



Agenda for a meeting of the Regeneration and Economy Overview and Scrutiny Committee to be held on Tuesday, 20 February 2018 at 6.00 pm in Committee Room 1 - City Hall, Bradford

Members of the Committee – Councillors

CONSERVATIVE	LABOUR	LIBERAL DEMOCRAT AND INDEPENDENT	GREEN	INDEPENDENT
Heseltine Mallinson	Farley Jamil H Khan Nazir	Fear	H Hussain	K Hussain

Alternates:

CONSERVATIVE	LABOUR	LIBERAL DEMOCRAT AND INDEPENDENT	GREEN
Pennington Whiteley	Green Johnson Salam Sharp	R Ahmed	Warnes

Notes:

- This agenda can be made available in Braille, large print or tape format on request by contacting the Agenda contact shown below.
- The taking of photographs, filming and sound recording of the meeting is allowed except if Councillors vote to exclude the public to discuss confidential matters covered by Schedule 12A of the Local Government Act 1972. Recording activity should be respectful to the conduct of the meeting and behaviour that disrupts the meeting (such as oral commentary) will not be permitted. Anyone attending the meeting who wishes to record or film the meeting's proceedings is advised to liaise with the Agenda Contact who will provide guidance and ensure that any necessary arrangements are in place. Those present who are invited to make spoken contributions to the meeting should be aware that they may be filmed or sound recorded.
- If any further information is required about any item on this agenda, please contact the officer named at the foot of that agenda item.

From:

Michael Bowness
Interim City Solicitor

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To:

A. PROCEDURAL ITEMS

1. ALTERNATE MEMBERS (Standing Order 34)

The City Solicitor will report the names of alternate Members who are attending the meeting in place of appointed Members.

2. DISCLOSURES OF INTEREST

(Members Code of Conduct - Part 4A of the Constitution)

To receive disclosures of interests from members and co-opted members on matters to be considered at the meeting. The disclosure must include the nature of the interest.

An interest must also be disclosed in the meeting when it becomes apparent to the member during the meeting.

Notes:

- (1) Members may remain in the meeting and take part fully in discussion and voting unless the interest is a disclosable pecuniary interest or an interest which the Member feels would call into question their compliance with the wider principles set out in the Code of Conduct. Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.*
- (2) Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations, and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.*
- (3) Members are also welcome to disclose interests which are not disclosable pecuniary interests but which they consider should be made in the interest of clarity.*
- (4) Officers must disclose interests in accordance with Council Standing Order 44.*

3. INSPECTION OF REPORTS AND BACKGROUND PAPERS

(Access to Information Procedure Rules – Part 3B of the Constitution)

Reports and background papers for agenda items may be inspected by contacting the person shown after each agenda item. Certain reports and background papers may be restricted.

Any request to remove the restriction on a report or background paper

should be made to the relevant Strategic Director or Assistant Director whose name is shown on the front page of the report.

If that request is refused, there is a right of appeal to this meeting.

Please contact the officer shown below in advance of the meeting if you wish to appeal.

(Asad Shah/Sheila Farnhill – 01274 432280/2268)

4. REFERRALS TO THE OVERVIEW AND SCRUTINY COMMITTEE

Any referrals that have been made to this Committee up to and including the date of publication of this agenda will be reported at the meeting.

B. OVERVIEW AND SCRUTINY ACTIVITIES

5. UPDATE ON THE WORK OF THE HOUSING STANDARDS TEAM 1 - 8

The Housing Standards team (HST) delivers a number of statutory functions to address housing conditions across the district. The report of the Strategic Director, Place (**Document “S”**) will provide an update for members on the housing conditions and the work undertaken by the HST.

Recommended –

That the Committee note the report and request a further update on the work of the Housing Standards team in a further 12 months.

(Julie Rhodes – 01274 431163/7595)

6. EMPTY HOMES UPDATE 9 - 18

The report of the Strategic Director, Place (**Document “T”**) will provide an update on the Council’s empty homes programme of work.

Recommended –

That the Committee note the report and request a further update on the work of the Empty Homes team in 12 months.

(Julie Rhodes – 431163/7629)

7. REGENERATION - SHIPLEY 19 - 42

The report of the Strategic Director, Place (**Document “U”**) provides an update on highlighted work related to Shipley.

Recommended –

That the report be noted.

(Chris Eaton – 01274 434605)

8. REGENERATION AND ECONOMY OVERVIEW AND SCRUTINY COMMITTEE WORK PROGRAMME 2017-18 43 - 46

The report of the Chair of the Regeneration and Economy Overview and Scrutiny Committee (**Document “V”**) presents the Committee’s Work Programme 2017-18.

Recommended –

That the Work programme 2017-18 continues to be regularly reviewed during the year.

(Licia Woodhead 01274 432119)



Report of the Strategic Director of Place to the meeting of Regeneration and Economy Overview and Scrutiny Committee to be held on February 20th 2018

S

Subject:

UPDATE ON THE WORK OF THE HOUSING STANDARDS TEAM

Summary statement:

The Housing Standards team (HST) delivers a number of statutory functions to address housing conditions across the district. This report provides an update for members on housing conditions and the work of the HST taken to address these.

Steve Hartley
Strategic Director of Place

Portfolio:
Regeneration, Housing, Planning & Transport

Report Contact: Julie Rhodes/Liam Jowett
Phone: (01274) 431163/7595
E-mail: julie.rhodes@bradford.gov.uk

Overview & Scrutiny Area:
Regeneration and Economy

1. SUMMARY

The Housing Standards team (HST) delivers a number of statutory functions to address housing conditions across the district. This report provides an update for members on housing conditions and the work of the HST taken to address these.

2. BACKGROUND

2.1 Members have been clear that the provision of quality and affordable housing is a key strategic priority and recognise the importance of a good quality private rented sector in the Council's "Housing and Homelessness Strategy for Bradford District - A Place to Call Home: 2014-2019".

2.2 Members last received an update on the work of the Housing Standards team in February 2017. This report provides an update on activity since that date.

2.3 The Housing Standards Team based within the Economy and Development service is a statutory service responsible for inspecting property in order to ensure compliance with various housing and other legislation. The service is largely reactive and particularly focuses on conditions in the private rented sector, although it does perform a number of statutory functions relating to statutory nuisance and filthy and verminous premises across all tenures.

The HST is also responsible for the administration and enforcement of the mandatory licensing scheme for Houses in Multiple Occupation (HMOs).

2.4 In 2016/17 the service received 1714 service requests, all of which related to housing condition, the majority of which were from the private rented sector. This represented a 21% increase in service requests when compared to 2015/16.

2.5 The main legislation enforced by the team is the Housing Act 2004. This legislation came into force in April 2006 and uses the Housing Health and Safety Rating System (HHSRS) as the prescribed method of assessing a house's condition. Under the HHSRS officers are required to ensure that each property is assessed against 29 separate hazards. Using the assessment tool hazards are categorised as either Category 1 or Category 2 hazards.

2.6 Under the Housing Act 2004 the Council must keep the housing conditions in their area under review and has a duty to remove Category 1 hazards where they exist.

2.7 The HHSRS is based on risk assessment and is not prescriptive. All 29 hazards in each property must be individually risk assessed, thus the outcome of the assessment between properties will vary.

2.8 Some property types pose a higher risk than others; For example in back to back properties which are common in the District (approximately 10,500) there is a higher risk of serious injury should a fire occur as there is only one way out of the house and this can be through a high risk room, such as a kitchen or living room. Also the high proportion of pre – 1919 housing in Bradford's housing stock means that the hazard of falls on stairs due to the steepness of stairs in these properties is often

identified.

- 2.9 In 2016/17 the most frequently scored hazards were Fire, Damp and Mould and Excess cold.
- 2.10 The service works with landlords to ensure compliance with legislation. Wherever possible this is through education and encouragement but the service does use enforcement powers, in line with the Council's Enforcement Policy, where necessary.
- 2.11 During 2016/17:
- The HST served 709 notices requiring works to be undertaken
 - Housing conditions were improved in 947 properties
 - Housing conditions were improved in 342 properties where children aged 0 - 18 years were living
 - 13 prosecutions were taken for non compliance
- 2.12 The Housing Standards Team is also responsible for the enforcement of standards in Houses in Multiple Occupation (HMOs), such as bedsits and shared houses. These are statistically proven to pose a higher risk of fire than singly occupied houses and therefore require a higher standard in terms of fire safety. Measures included higher specification for fire alarm systems and fire doors and fire stopping measures.
- 2.13 Under the Housing Act 2004 certain high risk categories of HMO are required to obtain a licence in order to operate. This is known as mandatory licensing. The main reason that these properties are deemed to be high risk relates to risks associated with fire due to their size and mode of occupation i.e. sharing of amenities and sanitary facilities. The Housing Standards Team is responsible for administering the mandatory licensing scheme.

