

Report of the Strategic Director Place to the meeting of the Regeneration and Economy Overview and Scrutiny Committee to be held on Tuesday 19 December 2017

L

Subject:

Regeneration matters in Keighley

Summary statement:

This report provides an update on key regeneration projects in Keighley.

Steve Hartley
Strategic Director of Place

Portfolio:

Regeneration, Planning and Transport

Report Contact: Paul North
Phone: (01535 618095)
E-mail: Paul.North@bradford.gov.uk

Overview & Scrutiny Area:

Regeneration and Economy

1. SUMMARY

1.1 This report provides an update on key regeneration projects in Keighley.

2. BACKGROUND

2.1 Regeneration work aims to deliver a cumulative benefit from a variety of different activities. This report provides some updates to longer term projects and describes some work that is relatively new.

3. OTHER CONSIDERATIONS

3.1 The report does not address areas that are already covered elsewhere in the Committee's work-plan or that are being covered by other committees or in other ways. The appendices provide a number of updates and a range of coverage. Taken together this provides a broader picture than individual projects.

4. FINANCIAL & RESOURCE APPRAISAL

4.1 There are no spending decisions for this Committee.
The appendices attached indicate if there are particular financial issues relating to each project covered.
Some projects are owned and financed outside the Council's responsibility and in these instances we have a facilitating, rather than a lead role.

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

5.1 Whilst there is always a risk that a project will not progress as intended, these risks are mitigated as far as possible through the planning and delivery process.
There are no significant risks arising from the proposed recommendations

6. LEGAL APPRAISAL

6.1 The Council has powers to undertake the issues raised in this report under Section 2(1) of the Local Government Act 2000 which enables it to use the power to promote well-being where it considers this will achieve a) the promotion or improvement of the economic well-being of its area b) the promotion or improvement of the social well-being of its area or c) the promotion or improvement of the environmental well-being of its area.

7. OTHER IMPLICATIONS

7.1 EQUALITY & DIVERSITY

7.1.1 Projects advanced by the Council reflect its policies which promote equality and diversity.

7.2 SUSTAINABILITY IMPLICATIONS

7.2.1 Projects are sustainable wherever possible or are responding to issues where previous uses have become problematic and need to be addressed. In terms of environmental benefit, some projects have very obvious benefits eg. the works to introduce a left turn lane from North St. to Cavendish St. are designed to assist traffic flow and will therefore provide some environmental benefit.

7.3 GREENHOUSE GAS EMISSIONS IMPACTS

7.3.1 As 7.2.1.

7.4 COMMUNITY SAFETY IMPLICATIONS

7.4.1 Where there are particular gains this is covered in the appropriate appendix.

7.5 HUMAN RIGHTS ACT

7.5.1 There are no implications for Human Rights.

7.6 TRADE UNION

7.6.1 There are no issues for Trade Unions.

7.7 WARD IMPLICATIONS

7.7.1 The Committee has previously recognised that regeneration projects often have an effect beyond the immediate surroundings. The location of projects is made clear in the relevant appendix as is the wider potential impact.

8. NOT FOR PUBLICATION DOCUMENTS

8.1 N/A

9. OPTIONS

9.1 In implementing projects, there are often alternative approaches and opportunities that present themselves or connections to other activity that can be made. Such insights are often welcome. Where there are current options these are mentioned in the appendix or can be explored in the discussion of the report.

10. RECOMMENDATIONS

10.1 That the report be noted.

11. APPENDICES

11.1 Appendices are:

- a) KeighleyBID
- b) Leader Project
- c) Superfast Broadband
- d) Proposed shopping development
- e) Former college sites
- f) Keighley and Airedale Business Awards
- g) Hard Ings Road improvement

12. BACKGROUND DOCUMENTS

- 12.1 A similar update report, Doc N, was heard last year by Regeneration and Economy Overview and Scrutiny Committee, on November 30th 2016
- 12.2 Executive Document BE March 2016 Keighley Town Centre Traffic Management Measures

