants permission for works for the construction of the new building which can be up to two storeys higher than the old building with a maximum overall height of 18m. This right is also subject to prior approval on matters such as: transport and highways, contamination, flooding, design, external appearance, adequate natural light, amenity, noise from commercial uses on the new occupiers, impact on business and new residents, heritage and archaeology, method of demolition, landscaping and impact on protected views.

Amendments have also been made to existing permitted development rights which allow changes of buildings into residential uses to include the consideration of the provision of adequate natural light to all habitable rooms under the prior approval procedure.

There are also changes allowing developers to extend the hours of construction on building sites and a new temporary permitted development right that allows

councils to hold outdoor markets without planning permission. Therefore, a local authority has a greater freedom to allow market traders to setup outdoor stalls. The permitted development right is in place until 23 March 2021.

Development which has already received the grant of planning and which would lapse between 23rd March 2020 and 31st December 2020 now have until 1st April 2021 to be implemented.

### Report of the Chief Executive

#### UPDATE ON TOWN SQUARES INCOME

##### 1. Purpose of report

To update the committee on income generated from charging for the use of Council owned town squares.

##### 2. Background

At the Cabinet meeting on 19 April 2016 agreed to amend policy so that Council owned squares would fall under the remit of the Town Centre Management team who would encourage bookings for commercial use in order to generate much needed additional income. There was previously no policy in place to charge for square usage and the permits for any activities were issued by the Council's Licensing section. Square usage was previously reserved for community and non-profit making purposes with some consideration to commercial uses on a case by case basis.

The Economic Development team continue to process permit applications for the use of Council owned town squares, in line with the Council's most current Town Centre Trading Policy. Further details are set out in the Appendix.

##### 3. Financial Implications

The table below shows the income received since the Council began charging for the use of squares.

Financial Year	£ Budget	£ Income
2016/17	4,000	7,600
2017/18	4,000	10,115
2018/19	7,500	8,524
2019/20	10,000	9,457
2020/21 (to 1st August 2020)	12,000*	-280
<b>Cumulative Total</b>		<b>35,416</b>

Of the £9,457 income received in 2019/20, 98% was from commercial bookings and market permits at Beeston Town Centre.

The 2020/21 budget for income received from Council owned town squares is £12,000.

#### Recommendation

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

#### Background papers

Nil

## APPENDIX

Current Financial Year

Based on the first two quarters of 2020/21 and owing to the temporary closure of all town squares due to Covid-19, it is accepted that the income received for financial year 2020/21 will be significantly less than previous years. However, enquiries from regular booking parties have now resumed, showing there is still a demand for outdoor trading space in Town Centre locations. Furthermore, the Beeston Farmers' market returned in July, with additional Covid-Secure measures in place.

The Council will not charge during the remainder of the financial year 2020/21 for permits issued other to external market operators, to further encourage markets of different types. Other commercial bookings, to include; promotional companies, utilities companies, standalone food vendors on non-market days and fundraising teams carrying out direct debit capture, will continue to be charged at full commercial rates (examples below, but are negotiable).

- Beeston Town Centre - £400+vat per week.
- Stapleford and Kimberley Town Centre - £150+vat per week.

As per the 'Financial Implications' section, there is currently a deficit of £280, which is a result of refunds issued against pre-paid bookings from financial year 2019/20, where year-end accounts were already settled.

Following the recent decision by external market operators to cease the regular Monday and Wednesday markets (cited as being financial unviable), the Council have since taken the decision to recruit a part-time Markets Officer on a temporary contract. The new post will look to reinstate the popular weekly general market in Beeston and establish a regular market presence in other towns. As a result of the Council running a number of its own markets, the income previously received from external market operator's permits will therefore be lost in the next financial year. It is estimated that the squares income will reduced by at least £1000 per annum going forward.

The Council will receive some ground rent from the individual stall holders attending the new Council managed market days, however this will only go some way to recoup the salary costs of the new Markets Officer. Ultimately the markets will not run at a profit and instead the majority of additional squares income will continue to be reliant on other commercial bookings.