The Council has a Zero tolerance approach towards owners who operate licensable properties without a licence. There are currently 260 licensed HMOs in the Bradford district.

- 2.14 The HST works closely with the Housing Options service and now undertakes housing inspections for the service to ensure compliance with standards as part of the new approach to provide additional housing options in the private rented sector. During 2016/17 HST carried out inspections of 210 properties in support of the Private Rented Lettings Service compared to 88 in 2015/16.

The introduction of the new Homelessness Reduction Act 2017 will increase the Council's responsibilities towards households that are at risk of becoming homeless. This will further increase the role of the Council's Private Sector Letting Service in identifying suitable accommodation for some of these households and will therefore increase the number of properties that the Housing Standards team will need to inspect to ensure they are of a suitable standard.

- 2.18 The Housing and Planning Act 2016 introduces a number of amendments to the Housing Act 2004. One of these amendments is to introduce a new section into the Act which establishes the legal basis for imposing civil penalties for specific

offences under the Housing Act 2004.

A civil penalty is a financial penalty imposed by a Council on an individual or organisation as an alternative to prosecution. Under the above legislation the Council would be able to impose a civil penalty of up to £30,000 per offence for the following offences under the Housing Act 2004:

Section 30 – failure to comply with an improvement notice
Section 72 – mandatory licensing of Houses in Multiple Occupation (HMO)
Section 95 – licensing under Part 3 of the Housing Act 2004
Section 139 – failure to comply with an overcrowding notice
Section 234 – breach of management regulations in respect of HMO

In order to implement these new powers the Council had to first adopt and publicise its policy with regard to the use of civil penalty notices for these offences.

Implementation of these new powers also required the Council's Private Sector Housing Enforcement Policy to be amended.

The Council's Private Sector Housing Enforcement Policy was updated to include the Council's policy relating to Civil Penalty Notices and was agreed by Executive in November 2017.

- 2.19 Officers have been working with colleagues across West Yorkshire to agree a consistent approach across the sub region with regard to the enforcement approach to Civil Penalty notices for Housing Act offences and level of monetary fine. This is important due to the fact that property owners often operate across local authority boundaries.

A number of other proposed new powers in The Housing and Planning Act 2016 are still to be introduced. Officers from the Housing service will continue to work with the other Authorities to ensure shared learning and a consistent approach.

- 2.10 The Housing and Planning Act 2016 also extends the use of Rent Repayment Orders to cover a much wider range of housing offences.

A Rent Repayment Order is an order made by the First-tier Tribunal requiring a landlord to repay a specified amount of rent.

Applications for Rent Repayment Orders can be made by either a tenant or the Council.

Previously applications for Rent Repayment Orders could only be made where a landlord had been convicted of offences relating to licensing offences under the Housing Act 2004. The new provisions under the Housing and Planning Act 2016 extend the use of Rent Repayment Orders for additional housing offences including:

Section 30 – failure to comply with an Improvement notice
Section 32 – failure to comply with a Prohibition Order

The new provisions also mean that an application for a Rent Repayment Order can

also be made where a landlord has committed certain offences whether or not they have been convicted of the offence. In such circumstances the First-tier Tribunal will need to be satisfied beyond reasonable doubt that the landlord has committed the offence.

3. OTHER CONSIDERATIONS

- 3.1 The increasing size and importance of the private rented sector continues to be a national issue. Further proposed statutory responsibilities for the Council include:

An extension of the mandatory licensing scheme for houses in multiple occupation to include all properties with five or more individuals in two or more households. This is still subject to regulation but is expected in April 2018.

The introduction of banning orders for the most serious and prolific offenders is also subject to regulation but is also expected in April 2018.

There is an ongoing consultation relating to proposals to require that all privately rented accommodation has an EPC rating of at least Band E by April 1st 2018. Enforcement responsibilities will lie with West Yorkshire Trading Standards rather than the Council.

4. FINANCIAL & RESOURCE APPRAISAL

- 4.1 Additional resources will not be made available from central Government to implement the new and proposed statutory responsibilities. The Council can however retain any income generated from fines that are paid provided that it is used to further the Local Authority's statutory functions in relation to their enforcement activities covering the private rented sector.

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

No significant risks have been identified.

6. LEGAL APPRAISAL

- 6.1 Legal Services have provided advice on the format of notices and procedures required to implement new statutory responsibilities.

7. OTHER IMPLICATIONS

7.1 EQUALITY & DIVERSITY

The improvement of housing conditions in the District will have a positive impact on those groups and individuals who suffer multiple disadvantages associated with poor quality and inadequate housing.

7.2 SUSTAINABILITY IMPLICATIONS

The interventions that the Housing Standards team take to improve the quality of the private rented stock will help to create a more sustainable housing stock for the district.

The Housing service will continue to work with neighbouring Local Authorities and other regional partners to gather information and develop initiatives to tackle local and regional problems.

7.3 GREENHOUSE GAS EMISSIONS IMPACTS

Any work done to a domestic property to remove excess cold as a hazard or to improve its energy efficiency is likely to have the effect of reducing the domestic carbon emissions of that property (in addition to reducing the household's heating bills). This will contribute to meeting the District's Greenhouse Gas Emissions targets.

7.4 COMMUNITY SAFETY IMPLICATIONS

One of the hazards assessed by officers using the Housing Health and Safety Rating system (HHSRS) relates to entry by intruders. Where the hazard of entry by intruders has been identified in a home measures to address that hazard will be included in any action taken.

7.5 HUMAN RIGHTS ACT

No implications under the Human Rights Act have been identified.

7.6 TRADE UNION

No Trade Union implications have been identified.

7.7 WARD IMPLICATIONS

Housing Standards work is largely reactive and covers the whole District.

8. NOT FOR PUBLICATION DOCUMENTS

None.

9. OPTIONS

9.1 Option 1 – that the Committee note the report.

9.2 Option 2 – that the Committee note the report and request a further update on the work of the Housing Standards team in 12 months.

10. RECOMMENDATIONS

10.1 That the Committee note the report and request a further update on the work of the Housing Standards team in a further 12 months.

11. APPENDICES

None.

12. BACKGROUND DOCUMENTS

None.

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Report of the Strategic Director of Place to the meeting of Regeneration and Economy Scrutiny Committee to be held on February 20th 2018

T

Subject:

Empty Homes Update

Summary statement:

This report provides an update on the Council's empty homes programme of work.

Steve Hartley
Strategic Director of Place

Portfolio:

Regeneration, Housing, Planning & Transport

Report Contact: Julie Rhodes/Dave North

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E-mail: julie.rhodes@bradford.gov.uk

Overview & Scrutiny Area:

Regeneration and Economy

1. SUMMARY

This report provides an update on the Council's empty homes programme of work.