Activity: Town centre economy	Project title: KeighleyBID Keighley Business Improvement District
Purpose	
<p>A Business Improvement District campaign in 2015 undertaken by the business-led Keighley Town Centre Association (KTCA) and supported by Bradford Council resulted in a positive ballot of businesses in October 2015.</p> <p>KeighleyBID, a company limited by guarantee which was established for the purpose, began operation in January of 2016 and now approaches completion of its 2nd year of a five year term.</p> <p>The KeighleyBID company succeeded the Keighley Town Centre Association, although with a more tightly drawn area of benefit, and now leads on business activity for central Keighley. Full details on the formal establishment of the BID are found on the dedicated website www.discoverkeighley.co.uk Discover Keighley is a brand that the BID has adopted to promote Keighley. Income comes from an additional levy on the business rate at a maximum of 1.5%. There is a stepped rate for businesses that are mainly within the shopping centre or have no external frontage The lowest levy is 1%. The Council makes a contribution through provision of accommodation, ICT equipment and access to HR services. It also agreed to pay the salary of the BID manager for the first 4 years with the expectation that the BID would pick up the final year costs.</p> <p>The BID's income is focussed on revenue projects. It cannot replace the services delivered by the local authorities, (Council and emergency services) although it can add to and complement them. The company does have the freedom to trade and raise income beyond the levy and this opportunity is likely to be explored further as the BID becomes an established part of the fabric of the town and the delivery of the business plan is assured.</p> <p>This is the first BID established in the Bradford Metropolitan District and this success amounts to a step-change in the fortune of Keighley Town Centre. KTCA, which did great things based on a subscription and membership model of over 100 participating businesses, could not have attempted what the BID has done to date as it didn't have the resources or the buy-in that the BID structure brings. It did however provide an invaluable platform on which the campaign for a BID was mounted.</p>	
Current position, including reporting arrangements	
<p>The Council is required by law to collect the levy on behalf of the BID through its business rates service and the BID is responsible for delivering on the business plan that was the subject of the Ballot in October 2015. Business Rates are achieving a collection rate well above the expected 95% and continue to communicate well with the BID board and officers.</p> <p>Not everyone embraced the development initially however the continued performance and delivery has meant that more and more businesses have warmed to the opportunities the BID brings and can see a return on their investment through the Levy. The BID seeks to place its own business locally, where this can be achieved, and has spent a significant amount directly with levy paying businesses. Vacancy rates for units in the town centre have dropped from 12.6% pre-BID to 9.64% as at Nov 1st 2017. The national average is 11.1%</p>	

This appendix focuses on the Council's role, rather more than participating businesses as this is a report on the Council's involvement and contribution. The Portfolio holder for Regeneration, Planning and Transport, Councillor Alex Ross-Shaw sits on the BID Board as the Council's single voting representative. Paul North from Bradford Council's Economic Development Service is a co-opted, but non-voting member, as he is the contact for the staff to CBMDC for matters of personnel. The BID Board provides work direction.

The board itself has met monthly and is made up of representatives from the varied sectors in the town centre: The board is chaired by Graham Benn, owner of DIY Solutions - an independent retailer based on Cavendish Street. The Board consists of Independent Businesses; National Businesses; Entertainment, Hospitality and Leisure; Bradford Council; Commercial and Office; Shopping Centre; Community Co-option; Keighley College. The board is working well and has learned a lot about the different sectors in the town and how they can work together. Board members are elected annually to serve for one year in a voluntary role and take on the normal roles and responsibilities you would expect as a company director. It has been a particular challenge to engage with the Entertainment, Hospitality and Leisure sector in Keighley and this is something the BID officers continue to put their efforts into.

Expenditure is planned by the BID team and then agreed and monitored by the board of management. In the first year, the BID set aside the planned £40,000 for the final year salary costs and used the vast majority of income. An additional £10,000 has been set aside for the final year renewal ballot costs should it be decided that the BID will seek a second term – this is likely.

Anticipated outcome, including timescale.

Those businesses who embrace the activities promoted by the BID stand to realise the most gain, however even those that do not are likely to receive benefit.

The BID builds projects from within the framework agreed in the business plan, all of which are aimed at commercial, cultural, accessible or safety related objectives. The website carries full information on activity.