There continues to be little demand for commercial bookings in town squares outside of Beeston, however this may change if markets in Kimberley and Stapleford can be established. There is no Council owned square in Eastwood, which would be subject to chargeable permits for the use of.

There have been no applications for permission to trade within the consents street area, however the intention of adopting a consents streets area, was predominantly to reduce the amount of illegal traders approaching shoppers in pedestrianised areas of Beeston, which the Council were previously receiving complaints about.

Town Centre Trading Policy Review

The current Town Centre Trading Policy is now due to be renewed. Changes to the policy will first be made in consultation with the Council's Licensing and Environmental Health Teams. This is to ensure any newly adopted policy is robust enough to assist officers in determining applications in light of Covid-19 and the latest safety guidance, as well as the implications following changes to the determination of outdoor seating licenses (now devolved to Broxtowe Borough Council). Revised wording of the policy will also reflect the role of the new part-time Markets Officer, who will be included in the process of determining squares applications.

The revised policy document is to be presented to Policy and Performance committee on 1 October 2020.

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### Report of the Chief Executive

#### **REOPENING HIGH STREETS SAFELY FUND AND SURVEY UPDATE**

##### 1. Purpose of report

To update members of the Committee on the Reopening High Streets Safely Fund, the outputs so far, and how this links into the ongoing business survey work.

##### 2. Background

The government announced on the 29 May 2020 Broxtowe Borough Council would be allocated £101,458 for the reopening of high streets safely fund. Access to this funding was available from 1 June 2020 of this year.

As a direct result of this process, two Covid-19 Information Officers were appointed, to communicate and assist businesses with their operations within the Town Centre during this time. A summary of their work to date, again is included within the appendix.

On 18 June Jobs and Economy Committee members agreed to several actions, as part of a holistic survey of businesses across the Borough. As part of the survey work businesses were contacted and questioned on how they are coping in these challenging times. A brief summary of progress to date is included within the appendix.

##### 4. Financial implications

All financial outlays will be reimbursed directly from the government.

#### **Recommendation**

**The Committee is asked to NOTE the use of the fund.**

#### Background papers

Nil

**APPENDIX**Covid-19 officers' summary of work:

Two officers were appointed to advise high street businesses within Broxtowe on reopening safely and successfully. The two officers have engaged with businesses face to face, and over the phone in all four town centres communicating with all sectors on the high street, not just retail.

The vast majority of the businesses have responded positively to this process. The officers will maintain this engagement going forward whilst helping businesses react to the ever changing advice and new initiatives that occur. A great example of their work can be reflected in the number of businesses that have signed up to the Eat Out to Help Out scheme. Both officers have produced an update on their activity, which is summarised below.

Zahid:

'As a Covid-19 information officer in Beeston it is my job to engage in dynamic dialogue around the full range of Covid-19 related issues. I provide direct advice/guidance and problem solving where appropriate to support effective prevention of further outbreaks. This will involve working with issues around service delivery as a whole, but also in relation to ensuring personalised responses for individual customers and to build and maintain effective relationships within these settings with key stakeholders. The primary function of the service is to work collaboratively with customers, partners and other stakeholders to help boost business within the area, and try and get them back to pre Covid-19 business levels.

During my work I have seen a 'step change' in the business community. At the start, I had businesses talking about shutting down, but now several are at a stage where they are happier, and nearly at the stage they were at pre Covid-19. To enable this 'step change' we must educate the businesses on how they can improve customer confidence in their area as a whole, but also ensure they are implementing all the relevant government guidelines and methods. Our job does not stop at health and safety, we also assist them with ideas and strategies, and a good example of this is the Eat Out to Help Out scheme. We also try and encourage businesses to use social media to display their efforts in combating Covid 19 in their store and outline the measures that have been put in places for the safety of the customers.