2. BACKGROUND

- 2.1 The provision of quality and affordable housing and communities and neighbourhoods where people want to live is a key strategic priority within both the District Plan and Council Plan. Tackling empty homes in the district contributes towards the issues of housing supply, housing quality and creating neighbourhoods which are clean and where people feel safe.
- 2.2 As the district has nearly 216,000 properties it is recognised that there are always a number of homes that are empty due to people moving home, ending tenancies, etc. Known as "transactional" empties these properties are generally empty for less than 6 months (however due to the current housing market it is not uncommon for properties to remain empty for up to 12 months whilst being sold). These properties do not generally need any intervention from the Empty Homes and Loans team so resources are focussed on properties that have been empty for more than 6 months (known as long term empties).
- 2.3 All local authorities provide a return to central government on an annual basis (in October) of data extracted from the Council Tax database. This includes data on empty properties such as the total number of empty properties and the number of long term empty properties. These figures are published by central government and provide the Council's official position. At October 2017 there were 7,530 empty properties in the district, of these 3,599 had been empty for less than 6 months and 3,931 were considered to be long term empty properties (empty for over 6 months). In 2009 there were 7,302 long term empty properties therefore the current figure shows a reduction of 3,371 long term empty homes since 2009.
- 2.4 Understandably, data and figures fluctuate from month to month, especially those relating to the housing market and empty properties. At January 2018, 45% (3,451) of empty properties were empty for less than 6 months. This means 55% (4,262) of empty properties have been empty for more than 6 months (long term). For those, the length of time they have been empty for is summarised below:

Length of time empty	Number of properties	% of long term empty properties
6 months – 1 year	1,647	39.5%
1 - 2 years	1,246	29%
2 - 3 years	17	0.5%
3 - 5 years	480	11%
5 - 10 years	576	13%
Over 10 years	296	7%
Total	4,262	

2.5 Prior to 2015 the only indicator relating to empty homes reported on the net number of long term empty homes in the district. This figure represented the number of long term empties as a net figure resulting from properties becoming empty and all those no longer being empty. This indicator did not easily illustrate how many empty properties were no longer empty in the district or allow us to appreciate the scale of the ‘churn’ of empty and the impact this would have on communities. Consequently, in 2015, the Council introduced an additional performance indicator relating to empty homes.

The additional indicator reports on the total number of long term empty properties that have ceased to be empty. This is reported on a monthly basis as a rolling 12 month figure. The December 2017 outturn for this indicator is 4,567 – meaning that in the year December 2016 to December 2017, 4,567 long term empty properties ceased to be empty.

2.6 Demand for the service continues to be high with 465 service requests being responded to in 2016/17. The work of the team is a mixture of this reactive work as well as proactive work generated from the Councils’ own data and surveys of the district. The team are dealing with just over 1,100 empty properties at any one time. A breakdown of the type of request for service of investigation relating to these properties is given below:

Nature of Request / Intervention	No.
Long Term Empty Property – General Issues / Concerns	242
Request for Empty Property Advice	327
Proactive Empty Property Investigation	392
Defective Gutters at an Empty Property	8
Damp causing a nuisance from an Empty Property	37
Empty Property Loan Enquiry	22
Empty Property Loan or Assistance Case	6
Monitoring a vacated property following enforcement	94
Total	1128

2.7 A large proportion of the work and response provided by the team relates to resolving issues through formal enforcement powers such as nuisance from empty properties (i.e. dampness) and securing empty properties against unauthorised access. In addition, Empty Homes Advisors work both reactively and proactively to investigate the circumstances surrounding empty properties and provide advice to owners on their options, products available and organisations that may be able to help.

2.8 The most problematic long term empty properties, considered to be of a higher risk (following a risk assessment by officers), are targeted more intensely by officers for action. There are currently 93 high risk long term empty properties.

2.9 The reasons why properties are left to become long term empty can be many and

- varied. Detailed investigations are often necessary to identify legal ownership of properties before any action can be taken. For this reason one of the products developed and used by the team is to offer some owners legal assistance to help them to resolve ownership issues which are preventing them bring the property back into use.
- 2.10 Officers utilise appropriate products from the full range of options available to them to try to encourage owners to bring their homes back into use but in some cases they have to use the ultimate sanction against uncooperative owners – compulsory purchase. Since 2010, the service has voluntarily acquired 30 properties and compulsorily purchased 20 properties. 26 cases are currently ongoing, of which 21 are CPOs and 5 are Voluntary Acquisition.
- 2.11 The Team continues to work with other organisations such as Bradford Youthbuild Trust, Centrepont, ARISE and other smaller charities to provide the opportunity to purchase empty properties and bring them back into use as rented accommodation for young and vulnerable people in addition to providing support to those young people.
- 2.12 The Empty Homes and Loans team is often approached by developers who are looking to find empty properties to bring them back into use. Officers will often pass the details of these developers to empty home owners and act as facilitators in negotiations as it may provide an additional means of bringing their property back into use.
- 2.13 The range of products and services the Council and its partners are able to support continues to grow with 11 fact sheets available from the Council. This information provides advice to owners on how the barriers they are facing may be broken down, this is accompanied by face to face advice and signposting on complex issues.
- 2.14 One of the key products developed by the service is the Empty Property Loan (EPL). This is an equity share loan intended to provide essential funding to enable long term empty property owners to bring their properties back into use. This is one of a very few loan products that are being successfully delivered to empty home owners nationally and has been developed in partnership with Sheffield City Council who administer the loan on behalf of the Council. To date over 450 enquiries have been received and 30 loans have been completed, the majority of which have been brought back into use with the exception of recently completed loans in January where owners are seeking tenants or arranging to occupy the property themselves.
- 2.15 The service has also developed a new product known as Empty Property Assistance (EPA) which is a small grant of up to £5,000 which owners can only access where they have been unable to access loan funding. It is intended to be a last resort and to provide help to empty property owners who have no other means of funding and who have exhausted all other ways to raise finance. It will only suit circumstances where works costing up to £5,000 will bring the property back into use. Since it was introduced in late 2014, 14 of these have been completed and most now occupied with the most recent ones awaiting tenants.
- 2.16 The Empty Homes team also work closely with colleagues in the Council Tax Enforcement Team to coordinate action relating to the Enforced Sale of empty

properties where there is debt against the Council. This debt can be Council Tax debt or debt that has been generated as a result of other services having to carry out works at empty properties – where owners will not - in order to remove statutory nuisance, rubbish or to secure them against unauthorised entry.

- 2.17 There is also collaboration between the team and colleagues in Adult Services where properties are empty due to owners either being elderly and in permanent residential care or in particular where owners have been in residential care and have since passed away and there is a debt owing to the Council for that care. Such cases are obviously very sensitive and the team helps Adult Services in dealing with these.

3. OTHER CONSIDERATIONS

- 3.1 Homes England (formerly known as the Homes and Communities Agency (HCA)) has advised that applications for funding to create affordable homes through the acquisition and repair of empty homes will be considered. The Council is working with partners to identify opportunities to access this funding.

4. FINANCIAL & RESOURCE APPRAISAL

- 4.1 The service continues to recycle funding through loans, property acquisition and disposals. The funding supports bringing homes back into use. Other impacts include the reduction of debt to the council through enforced sale and the use of the empty property loan and assistance, as owners can only access these forms of assistance if they have cleared any outstanding council tax debt to the Council first.
- 4.2 The financial benefit to the Council of bringing empty homes back into use can be measured in a number of ways with one of the most significant being its contribution to the new homes bonus (NHB) awarded by Government.
- 4.3 The new homes bonus is calculated annually using the previous year's October figures. However, the bonus paid to the Council is spread over a number of years, a base year ('year zero') having been calculated from data obtained in 2010-11. This creates a cumulative effect with each year's performance adding to or offset against new homes performance the previous year.

Year on year the New Homes Bonus continues to be important to the Council as un-ringfenced income. The table below shows the New Homes Bonus awarded to date and the total to be paid. Not all of the amounts shown below are attributable to empty properties brought back into use, it represents the total NHB awarded to the Council.

Year		Annual Award	Total New Homes Bonus to be received over 6 years
Year 0		£2,760,424	£16,562,544
Year 1	2012/13	£1,055,829	£5,279,145
Year 2	2013/14	£1,664,440	£8,322,200
Year 3	2014/15	£1,776,641	£8,883,205
Year 4	2015/16	£1,612,000	£8,060,000
Year 5	2016/17	£1,794,000	£8,970,000
Year 6	2017/18	£1,004,000	£4,016,000
Total		£11,667,334	£60,093,094

4.4 In November 2012 the Executive decided to charge a Council Tax premium on empty homes which have been vacant for more than two years. This premium is currently set at 150% of the Council Tax for the property. Since its introduction in April 2013 the Council has seen a drop of almost 20% in the number of properties empty for over two years. At any one time there are between 1,300 and 1,500 properties that have been empty for more 2 years. Using Council Tax data, the number of empty homes vacant for more than 2 years in 2013 was 1,756 and in January 2018 was 1,366 (a further reduction since January 2017).

4.5 In the Autumn Statement 2017 the Government announced that Councils would be given powers to further increase the Council Tax premium on empty homes which have been vacant for more than two years. Officers are still awaiting further guidance on this but initial advice is that this will require changes to primary legislation which are unlikely to be introduced before April 2019.