Current activities include:

A monthly calendar of small scale events – Aimed at increasing footfall at key trading times, providing animation in the retail areas and improving the reputation of Keighley town centre as a place to visit and spend leisure time. The events calendar is underpinned by 2 major events during the year, the Christmas Lights Switch on in November and Keighley by the Sea – an indoor beach operating throughout August. Monthly events continue to be an excellent driver of footfall into the retail areas and beyond and we have evidenced a sharp increase in visitor dwell time and spend on these days. Our research indicates that 50% of the visitors to our events visit Keighley town centre specifically due to the event. Visitors are hearing about events predominantly through social media channels although poster/banner sites, radio and local press also help to a lesser extent. Once these visitors are engaged with the event, they spend approximately 3.5 hours in the town centre – this could be all at the event or shopping, eating/drinking etc. Families spend an average of £35.29 once they are in the town centre. Whilst the vast majority of visitors to our events are from Keighley, approximately 29% come from further afield with an average distance travelled of 11 miles.

Keighley Independents Campaign – A campaign running twice a year in July and November/December offering incentives to shoppers and participating retailers. Retailers are asked to sign up to this campaign with the BID providing all marketing materials and prizes. Shoppers need to collect 3 stamps from 3 different participating independent retailers to be entered into a draw to win a voucher prize. The total prize fund is £1,500 for the latest campaign with a top prize of £750 of shopping vouchers. These vouchers can be spent at any of the participating independent retailers who have signed up to the campaign. $\frac{3}{4}$ of independent retailers have signed up to the latest campaign which will be backed up by a full marketing package throughout November and December.

Town-link Radio – Keighley BID adopted the town-link radio system from the Keighley Town Centre

Association and made the switch to a new digital system with another supplier shortly after. We have seen the scheme grow every month which is available to all businesses free of charge and currently has over 100 members. We are currently working with the police and local authority on a number of projects to help tackle some of the problem areas we have in street drinking and anti-social behaviour. The town-link radio is and will be a vital tool in all of these projects to keep the businesses communicating with each other and the authorities.

Business Cost Savings – The BID partnered with a company called Meercat Associates to deliver on its promise to reduce business costs. Meercat Associates work with over 100 BIDs across the country and have a phenomenal buying power which has been put to good use in Keighley. Still very much in its infancy, this project has already identified savings of over £12,000 for BID members

Business Club – To focus some priority on the office/commercial sector in Keighley town centre, Keighley Business Club was launched with a remit to organise a new type of networking event. The Business Club currently hosts 4 formal presentation type networking events with the Bank of England presenting at the most recent, informal lunch type networking events held in town centre venues and social networking at the Summer Lunch. Keighley Business Club is currently supporting a new venture about to launch, the Keighley Young Professionals aimed at those aged 18-35. This will again be a networking group but more aimed at social events and activities.

The Council too is liable for business rates and pays alongside other levy payers.

The positive action within the District is encouraging and a proposal for Bradford City Centre is already in preparation. Bradford Council recognises the need to have competitive town centres and has supported BID development where possible. The Council was advised by national private sector figures with long experience of BIDS that Keighley could expect to generate a levy that would make an appreciable difference to the area served. Smaller places have much greater difficulty in being able to make an impact whilst covering the operational costs of running the activities.

The Council agreed to become employer of the BID staff although they are directed by the BID company. This arrangement works well to date and allows the businesses to concentrate on the town centre rather than the tasks associated with employment.

The primary objective is a good result for the businesses in central Keighley, hopefully with some spin off value to other businesses outside the boundary, If this can be achieved Keighley must pursue the path taken in other successful District's through a further ballot on a future business plan for a further term. It is undeniably true, that there is no entitlement to a successful Business Improvement District. In a climate where online sales continue to reduce the British High street, those places that invest in their ability to compete will do best. Using our wits, intelligence and opportunities to create distinctive and responsive offers gives the environment for success.