At the start we had businesses unaware of the government guidelines and new legislation. I am of the opinion that covid-19 Officers have prevented businesses being closed or be shut down by environmental health due to a lack of knowledge in this area. I also think the role has helped educate members of the public and 'break down barriers' within Beeston, and I am very proud of this. After this pandemic has passed I believe the Covid-19 officers will still have a role ensuring the businesses have suitable support moving forward. '

Janice

'In bringing Broxtowe 'Back to Business', high street businesses and citizens have welcomed and been reassured by the presence of Covid-19 Information Officers usually on daily patrols we:

- proactively seeking guidance
- businesses have been keen to present their businesses safely for customers
- seeking best practice
- actively raising concerns
- keen to keep up to date and understand the changing guidelines

Businesses have in the main have listened and acted on guidance and appreciated the patrols. In Stapleford, Kimberley and Eastwood, I have adopted a 'wave and goes' system, having seen the businesses initially and given guidance. A wave to the business staff member who wave back if all is ok, with the opportunity to beckon me in if required. Exceptions to this are where guidance has significantly changed for certain businesses and premises are visited to ensure understanding and best practice.

Businesses have been encouraged to develop practices that work best for their modus operandi whilst remaining within the guidelines and developing best practice. Significant advice and guidance has been given on the use of business premises windows to highlight the measures taken by businesses to keep the public safe, 'The Mary Portas Approach'. Those businesses who have done this are experiencing higher footfall.

Advice given has also included:

- public access and control to buildings
- public advice notices for each business
- sanitiser provision (with 60% alcohol content)
- use of signage and floor markings in business premises
- sneeze protection screens at pay points
- encourage contactless payments
- identification of cleaning requirements for touch points

The businesses of greatest concern in respect of long-term sustainability are those in the beauty sector with close contact services still on hold at the time writing this report. These businesses rely on practitioners often renting space within a salon. Consequently, within a salon, several small businesses exist within one building.

Survey Update:

Committee members will recall agreeing to the approach of data gathering, in order to better understand the challenges all businesses are facing in light of Covid-19 and inform what the Council's responses may be to the main issues identified directly by the business community.

A 5-stage approach was agreed which included:

1. Contacting all the businesses – using the agreed questions,
2. Collate data and assess trends,
3. Decide next steps,
4. Monitor outputs and react,
5. Conclusion

Since the previous committee, the Economic Development team have been overseeing stages 1 and 2 in tandem. An online version of the survey has been shared through the Council's digital communication channels, including Email Me bulletins to Business topic subscribers and social media accounts.

The Covid-19 officers were informed of this process and have been encouraging the Town Centre businesses to fill in the form online, to assist with this process. Furthermore, some furloughed staff from LLeisure agreed to make telephone calls with businesses, to ask the agreed question during the call, or signpost the businesses to complete the survey via the online form.

The current proposal is to carry on this survey until the September 30 and then collate the data and report our findings to the meeting of Jobs and Economy in November.

### Report of the Chief Executive

#### **RECRUITING A MARKETS OFFICER**

##### 1. Purpose of report

To outline the details of the value a Market Officer would bring and inform members on the current issues regarding markets in the borough.

##### 2. Background

Following the recommencement of markets following government advice, the previous operator took the decision to stop managing the weekly (Monday and Wednesday) markets. In addition, to not pursuing the establishment of regular markets in Kimberley. Regular markets were introduced in Beeston to improve footfall on quieter days, allow opportunities for start-up retailers and establish a more vibrant town centre. As we know from experience not just in Beeston but in other areas such as the Kimberley Christmas Market we see an increase in footfall which benefits local businesses. Further to this since the easing of lockdown rules outdoor retail is often the preferred option for visitors.

The recruitment of a Markets Officer will enable us to hold regular and seasonal markets across the borough. In addition, the role will allow for place specific promotion alongside the markets, increasing visits and engaging with local groups and schools. As each town get a greater identity and more activity the use of contact information gathered from the free Wi-Fi will support in communicating to the wider public.

##### 3. Financial implications

Role to be grade 5/6. It is expected that the officer will generate an income, through stall rents.