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

No significant risks have been identified.

6. LEGAL APPRAISAL

6.1 Legal Services provide advice on the format of notices and procedures required to implement statutory responsibilities.

7. OTHER IMPLICATIONS

7.1 EQUALITY & DIVERSITY

The improvement of housing conditions in the District will have a positive impact on those groups and individuals who suffer multiple disadvantages associated with poor quality and inadequate housing.

7.2 SUSTAINABILITY IMPLICATIONS

7.2.1 The Councils work on bringing empty homes back into use supports the objective of making use of existing resources to provide housing wherever possible rather than using new materials to construct new housing. Significant CO₂ emissions occur through construction which may be avoided by maximising the existing housing stock. Greenfield sites in particular comprise a valuable resource for biodiversity, recreation and resilience to climate change which further strengthens the case for consolidating existing housing stock and previously developed land.

7.3 GREENHOUSE GAS EMISSIONS IMPACTS

7.3.1 Inevitably, occupied homes will contribute additional emissions of around 6 tonnes of CO₂ annually, thereby increasing overall emissions for the district. The objective therefore will be to influence energy efficiency refurbishments, for example the previously empty Green Deal Communities show home in Keighley, included internal wall insulation, under floor insulation and an efficient new heating system.

7.4 COMMUNITY SAFETY IMPLICATIONS

7.4.1 The presence of empty homes within communities impacts significantly on community safety, the fear of crime and the feelings that residents have towards their neighbourhood. As a result, the success of the team, and returning a property into occupation, impacts significantly on whole streets and neighbourhoods.

7.4.2 Empty homes can, in some cases, attract antisocial behaviour, accumulations of refuse and also criminal activity. The team often work with neighbourhood wardens, Neighbourhood Services and the police to highlight and tackle problematic properties, ensuring that action can be taken where possible.

7.4.3 The team also attend Ward Partnership meetings, providing and gathering information about problematic properties.

7.5 HUMAN RIGHTS ACT

7.5.1 A key element of the teams' work in the enforcement of legislation, and in particular in the compulsory purchase of properties is the consideration of individuals' human rights, both those of the property owner/s and the residents in the neighbouring properties or community.

7.5.2 All actions taken by the team are in line with the Private Sector Housing Enforcement Policy (reviewed and agreed by the Council's Executive Committee on the 7th November 2017).

7.6 TRADE UNION

No Trade Union implications have been identified.

7.7 WARD IMPLICATIONS

- 7.7.1 The team responds to all service requests across the district and works proactively to target the most problematic empties on a risk assessed basis regardless of location.
- 7.7.2 The team also attend Ward Partnership meetings, providing and gathering information about problematic properties.
- 7.7.3 Council Tax empty homes data is analysed to produce lists of empty properties at ward level. For some time, beginning initially in the wards containing the highest number of long term empty properties, Empty Homes Advisors proactively approach properties / owners (where the team is not already involved) to investigate the circumstances and discuss the owners' intentions, offering help and taking action where possible and appropriate.

8. NOT FOR PUBLICATION DOCUMENTS

None.

9. OPTIONS

- 9.1 Option 1 – that the Committee note the report.
- 9.2 Option 2 – that the Committee note the report and request a further update on the work of the Empty Homes team in 12 months.

10. RECOMMENDATIONS

That the Committee note the report and request a further update on the work of the Empty Homes team in 12 months.

11. APPENDICES

- 11.1 Appendix 1 – Breakdown of long term empty properties (at February 2018), by Ward.

12. BACKGROUND DOCUMENTS

None.

Appendix 1 – Breakdown of long term empty properties (at January 2018), by Ward

Ward	Long Term
Baildon	52
Bingley	121
Bingley Rural	114
Bolton And Undercliffe	128
Bowling And Barkerend	258
Bradford Moor	161
City	586
Clayton And Fairweather Green	105
Craven	98
Eccleshill	99
Great Horton	223
Heaton	136
Idle And Thackley	64
Ilkley	90
Keighley Central	186
Keighley East	205
Keighley West	84
Little Horton	172
Manningham	284
Queensbury	119
Royds	83
Shipley	81
Thornton And Allerton	124
Toller	156
Tong	99
Wharfedale	46
Wibsey	116
Windhill And Wrose	57
Worth Valley	131
Wyke	84
Total	4,262

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Report of the Strategic Director – Place - to the meeting of the Regeneration and Economy Overview & Scrutiny Committee to be held on 20th February 2018

U

Subject:

Regeneration - Shipley

Summary statement:

The report provides an update on highlighted work related to Shipley

Julian Jackson
Assistant Director (Planning Transport & Highways)
Shelagh O'Neill
Assistant Director (Economy & Development)

Portfolio: Cllr Alex Ross Shaw

**Overview & Scrutiny Area:
Regeneration and Economy**

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1. SUMMARY

- 1.1 This report provides Overview & Scrutiny Committee Members an update on highlighted work related to Shipley.

2. BACKGROUND

- 2.1 The background factors that might lead to major change in Shipley have not significantly changed since last year. Sites around the centre of Shipley were the subject of competitive interest from supermarket operators in 2013. Since that time, these large retailers have collectively drawn back from their expansion plans. The impacts / benefits and challenges that might have accrued locally from such major development are gone for the present, including from the scheme that emerged as the one that received planning approval (Crag Road / Morrisons). The housing aspects are proceeding and will ultimately deliver further footfall to the town centre however the wider retail offer in Shipley will not immediately change as the Morrisons component is not progressing.

This external impetus for development has not materialised and indeed it is likely that whoever had won the planning permission in 2013, the outcome would have been similar as all the major supermarket chains have drawn back from their expansion plans. Only the discounters appear to be driving that market at present.

Without this stimulus, the prospect for change could arise from the owners of key buildings in a particular location.

In Shipley, the buildings around the central market square, which inform much of the road layout of the town, have been in place for many years. In many towns like Shipley, ownership is part of wider property portfolios and unless there is a local external stimulus, there is often no impetus for major change.

Like many towns, the requirements of modern retail have shifted with a preference for larger shop units. Whilst Shipley continues to serve its local community and has adapted and updated, the scope for the future is informed by the present **built** form.

The Council has invested effort into nearby locations/projects that have spin off value for the Town Centre. The Canal Road corridor work was reported recently.

As might be expected, the current work has drawn on the relevant content from earlier plans including the Airedale Masterplan and the Town Centre plan which was a component.

Whilst the Council would always attempt to respond positively to development proposals from the private sector, currently effort is being deployed to grasp such opportunities where they are live.

Shipley town centre does not have a large number of empty shops but it does have a large number of charity shops. This typically narrows the shopping offer. Within the wider Airedale corridor in Shipley Constituency, places like Bingley have some specific economic issues and these are also covered as requested.

The Baildon Business Park site is about to see the construction of the final phase of buildings. The site was brought forward by the Council and has been developed through a joint venture between developer Pendle Projects and contractor Russells Construction.

The site is already providing a new home for; *Produmax Ltd, Anetic Aid Ltd, John Ayrey, GSM Aluminium Ltd, West Yorkshire Glazing Ltd, Laxtons Ltd*. When completed the 15 acre site will accommodate 150,000 sq.ft of modern accommodation for businesses.

3. OTHER CONSIDERATIONS

3.1 Some of the issues covered are of interest, not only to ward councillors, but also to the relatively new Bingley Town Council and the wider public.

3.2 At the last Committee there were resolutions around the market offer. Current figures re the outdoor market are included in the updated appendix to this report. With respect to Market traders wishes expressed at the last meeting, the Committee asked officers to ensure that market traders were fully consulted regarding any proposed changes. This is understood and there are no proposed changes.