<p>Activity: Rural Economic Development</p>	<p>Project title: South Pennines Leader</p>
<p>Purpose</p>	
<p>The programme has a budget of £1,286,000 available for projects which create jobs and economic growth in the rural areas of the South Pennines. It has the following priorities:</p> <p>Priority 1: support to increase farm productivity These grants will support a wide range of farm investments. They are particularly for businesses that want to invest in innovative business practices and new technologies to help them become more sustainable and productive.</p> <p>Priority 2: support for micro and small businesses (non-agricultural) and farm diversification Funds under this priority will be used to provide grants for developing or starting rural micro and small businesses and farm diversification projects.</p> <p>Priority 3: support for rural tourism The kinds of tourism business start-up and business development projects that are likely to attract funding will be those developing high quality visitor products and services that link tourism providers, extend the tourist season and encourage visitors to stay.</p> <p>Priority 4: provision of rural services These grants are for projects that aim to alleviate some of the difficulties faced by rural communities, particularly the lack of access to services and the provision of infrastructure. Projects should make a contribution to growing the local economy.</p> <p>Priority 5: support for cultural and heritage activity This focuses on the promotion, enhancement and maintenance of cultural heritage assets and events where this promotes growth in the tourism economy.</p> <p>Priority 6: support for increasing forestry productivity These grants will aim to deliver permanent new supply chains and jobs that restore regular management to local woods and encourage a greater degree of added value to</p>	
<p>Current position, including reporting arrangements</p>	
<p>The South Pennines LEADER Programme will run between 2015 and 2019 with a grant budget of £1,286,000 available for projects. Funds come from the EU and must be matched by applicants' contributions. It is administered through Pennine Prospects. The grants are awarded through the Leader Action Group (LAG) which consists of business, local community and council representatives. CBMDC is represented.</p> <p>At the beginning of November 2017 five projects from the Bradford District are going through the grant process and one project is under contract.</p>	

New applications for funding are welcome. Further information is available through the website: <http://www.southpenninesleader.co.uk/> The Council acts as Accountable Body for the Leader Programme.

Anticipated outcome, including timescale.

The programme has the following targets for the delivery in the South Pennines by 2019

Minimum Number of projects supported : 52

Minimum Number of jobs created (FTE) : 36

Minimum Number of businesses supported : 200

Minimum Number of jobs safeguarded : 25

Activity: Superfast Broadband Network Development	Project title: Superfast West Yorkshire and York
Purpose	
<p>Superfast West Yorkshire's objective is to deliver a fibre superfast broadband network capability, greater than 24Mbps to as many premises of West Yorkshire as possible. This is being done using a mixture of European Funds, Government Grant (DCMS) and investment from Openreach. The programme is based on a national contract awarded by DCMS to Openreach.</p> <p><i>(Superfast West Yorkshire began as a partnership of local authorities and is now run by West Yorks. Combined Authority (WYCA) Bradford's part in this has been led by Dave Melling.)</i></p> <p>The project will help boost the local economy by improving the way that people access the internet, and online services, and how businesses operate – improving their efficiency, competitiveness and e-marketing.</p> <p>In some instances the new speed capability provides transformative effects for business as the capability promotes innovation, e.g. a local architect is modelling all systems for a building project together instead of separately.</p>	
Current position, including reporting arrangements	
<p>Phase 1</p> <p>Phase 1 of the programme was based upon a contract, with a total value of £21.98m, between the local authorities of Leeds, Bradford, Calderdale and Wakefield with BT Openreach. The programme ran from September 2013 to June 2015. The target to deliver superfast access to 64,548 premises throughout the four participating council areas was achieved on schedule and under budget. The underspend is being reinvested in phase 2b of the programme.</p> <p>Phase 2</p> <p>This phase includes Kirklees and York Councils and has an additional value of £13m.</p> <p>Phase 2a of the contract runs from September 2015 to June 2018. This has currently delivered fibre broadband access to over 24,000 premises. The target is to reach 33,000 premises.</p> <p>The planning and technical modelling of phase 2b is now nearing completion. It should start in early 2018 This will reach more remote communities such as Stanbury. Due to the high cost of installation the target number of properties will be lower than in previous phases.</p> <p>Phase 3</p> <p>Work is currently underway to design, phase and fund a final phase 3 of the programme, in order to reach the remaining properties not covered in Phases 1 and 2.</p>	

Premises not covered by the Programme

For premises in areas not currently covered by the programme there are a number of internet service providers who can offer an alternative commercial technical solution. Openreach offers a partnership scheme for communities that wish to pay for some of the capital costs of the infrastructure development themselves.