#### **Recommendation:**

**The Committee is asked to RECOMMEND to the Personnel Committee that the permanent Markets Officer Position be approved.**

#### Background papers

Nil

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### Report of the Chief Executive

#### HS2 UPDATE

##### 1. Purpose of report

To update members on progress with HS2.

##### 2. Detail

In February 2020, following the publication of the Oakervee Review, the Government confirmed that HS2 would be delivered in full.

The Oakervee review concluded that for Phase 2b of HS2 (the route from Birmingham to Manchester and Leeds) a Y-shaped network was the correct approach. However, the review also concluded that Phase 2b needs to be considered as part of an Integrated Rail Plan for the north and Midlands which also includes Northern Powerhouse Rail, Midlands Rail Hub, and other major Network Rail schemes to ensure these are scoped, designed, delivered, and can be operated as an integrated network.

The Government is producing an Integrated Rail Plan for the Midlands and the North. This work will be informed by an assessment from the National Infrastructure Commission (NIC) looking at the rail needs of the Midlands and the North, and the available evidence on Northern Powerhouse Rail, Midlands Rail Hub, HS2 Phase 2b and other proposed Network Rail projects. The East Midlands Submission to the NIC's Rail Needs (HS2) Assessment Call for Evidence was published in May following being agreed through the East Midlands HS2 Executive Board. The submission is based around 3 core messages: Deliver in Full; Deliver Early & Invest Now. It sets out a plan for the phased delivery of HS2 linked to local investment over the next 10 years and to key elements of the Midlands Engine Rail initiative. The Government states that the Integrated Rail Plan will be published by the end of the year.

A Masterplan for Toton is also being produced which is a requirement of the Part 2 Local Plan. The Masterplan is a supplementary planning document and would need to be approved at a full Council meeting.

#### Recommendation

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

#### Background papers

Nil

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### Report of the Chief Executive

#### **STAPLEFORD TOWNS DEAL FUND**

##### 1. Purpose of the Report

To update members as to the progress of the Stapleford Towns Deal bid.

##### 2. Background

Stapleford Town has been selected as one of a hundred towns to receive funding through the Town's Deal. The fund is for up to £25m, per town area. Investment has been directed towards; connectivity, urban regeneration, planning and land use, skills and enterprise infrastructure. Through the creation of a Town Investment Plan, the Fund will drive long-term economic growth and resilience.

A significant amount of work has been carried out to date, and a wide variety of stakeholders have been consulted. Various consultants have also been employed throughout to interpret or obtain data, and most recently the wider master planning of the town and outline business case development has been taking place. The appendix gives a summary of the work carried out to date.

##### 3. Financial Implications

The Towns Fund could result in an investment of up to £25 million for the Town of Stapleford. To obtain this, the Town Investment Plan will need to demonstrate significant co-funding from public and private sector sources.

The prospectus has outlined £140,000 capacity funding, to be used toward the development of a Town Deal Board and Investment Plan for Stapleford, of which, approximately £95,000 has already been spent.

#### **Recommendation**

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

#### Background papers

Nil

**APPENDIX**

Following the inception of the Stapleford Town Deal last year there have been nine Executive board meetings and seven stakeholder group meetings. These have continued using video conferencing facilities.

Further guidance was received from Government in June, outlining the aims of the fund and the structure the Town Investment Plan in more detail. As highlighted in the further guidance, there are three options for submission dates; July, October and January 2021. The Chair and Executive Board have agreed to submit the TIP in the October cohort.

A public consultation was carried out from the 1-17 July 2020 to gain feedback from local residents, businesses and stakeholders. 235 people responded to this survey. This feedback has been used to inform the demand and viability of proposed projects. This long list of projects has then been through the outline business case evaluation process; evaluating the financial, commercial and deliverability aspects of each project. This has facilitated the shortlisting of projects to be included in the funding ask to Government as part of the TIP.