4. FINANCIAL & RESOURCE APPRAISAL

4.1 There are no financial issues arising from this Committee.

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

5.1 Many of the subjects covered here are developing and risks need to be addressed in the process.

6. LEGAL APPRAISAL

6.1 There are no legal issues arising from the report.

7. OTHER IMPLICATIONS

7.1 EQUALITY & DIVERSITY

7.1.1 Shipley has a diverse population and the issues covered in this report recognise that diversity.

7.2 SUSTAINABILITY IMPLICATIONS

7.2.1 There are no sustainability implications.

7.3 GREENHOUSE GAS EMISSIONS IMPACTS

7.3.1 There are no implications regarding greenhouse gases.

7.4 COMMUNITY SAFETY IMPLICATIONS

7.4.1 There are no community safety implications.

7.5 HUMAN RIGHTS ACT

7.5.1 There are no Human Rights implications

7.6 TRADE UNION

7.6.1 There are no Trade Union implications.

7.7 WARD IMPLICATIONS

7.7.1 The subjects discussed in the report have relevance to a number of wards. Town centres, as focal points, have wider relevance for business and residents.

8. NOT FOR PUBLICATION DOCUMENTS

8.1 There are no restrictions on the publication of this document.

9. OPTIONS

9.1 Where there are apparent options, these are covered in the following appendices.

10. RECOMMENDATIONS

10.1 That the report be noted.

11. APPENDICES

Appendix A – Development Delivery – Land at Crag Road, Shipley

Appendix B – Re-use of prominent central Bingley Site – Sainsbury/Former Bradford and Bingley cleared site

Appendix C – Development Potential – Former Bingley Auction Market site and Coolgardie Farm

Appendix D – Neglected buildings and re-use

Appendix E - Assistance to small and large businesses

Appendix F – Visitor Information Centre Saltaire

Appendix G– Market Provision – Shipley Market

12. BACKGROUND DOCUMENTS

12.1 Airedale Masterplan

12.2 The Shipley Canal Road Corridor Area Action Plan is identified in the Council's Local Development LDS 2014 Scheme

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Appendix A	
Activity Development Delivery	Project title Land at Crag Road, Shipley
Purpose	
Promotion of the redevelopment of a 22 acre brownfield site located off Crag Road - East of Shipley Station.	
Current position, including reporting arrangements	
<p>1.0 Background</p> <p>1.1 This project involves the promotion of the comprehensive regeneration of a significant brownfield development site.</p> <p>1.2 The development proposals were originally being pursued through a development partnership involving the Council and Optimisation Development Ltd., (hereinafter referred to as ODL which is the development arm of Morrisons Supermarkets Ltd.), as the principal parties with Skipton Properties Ltd., (SPL) as preferred residential sub developer.</p> <p>1.3 ODL and SPL secured a satisfactory Outline Planning Permission for the comprehensive mixed use development of the site in 2014, but with the subsequent downturn in the supermarket sector ODL (Morrisons) have since withdrawn their interest from the scheme.</p> <p>1.4 As a result the Council is seeking to progress the development of those parts of the site that are earmarked for residential development with SPL, with that part of the site earmarked for the supermarket/retail element being set aside for future promotion for similar development purposes in collaboration between the Council and the private owner of part of this plot.</p> <p>2.0 The Site</p> <p>2.1 The Comprehensive Development Site has a gross area of approximately 22 acres and is allocated within the adopted RUDP and emerging Shipley Canal Road Corridor Area Action Plan (AAP) for mixed use development.</p> <p>2.2 Whilst having the benefit of a high profile and strategically important location most suitable for the type of development proposed the Site also suffers from a number of significant development constraints that seriously threatens its development viability without the benefit of high value development element(s) whose value would mitigate the negative effect of such constraints. These include:-</p> <ul style="list-style-type: none"> • Topography and Site level issues • Bradford Beck running through the site in channel • Risk of Flooding • Existence of large areas of 'made' ground • Contamination from previous industrial uses • The existence of a High Pressure Gas (HPG) main crossing the site • Highway access problems. <p>2.4 The scheme currently being progressed by the Council in partnership with SPL is to <u>exclude</u> the plot earmarked for Retail development purposes, which can stand alone.</p>	

3.0 The Scheme

3.1 In order to deal with the the severe constraints affecting the proposed development of the Site the Council has secured grant funding of £1.82m from the Homes and Communities Agency (HCA). to contribute to the cost of carrying out essential remediation and enabling works that will deliver 50No. new Starter Homes apartments and enable the development of additional phases of new homes development. The proposed enabling works will include:-

- (i) The provision of new access and estate road to service the Site.
- (ii) Construction of a new road bridge crossing Bradford Beck to service that part of the site adjoining Shipley Station.
- (iii) Construction of a new Car Park for users of Shipley Station and the railway network.
- (iv) Carrying out improvements to the Bradford Beck channel.
- (v) Land remediation and reclamation works.

Following receipt of the HCA funding SPL have carried out a significant element of the requisite enabling works with a view to preparing the Phase 1 site for early development.

3.2 The development Scheme is now divided into two Phases.

- (i) Phase 1 – will deliver a total of 85 new homes including the 50 new Starter Homes apartments.
- (ii) Phase 2 - proposes the provision of a new access road and construction of a new bridge across Bradford Beck, the development of 80 new homes and the provision of a new Car Park for users of Shipley Station and the railway network.

3.3 SPL secured a Detailed Planning Permission for the Phase 1 Development and an Outline Planning Permission for the Phase 2 access road and new bridge scheme in July 2017.

3.4 Following receipt of the final technical approvals for Phase 1 SPL commence works on site in January 2018.

Anticipated outcome, including timescale.	
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4.1 Following the start on site SPL are programmed to complete the Phase 1 units by March 2019.

4.2 It is hoped that the enabling works to facilitate Phase 2 will follow in 2019-20, and the delivery of the new homes and Station Car Park by 2021.

<p>Activity Re-use of prominent central Bingley site</p>	<p>Project title Sainsbury/Former Bradford and Bingley cleared site</p>
<p>Purpose</p>	
<p>Bradford and Bingley Building Society closed its Bingley HQ on Main St. in 2009. Sainsbury purchased the site but saw a down turn in the fortunes of large scale supermarket retail which resulted in them revising their investment intentions. They decided not to build the major store they had planned and had planning permission for.</p>	
<p>Current position, including reporting arrangements</p>	
<p>Sainsbury attended a public meeting in Bingley in July 2014 at All Saints Church. The meeting was organised by MP Philip Davies, in conjunction with the Church and Cllr Green. This was shortly before their application to demolish was submitted and work began. By this time they were looking for new users of the site as they no longer intended to build the proposed store. The building was demolished in spring 2015. Sainsbury opened a Sainsbury Local in Bingley at 117 Main Street. The company announced, in 2014, a national project to introduce smaller stores in a Joint venture with Netto to compete with discount supermarkets. This initiative resulted in the opening of 16 Netto stores in the UK but the arrangement was judged unsuccessful and these stores were expected to close by August 2016.</p> <p>Update as of 7th February 2018</p> <p>Subsequently, Sainsbury sold the site to Lidl and a planning application for a supermarket was submitted obo Lidl in Spring 2017. The proposed supermarket development has undergone a number of revisions and is expected to be approved under delegated powers in February 2018.</p>	
<p>Anticipated outcome, including timescale.</p>	
<p>The central location within Bingley means that the site has a prime town centre location with potential to serve a wide residential settlement. Following planning permission being granted Lidl has indicated that it is likely to commence development within a month. The build programme is 35 weeks.</p>	