Further Information

Further information on the programme is available from the website

<https://www.superfastwestyorkshire.co.uk/> or by contacting the project team through the website.

Anticipated outcome, including timescale.

By 2020 approximately 98-99% of properties in the Bradford District will have access to Superfast Broadband infrastructure with internet speeds of greater than 24mbps.

The programme is committed to enabling all properties in West Yorkshire to at least access the Government's minimum broadband speed of 2Mbps by June 2018.

Activity: Town centre economy	Project title: New Shopping Development
Purpose	
<p>UAIH became the owners of the development site for a new and additional retail development in Keighley's core retail area. The site off Gresley Rd/East Parade is currently vacant. Former owners, Stainsby Grange, were unable to clinch enough deals necessary to follow through on many years of work spent assembling and clearing the site. The site is now owned by a developer with a strong track record of achievement with a national reach. The intention is to bring forward a quality scheme and to this end they have taken up the Council's offer to work with an experienced officer team to assist. It is not in the developer's interest to delay development.</p> <p>Expectations described in the report provided a year ago have not been realised to date owing to a mixture of delay in the final acquisition of ownership along with the time taken to achieve such commercial deals. Progress hinges on the agreement of key retailers, often through national decision making processes. The developer does not believe they need to expand the site. This possibility raised at the Dec 2016 meeting was discussed with the developer. Such developments are commercially confidential and without this discipline there would be no dialogue with prospective investors.</p>	
Current position, including reporting arrangements	
<p>There has been a series of meetings since the last report to understand; local considerations, other development possibilities for the town, early indications of planning and transport matters and appropriate contacts associated with the site. The process has had a tendency to repeat as requests from prospective end users for further information to assist the decision making process, prolonged the dialogue. The company's intention has been to take advantage of the Council's pre-application planning service once the project has reached the point when this would be essential. This point has not yet been reached. Earlier publications relating to the site, through the press, were based on indicative information to prospective retailers and were not the result of the planning process.</p> <p>Such developments rely on achieving an overall draw to the site. Often well-known businesses provide an anchor that benefits the remainder of the site. Keighley has attracted a national developer in UAIH and the dialogue undertaken by UAIH to bring key businesses on board has reached a milestone. Key decisions by retailers will take place in early December 2017 which could massively bolster the prospects of the scheme. If, as anticipated, the outcome is positive then significant preparatory work, already undertaken, will be backed up by activity to bring forward a planning proposal early in the first quarter of 2018.</p>	
Anticipated outcome, including timescale.	
The prospects appear positive in a difficult investment climate. If the opportunity is embraced then development is likely to begin in the near future.	

Activity: Town centre economy	Project title: Former Keighley College Buildings
Purpose	
<p>Bradford Council was assisted to take ownership of 3 former college buildings by Yorkshire Forward. The sale allowed Leeds City College to complete the funding required to build its new campus and vacate the former Keighley college premises.</p> <p>The 3 sites are in useful positions for regeneration purposes however the financial climate and the size and condition of the buildings provided some challenges. This report updates the Committee on what has been done most recently to bring the sites back into productive use.</p>	
Current position, including reporting arrangements	
<p>Since purchase the Council has demolished both the Harold Town building, off Chesham St. Near Dalton Lane and sold on the site to a developer who had purchased adjacent land. It is anticipated that a major planning application will be forthcoming in early 2018 to bring forward this large site.</p> <p>The North Street building has also been demolished this year following unsuccessful but extensive marketing for re-use.</p> <p>The North Street site has outline planning permission for a Public Sector Hub which represents a relocation of major public sector organisations seeking to consolidate their services in new purpose designed/built premises. This approach is in keeping with Govt. policy following the “One-Public Estate” approach. Co-location should bring some benefits in terms of shared facilities.</p> <p>The introduction of a large number of staff on the edge of the Town Centre would boost the local economy. The relocation of large public sector organisations may well release their current accommodation providing opportunities for re-use or renewal.</p> <p>The Council would be the builder subject to the sign-up of key public sector partners. This process has taken longer than expected due to negotiations to achieve acceptable terms with public sector partners. Their interests are protected via commercial confidentiality.</p> <p>Following completion of demolition, the Council has undertaken delivery of a road scheme along the length of the North St. site to provide an additional left turn lane from North St. into Cavendish Street. This is part of a package of measures which will contribute to the mitigation of congestion in Keighley Town Centre. The strategy behind this was approved by Executive Doc BE March 2016. Works are now well advanced and will conclude in January. Works will stop in the immediate run in to Christmas (from Dec 12th to Jan 2nd.) as requested by Town Centre businesses to preserve the important pre-Christmas retail period.</p> <p>The Council has also identified the funds to demolish the Cavendish St. building and is involved in the preparatory work to get the necessary planning permission to undertake the demolition.</p>	
Anticipated outcome, including timescale.	
<p>The clearance of key sites in the town centre provides opportunities for the town to see some renewal in the near future. The economy still has the potential for uncertainty, however progress and intent could be very important in drawing investment into the town. A much clearer picture will emerge in 2018 once expected planning applications are made.</p>	