Promotion of this project is ongoing with extensive social media promotion, press releases and continued use of the My Towns portal. Branding for the project has been agreed and is being rolled out using social media updates as well as branding the final TIP document. Writing of the TIP has commenced with support from the design consultants to ensure this document best reflects Stapleford and their aspirations.

There are two more Executive and Stakeholder board meetings to be held. These will focus on reviewing the TIP draft document ready for submission on 30 October 2020.

## Report of the Chief Executive

### DEVELOPMENT CORPORATION UPDATE

#### 1. Purpose of report

To update members on progress of the formation of a Development Corporation which will cover the strategic development sites at Toton and Chetwynd Barracks.

#### 2. Background

In October 2018 the Government announced funding of up to £2m to explore the business case for a locally led development delivery vehicle for the East Midlands. This would cover three geographical sites in the East Midlands: Ratcliffe on Soar power station, Toton and Chetwynd Barracks, and East Midlands Airport. In June 2019 Nottinghamshire County Council, on behalf of the Midlands Engine, commissioned the preparation of an outline business case for a Development Corporation.

The Development Corporation work is subject to an Oversight Board supported by an Executive Group. The Oversight Board is made up of leaders from the region's County and City Unitary local authorities and directly affected districts (including Broxtowe) alongside private sector; business community; central government; LEP's; and university representatives. The Executive Group is a smaller group of executive officers.

Legislation shall need to be passed to establish the Development Corporation, it is therefore unlikely that the Development Corporation would be established until 2022 at the earliest. In the interim period, a non-statutory interim vehicle is proposed with the agreement of partners. Work has been continuing to agree the powers and responsibilities of the interim vehicle. A further update will be provided when further proposals relating to the interim vehicle are known.

### Recommendation

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

#### Background papers

Nil

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**Report of the Chief Executive**

<b>HOUSES IN MULTIPLE OCCUPATION IN BEESTON</b>
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1. Purpose of report

To update members on the preparation of an Article 4 Direction.

2. Background

Following work by consultants Icen, members resolved in February that an Article 4 Direction should be produced, in order to restrict permitted development rights for changes of use to Houses in Multiple Occupation (HMOs) in parts of Beeston. An update report was considered in June.

3. Details

The Planning and Legal sections have been liaising on the Direction and the associated consultation, taking account of the current restrictions due to the coronavirus crisis. At the time of writing the Direction is being drafted and preparations are being made for the consultation.

A provisional timetable for the main procedures regarding the Direction is as follows:

- September 2020: Publication of the Direction and consultation on it. (Including: notifying local residents, County Council and Secretary of State; newspaper advert; site notices, etc.)
- January 2021: Jobs and Economy Committee considers representations and decides whether or not to confirm the Direction.
- September 2021: The Direction comes into force.

The process is potentially subject to intervention by the Secretary of State.

A Supplementary Planning Document will also be prepared, with the intention of it being adopted at the time that the Direction comes into force.

<b><u>Recommendation</u></b>
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<b>The Committee is asked to NOTE the report.</b>
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Background papers

Nil

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## Report of the 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

19 November 2020	<ul style="list-style-type: none"> <li>• Performance Management- Review of Business Plan progress</li> <li>• Key Sites update</li> <li>• Business Grants scheme review</li> <li>• Stapleford Town Deal</li> <li>• Eastwood/Kimberley Regeneration Plan</li> <li>• Update on the Article 4 Direction/HMO Policy</li> <li>• Economic Recovery Plan – Data Gathering Update</li> </ul>
28 January 2021	<ul style="list-style-type: none"> <li>• Business Plans and Financial Estimates 2021/22 – 2023/24 – Business Growth</li> <li>• Key sites update</li> <li>• Stapleford Town Deal</li> <li>• Eastwood/Kimberley Regeneration Plan</li> <li>• HMO Policy Update</li> <li>• Update Moults Yard Options</li> </ul>
June 2021	<ul style="list-style-type: none"> <li>• Performance Management –Review of Business Plan Outturn</li> </ul>

#### Recommendation

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

#### Background papers

Nil

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