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Appendix C Activity: Development potential	Project title: Former Bingley Auction Market site & Coolgardie Farm. Both in private ownership.
Purpose	
<p>An update on these 2 potential development sites in Bingley.</p> <p>The designations quoted below are from the Replacement Unitary Development Plan in 2005. They are currently affected by the absence of a 5 year land supply for Housing. In this circumstance the designations can not be relied upon if proposals for housing are submitted.</p> <p>Reference is made below to the "2020 Vision Airedale Corridor."</p> <p>Proposals were drawn up for a Bingley Technology Park development but these foundered owing to the withdrawal of some partners. Ultimately the proposal was superceded by development of the 8 hectare Baildon Business Park, which is on its way to completion and full let. The Council owned the land in Baildon a key ingredient in project viability.</p>	
Current position, including reporting arrangements	
<p>Former Bingley Auction Market, Keighley Rd, Bingley Ref S/E 1.7 From RUDP adopted Oct 2005 Designated as an employment site "1.76 Hectares - Employment site carried forward from the 1998 adopted UDP. A brownfield site comprised of vacant land and buildings associated with the former auction market. A watercourse crosses the site. Contamination survey required. The site is centrally located close to Bingley town centre and has good accessibility to public transport bus and rail services. Located within 2020 Vision Airedale Corridor, only core B1 and B2 employment uses are suitable on this site." This is the nearer (than the Coolgardie) site to the town centre. It has recently been the subject of a planning application for supermarket retail however this did not progress owing to the former Bradford and Bingley site, owned by Sainsbury, being undeveloped with an extant planning permission that is sequentially preferable as a site for this type of activity.</p>	
UPDATE AS OF 9TH FEBRUARY 2018	
<p>The Council are in discussion with a potential developer of the site – we are hopeful that this will lead to the submission of a planning application in the near future.</p> <p>-----</p>	
<p>Coolgardie Farm Ref S/E 1.8 From RUDP adopted Oct 2005 Designated as an employment site "3.8 Hectares New employment site. Centrally located within the urban area and close to bus and rail services. Large site to be developed in accordance with the Policy E2. Also a prime site located within the 2020 Vision Airedale Corridor only suitable for B1 and B2 uses. Watercourse and sewer cross the site. Partly landfilled, a contamination survey is required. Tree planting within development and along railway boundary to provide visual relief and an extension of existing woodland cover" It is likely that an alternative use for residential development purposes would probably be supported through the Planning process if proposed by the current owners or prospective purchaser/developer. Planning use classes : B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area. B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).</p>	
Anticipated outcome, including timescale.	
<p>This very much depends on the appetite of the development market. There are presently no submitted planning proposals.</p>	

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Appendix D Activity	Project title
Purpose	Neglected and underused buildings
There are problem buildings within the District and Regeneration Overview and Scrutiny Committee is to look at this matter in Feb 17. However 2 such buildings are covered below at the request of Councillors within this report on Shipley.	
Current position, including reporting arrangements	
<p>A) Former Priestthorpe Annex – Mornington Road Bingley</p> <p>The site is in Council ownership. CBMDC Legal Services department will need to complete work to enable this property to be sold</p> <p>The property is subject to a trust deed which cannot yet be found. Given the annex was used for education purposes the trust is likely to restrict future use of the land to education purposes and require a condition to that effect to any potential purchaser. The Council's Legal Services are currently seeking independent legal advice on the trust status as the Council is both owner and trustee and there is a conflict of interest. Until the trust provisions are identified clearly and advised upon, a report proposing future use/sale to Regulatory and Appeals Committee which acts as the Council's trust body cannot proceed.</p> <p>UPDATE – as of 7th February 2018</p> <p>There has been no progress in the renovation or redevelopment of the Priestthorpe Annex.</p> <p>The future of Priestthorpe Annexe is a priority for the Council. The Council obtained the necessary approval for the Regulatory and Appeals Committee in 2017 to assess demand and invite expressions of interest for the property.</p> <p>Priestthorpe Annexe was placed on the open market in the latter part of 2017, inviting expressions of interest which were to be submitted to the Council by 26th January 2018. We are pleased to report we received six expressions of interest for the property. The Council has since requested these parties to submit their financial proposals and scheme details, and these will be considered in the context of achieving 'Best Consideration' in the interests of the Charitable Trust, with the Council acting as trustee and to secure a sustainable future for the property. The Council is aware of the of the need to progress without undue delay.</p> <p>A further report is to be submitted to the Council's Regulatory and Appeals Committee in March 2018, which will report on the offers and schemes received together with a recommendation on how to proceed, with the intention following that Committee meeting of receiving a decision to accept a particular offer and proposal to instruct solicitors to progress a sale and to bring the site back into sustainable use as soon as possible.</p> <p>B) Former Station Master's House – next to Bingley rail station</p> <p>July 2016 the owner said via the press that plans to develop it as a residential and business property were shelved and it was now up for sale. There do not appear to be active sale</p>	

details.

"We have no plans for it at all and are looking at offloading it at the earliest opportunity," he said, adding they would respond to any letter from Bingley Town Council.

The Council's Building Control Services have monitored the building and in response to continuing concern have said that the building is not structurally dangerous and it remains the responsibility of the owner or letting agents to ensure its security.

The property has also been assessed by the Council's Empty Homes Team with a view to determining what housing based action could be taken in order to bring the property back into use. A purely housing based solution seems unlikely as the link with the station is gone and the accommodation in this location is likely to limit the potential value and desirability as a residence, particularly when compared to other potential sites. This must be a consideration for the owner in terms of viability.

The owner is keen to return the property into a mixed commercial and residential use.

At this stage, there is plainly a mismatch between those who believe the property represents a major issue for the town in terms of neglect and opportunity and the conclusions of services bound by issues of resource priority in addressing the property responsibilities of a private individual.

In November 2017 a planning application was received for change of use of the building to fish and chip shop restaurant with takeaway (Use Class A3), including extension to side and rear, new windows and door, new railing to boundary and bin stores. The named applicant included Bingley Property Holdings, Councillor Heseltine and Town Councillor Fenton being directors of this company.

Accordingly, and in acknowledgement of representations received, the application was presented to the February 2018 Keighley/ShIPLEY Area Planning Panel and, in brief, the proposal was recommended for approval subject to a number of conditions. The Panel members carefully considered the issues including those raised by the representations received, concluding that the application be refused due to the lack of parking and loading/unloading facilities, which would likely lead to indiscriminate parking on adjoining busy roads and road junctions to the detriment of highway safety and contrary to the Council's adopted planning policies.

The applicant can address the reason for refusal and re-submit the application or exercise the right of appeal against this decision.

Appendix E

Business Support	Assistance to small and large businesses in Shipley including new business start-ups
<p>Purpose: To provide an update on current business support for Shipley businesses</p>	
<p>Shipley businesses access the Council's district-wide support to businesses from small scale start-ups through to those that are large and established. Provision includes the following services:-</p>	
<p>Invest in Bradford - (IIB) The Council's Invest in Bradford Team help businesses to expand with the provision of business advice including business planning, marketing, cashflow projections, accessing new markets, finding new premises as well as providing access to funding opportunities. The Council's Invest in Bradford Team work with colleagues and partners to make coherent the ingredients necessary for business to grow, from land supply, skills, transport, planning, building control, asset management to connecting with funding and assistance opportunities on a local, regional, national and international level.</p>	
<p>Enterprise Europe Network - helping local companies get access to the information, contacts and funding they need to do business in Europe and beyond, find trade partners and learn about business opportunities in EU member states.</p>	
<p>SkillsHouse – providing support for businesses in the retail and Leisure sectors with recruitment and up-skilling of their workforce. Supporting local unemployed individuals to access job opportunities within the District.</p>	
<p><u>Leeds City Region Growth Hub</u></p>	
<p>The Council currently hosts two Growth Hub Managers, part of a network of business support across the City Region. The two posts, part funded by Leeds City Region Local Enterprise Partnership (LEP) provide support to designated geographies, one shared between Airedale and Craven and the other covering Bradford. The Managers promote LEP funded support and signpost to relevant funding opportunities.</p>	
<p>Work continues to support businesses to access City Region grants to up skill their workforce and assist with the recruitment of apprentices. This will aid in the development of the workforce leading to a more skilled workforce and a steady flow of new entrants via the apprenticeship route.</p>	
<p>The following businesses in the Shipley Constituency have been assisted by the Growth Managers –</p>	
<ul style="list-style-type: none"> • Titus Learning 	<ul style="list-style-type: none"> • Roamobi Technology Ltd
<ul style="list-style-type: none"> • Woods Brownies 	<ul style="list-style-type: none"> • Techceram Technology Centre Ltd
<ul style="list-style-type: none"> • Craola 	<ul style="list-style-type: none"> • Slipstream Engineering Design Ltd
<ul style="list-style-type: none"> • Rance Booth Smith Architects 	<ul style="list-style-type: none"> • Cimlogic Limited
<ul style="list-style-type: none"> • Juno Solutions 	<ul style="list-style-type: none"> • Jobsafe Ltd
<ul style="list-style-type: none"> • Imagereel 	<ul style="list-style-type: none"> • STRI group
<ul style="list-style-type: none"> • Racks Industries Ltd 	
<p>Support has ranged from locating new premises, accessing grant funding through to sourcing new staff.</p>	

European Structural Investment Funds (ESIF)

The IIB team support businesses from across the District to access Leeds City Region wide grants and assistance offered through initiatives part-funded by ESIF. These include -

Ad:Venture – a £13.76m Leeds City Region wide programme offering wrap-around support for eligible pre-start, young and new firms that can demonstrate clear growth potential, particularly in key priority sectors. The programme will provide a business start-up support programme, business planning workshops, dedicated business support in the first three years of trading, access to finance, action learning and peer-to-peer support networks and mentoring across a range of commercial and industrial sectors. 37 businesses in the Shipley area are currently being supported by Ad:Venture Programme Advisors.

Digital Enterprise Fund – a specialist business support programme with a focus on helping businesses in the Leeds City Region to achieve growth through the exploitation of digital technology. It is encouraging firms to take-up faster digital connectivity or introduce enhanced ICT systems to improve business performance, through the provision of grants.

Resource Efficiency Fund – a new business support product to remove the barriers that are currently preventing SMEs investing in cost effective resource efficiency measures. The scheme provides advice on potential measures to reduce costs and improve resilience, together with guidance of suitable sources of funding for these measures. 50% SME match-funded grants of between £1,000 and £10,000 are available to support SMEs in implementing identified resource efficiency measures. Two Shipley companies are currently in the process of accessing grants through this initiative.

Access to Innovation - funding providing a 50% grant contribution towards work requiring the expertise of external providers such as Universities or research institutions with the maximum grant awarded currently £50,000.

The following business are being supported by the LEP Access to Innovation grant funding in the Shipley Constituency:

- Optin
- Roamobi
- Cimlogic
- Ethos
- MYMUP
- Shopappy

Flood Recovery and Resilience

In 2017 the Council continued to administer grant funding on behalf of Government to support local businesses affected by the flooding on Boxing Day 2015. Shipley suffered severe damage with many businesses closed for lengthy periods.

A total of £56,382 has been paid out to 27 Shipley businesses/organisations under the government's Flood Recovery Grant Scheme. Payments of up to £2,500.00 per business contributed towards the costs of clean-ups and repairs to enable recommencement of trading.

The Property Level Resilience grant scheme closed for applications in January 2017. This scheme offered grant funding of up to £5,000 per premises for improvements or equipment to help the property become more resilient to future flooding. 14 businesses in the Shipley area have been supported to access grants with a total value of £65,223.

Both grant schemes are now closed and officers are working with businesses to finalise remaining monitoring and payments by the year end.

GRANT AWARDS SUMMARY

A breakdown of grants awarded and companies receiving assistance in 2017 includes:

Digital Enterprise Fund

In 2017 a total of £30,728 was awarded to Shipley businesses in the form of vouchers for purchase of IT equipment.

Business Assisted	Value of Voucher
BowBaskets Ltd	£2,888
Advancery Limited	£3,840
ShopAppy Ltd	£3,000
Spectrographic Ltd	£5,000
Techceram Digital Ltd	£5,000
Archerdale Ltd	£4,500
Fleetondemand Ltd	£5,000
Fred	£5,000
Quality Business Services (Yorkshire) Ltd	£1,000
Totals	£30,728

Leeds City Region – Capital Grant Funding

In 2017 a total of £262,648 was grant funded to the following companies for investment in capital equipment and premises.

Business Assisted	Grant awarded	New jobs proposed
Canvasman Ltd	£80,000	8
Candy Hero Ltd	£37,130	4
Partline Limited	£16,000	3
Univer Manufacturing Co Limited	£12,000	2
Slipstream Engineering Design Limited	£12,500	1
Hudson Blinds & Shutters Ltd	£45,018	5
Saltaire Brewery Limited	£50,000	5
Racks Industries Limited	£10,000	1
Totals	£262,648	29

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Appendix F		
Activity Implementation of Saltaire World Heritage Site Management Plan	Project title World Heritage Site management Plan	
<p>Purpose</p> <p>1. The WHS Management Plan was reviewed and fully revised in 2014 and was subject to public and stakeholder consultation. The Plan is a necessary and valuable tool for strategic co-ordination and monitoring. The land within the Saltaire WHS, its Buffer Zone and setting is subject to a range of pressures and opportunities so the Plan is needed to manage these effectively for the long term protection of the Site. The Plan complements and supports the Council's Development Plan (or Local Plan) for the Authority's area which sets out planning policies to guide development. The Management Plan is a material consideration in the planning process.</p> <p>2. The Management Plan sets out actions and projects relating to six key strategic objective areas (see below) supported by around 60 targeted actions:</p> <ul style="list-style-type: none"> • Protect and conserve the outstanding universal value of Saltaire World Heritage Site • Improve the interpretation and understanding of Saltaire World Heritage Site to increase enjoyment and learning by all visitors and residents • Support the economic success and sustainability of the area by developing strategies which maximise the tourism potential of Saltaire World Heritage Site, its setting and the Buffer Zone. • Develop, promote and support environmental sustainability across all activities in Saltaire, its immediate setting and the Buffer Zone • Support and develop the Saltaire community including robust management structures, effective communications and mechanisms and strong partnerships • Protect and enhance the Saltaire World Heritage Site by ensuring that development within the Buffer Zone does not harm Outstanding Universal Value and work towards better integration of the cultural importance of Saltaire with the natural values of the Site. <p>a. Since the Plan was approved in December 2014 some actions have been completed, some have been superseded or amalgamated with others and some new actions have been determined through better understanding of the issues.</p> <p>b. Oversight of the WHS Management Plan is by a Project Board (set up by a delegated decision of the Executive in March 2013 and chaired by the Assistant Director: Planning, Transportation and Highways). Strategic direction is developed with the Saltaire Steering Group and operational issues are dealt with by an Officer Group supporting the World Heritage Site Officer.</p>		
Current position, including reporting arrangements		
<p>c. A selection of key achievements since the approval of the Plan are summarised in section below. The Management Plan is a joint Plan with many other organisations who contribute an immense amount of work towards our shared objectives in Saltaire WHS. Every Management Plan Action is reviewed twice a year at Steering Group and Officer Group meetings.</p> <p>i. <i>Implementation of a Visitor Survey 2016</i>. The survey was completed at the end of October so only an initial comparison with the 2103 results has been done:</p>		

Indicator	2013 result	2016 result
Spend per head	£12.69	£15.66
Dwell time	2.86 hours	3.43 hours
Overall Satisfaction "Very good"	73%	79%

Further interpretation will be conducted with the Tourism Team and shared through the Steering Group. (Management Plan Action 3.1)

iii. Victoria Road Scheme and Cobbles Scheme completed. New pavements, street furniture, third party property and garden improvements, partnership with building owners, five visitor finger post signs and four heritage interpretation boards implemented.(Management Plan Action 1.6, 2.1)

iv. Saltaire Primary School became a 'UNESCO Associated School' to recognise its involvement with World Heritage issues. (Management Plan Action 2.5)

v. Implementation of CCTV counters on Victoria Road. This development was proposed by Shipley Area Committee. The objective was to count footfall on the principal street of the World Heritage Site. Two counter cameras have been installed as part of the Victoria Road Improvement Scheme. To date there is one month's worth of data available and this will be analysed when there is more of it' (Management Plan Action 3.2)

Data continues to be collected and will be shared and interpreted via the Steering Group.

vi. Support for Saltaire World Heritage Education Association's achievement of a Heritage Lottery Stage 1 Bid. Improvement of the management of the Saltaire Archive, website and QR codes for historical tours.(Management Plan Action 2.2, 2.5, 2.8)

vii. Two World Heritage Weekends delivered. Approximately 2,000 people attend each year. Partnerships with local groups developed. World Heritage Weekend 2017 has started to be planned – 22nd and 23rd April 2017. (Management Plan Action 2.4, 2.11)

viii. Four Public meetings held (Heritage Fora). 162 people attended. On topics: Management Plan consultations, Victoria Road Public Realm Improvement Scheme consultations, Alterations to Boundary Walls, community information exchange.(Management Plan Action 5.6)

ix. Implementation of the Enterprise City Car Club in June 2015. Usage data for the car indicates that it is used 20+ times a month and increasing, with an average booking length of 4.7 hours. 25 individuals have used the car - some just the once but the most prolific user has used the car 35 times with 4 others having used it more than 10 times. (Management Plan Action 4.6)

There is scope for improving this usage and especially the numbers of individuals using it regularly and further publicity is planned.

x. Improvements to the historic character of the WHS via the enforcement process (satellite dishes and boundary wall alterations) and through extensive pre-application advisory work.(Management Plan Action 1.1, 1.2, 1.8)

xi. Caroline Street SJA Building demolition and plans for a meanwhile use as a Pay and Display car park. This is on part of a larger plot owned by Bradford Council and there is an aspiration for a major public arts building on this plot so critical to maintain flexible land uses. (Management Plan Action 2.3)

xii. Participation in the Bi-centenary of the Leeds Liverpool Canal – a conference, a public event with the Lord Mayor, improved signage and towpath and the re-introduction of 6 overnight moorings in Saltaire WHS. (Management Plan Action 2.10)

xiii. Contribution to the Shipley and Canal Road Area Action Plan. (Management Plan Action 1.1, 3.5). Feeds into development planning application advice.

xiv. Communications Strategy approved. (Management Plan Action 5.1). Regular positive press releases.

xv. Hosted the inaugural international World Heritage UK Conference (Oct 2015) over 100 delegates from the UK and abroad.(Management Plan Action 3.6)

xvi. Royal Town Planning Institute (RTPI) Regional Planning for Excellence Award (2015). (Management Plan Action 5.1, 5.8)

xvii. Saltaire named in top 50 places to live (Sunday Times March 2015). (Management Plan Action 5.1)

xviii. Saltaire finalist in Great Places Award (RTPI Dec 2015). (Management Plan Action 5.1)

Two very successful Saltaire Festivals delivered entirely by volunteers with grants and sponsorship. Estimated attendance at each Festival 30 – 35,000. Over 100 individual art/culture events held throughout Saltaire. (Management Plan Action 3.1)

Anticipated outcome, including timescale.

The Management Plan is a 30 year Plan with five yearly revisions. It is reviewed annually by the Saltaire Steering Group chaired by the Deputy Leader Cllr Slater.

UPDATE AS OF 7TH FEBRUARY 2018

The tenancy for Saltaire VIC ends on 4th May 2018, therefore will close to the public approximately 2 weeks prior to this date. The Visitor Information Point in Victoria Hall will be ongoing from the beginning of May and will be managed by Shipley College. Discussions are ongoing to operate volunteer Visitor Ambassadors on weekends and Bank Holidays. The Council are currently in the process of recruiting for the vacant World Heritage Site Officer.

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Appendix G

Activity Market provision	Project title Shingley Market
Purpose	
<p>Market Provision in Shingley Town Centre. The Council owns and operated the open market in Shingley. The Indoor market in the clock tower building is privately owned and operated.</p>	
Current position, including reporting arrangements	
<p>Shingley Outdoor Market is currently situated on an island site adjacent to the Shingley pedestrian precinct.</p> <p>It operates three days a week; Monday (mainly second hand), Friday and Saturday from 42 permanent stalls & 3 trading pitches - which along with restricted access from the precinct preclude the use of the site for any other purpose on non-market days.</p> <p>The permanent stalls have been in position since 1991 when they were constructed to replace stalls that were erected/dismantled on market days only. The stalls were fully occupied with a waiting list until around 2010.</p> <p>However in common with a number of district open markets across the UK there has been a sharp decline in occupancy levels due to the changing retail landscape.</p> <p>The Saturday Market has been the day most affected by this loss of trade with only 14 of the 45 stalls/pitches occupied (31.11%). On a Friday 17 are occupied (37.78%), and on a Monday 22 are occupied (48.89%).</p> <p>The stall charges are the cheapest in the region and set at £10.50 per day or £11.00 for an end stall</p> <p>The Market is currently projecting a surplus of £9,200 in 2017/18. The market is managed by staff based at Keighley Market and the staffing costs which are not included in the projected surplus are estimated at £3,500 to £4,000.</p> <p>The Markets Service has been operating a number of incentives to attract traders and the public to the market for example</p> <ul style="list-style-type: none"> • First two trading days free • Up to 10 weeks free insurance • "Second Hand Saturdays" with stalls for £5. <p>The Markets Service also operates a number of specialist markets at Xmas and Mother's Day where pop up market stalls are erected on the precinct. These events have proved popular and we are looking at ways to improve this offer and run more of them to stimulate wider demand in the existing market offer.</p>	
<p>UPDATE AS OF 7TH FEBRUARY 2018</p>	
<p>The Indoor market and the block that it occupies belong to the same private owner. The ground level shops meet a need locally and remain in demand. The owner has taken the indoor market back into direct management.</p> <p>The company's managing agent also manages the block at the opposite side of the square that is often known as the Arndale Centre which has different owners. This block remains fully let and again meets a local need.</p>	
Anticipated outcome, including timescale.	
Proposals to address this situation will be considered within the service	

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Report of the Chair of the Regeneration and Economy Overview and Scrutiny Committee to the meeting to be held on Tuesday 20 February 2018

V

Subject:

**REGENERATION AND ECONOMY OVERVIEW AND SCRUTINY COMMITTEE WORK
PROGRAMME 2017-18**

Summary statement:

This report presents the Committee's Work Programme 2017-18

Cllr Adrian Farley
Chair – Regeneration and Economy
O&S Committee

Portfolio:
Regeneration, Planning & Transport
Education, Employment and Skills
Environment, Sport & Culture

Report Contact: Licia Woodhead
Overview and Scrutiny Lead
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1. Summary

1.1 This report presents the Committee's Work Programme 2017-18.

2. Background

2.1 Each Overview and Scrutiny Committee is required by the Constitution of the Council to prepare a work programme (Part 3E – Overview and Scrutiny Procedure Rules, Para 1.1).

3. Report issues

3.1 **Appendix 1** of this report presents the Work Programme for 2017-18.

3.2 Work planning cycle

Best practice published by the Centre for Public Scrutiny suggests that 'work programming should be a continuous process'. It is important to regularly review work programmes so that important or urgent issues that come up during the year are able to be scrutinised. In addition, at a time of limited resources, it should also be possible to remove projects which have become less relevant or timely. For this reason, it is proposed that the Committee's work programme be regularly reviewed by Members throughout the municipal year.

4. FINANCIAL AND RESOURCE APPRAISAL

None

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

None

6. LEGAL APPRAISAL

None

7. NOT FOR PUBLICATION DOCUMENTS

None

8. RECOMMENDATIONS

8.1 That the Work programme 2017-18 continues to be regularly reviewed during the year.

9. APPENDICES

9.1 Appendix 1 – Regeneration & Economy Overview and Scrutiny Committee Work Programme 2017-18

Democratic Services - Overview and Scrutiny

Regeneration and Economy O & S Committee

Scrutiny Lead: Licia Woodhead tel - 43 2119

Work Programme 2017/18

Description

Report

Agenda

Tuesday, 6th March 2018 at City Hall, Bradford.

Chair's briefing 19/02/2018. Report deadline 22/02/2018.

- 1) City Centre Regeneration
- 2) City Markets
- 3) Fire Safety

The Committee will receive an update report on the regeneration of the City Centre

Steve Hartley

The Committee will receive an update report on the City Markets, including details of the consultant's findings.

Colin Wolstenholme

The Committee will consider a report detailing the fire safety checks that have been carried on Council owned properties and social housing across the district.

Justin Booth

Tuesday, 13th March 2018 at National Science and Media Museum.

Chair's briefing 22/02/2018. Report deadline 27/02/2018.

- 1) National Science and Media Museum
- 2) Get Bradford Working
- 3) Skills for Work

The Committee will receive a progress report on the work of the National Science and Media Museum.

Jo Quinton-Tulloch

The Committee will receive a progress report on the Get Bradford Working programme.

Phil Hunter

The Committee will receive a report on the provision of adult and community learning

Phil Hunter

Tuesday, 10th April 2018 at City Hall, Bradford.

Chair's briefing 20/03/2018. Report deadline 22/03/2018.

- 1) Cultural Strategy
- 2) Active Bradford
- 3) Regeneration and Economy O&S Committee Resolution Tracking report

The Committee will receive an update report which will include information on how data is collected and analysed.

Bobsie Robinson

The Committee will receive the annual update on the Active Bradford Strategy.

Zuby Hamard

The Committee will receive a report detailing the outcomes of resolutions made during the 2017-18 municipal year.

Licia Woodhead

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