Activity: Business development and recognition	Project title: Keighley & Airedale Business Awards
Purpose	
<p>The Keighley and Airedale Business Awards is an annual event aimed at the promotion of local business achievement regardless of business size and sector. The Awards aim to reflect the wide variety of local business types and thereby the creditable achievements of the area.</p> <p>From an optimistic start in 2013 the event is now an example of a quality event, attracting both sponsors and entrants. It should be stressed that there was no shortage of well-wishing organisations at the start however the growing success of the awards has been a credit to all involved.</p> <p>2017 saw the expansion of the geographical catchment to include the wider Airedale area, previously the draw had been from Keighley, Haworth, Bingley and locality.</p> <p>The awards process is mounted by a committed group of local businesses, and those serving business interests. It creates a focus for achievement that is not only commercially valuable for those quality businesses that are recognised, but also for both regional profile and self-esteem. It is no accident that Ilkley has also begun its own award process. It typifies a “can-do” mentality.</p>	
Current position, including reporting arrangements	
<p>2018 will see the 6th staging of this sell-out event at Keighley’s Victoria Hall, serving 230+attendees. TV anchor-man Harry Gration has once more agreed to be MC for the evening which he says “Just gets better and better”. Lord Mayor of Bradford Cllr. Abid Hussain was so impressed with what he saw in June, that in September he held a Civic Reception at City Hall for; winners, those specially recognised, sponsors and organisers.</p> <p>The refurbished Victoria Hall is well suited to the event boasting excellent kitchen facilities and ample parking, flexibility and the biggest capacity in the area.</p> <p>Successive Lord Mayors and Cllrs. have been asked to visit businesses following contact via the awards, to discuss a range of issues from transportation to skills. Others have been assisted by organisers such as Airedale Enterprise Services. Businesses are often faced with a clamour for their attention once achieving some success; this event allows them to make it public in a recognised way. It provides a readily understood format for business to exploit plus it provides a sense of celebration and local pride. This is a vehicle that is designed to promote the telling of positive stories and achievements, something that is important for our region and business base.</p> <p>There is a long roll-call of participants that could be added to this report. The awards website provides these details in full including an archive of achievers and sponsors back to 2013. www.keighleyairedalebusinessawards.co.uk</p>	
Anticipated outcome, including timescale.	
<p>The Awards have not stood still with an annual change in some of the categories awarded. This keeps the interest fresh for different sectors of the business community. There is also opportunity for new participation in the organising of the awards. Last year Gavin Milligan of Gem Compliance Training joined the organisers following a win the previous year. In fact winners who have enjoyed</p>	

their experience have on several occasions gone on to sponsor the following year. The Council awarded a sum of £5,000 in 2017 to help with the start-up costs that arise each year. This has solved a problem - a not for profit event, which covers its costs each year inevitably has an issue if it sets out on another year and hasn't generated sponsorship at the start. The system worked and the pump-priming fund has allowed the launch to take place this year and get the ball rolling. Sponsorship money arrives after the launch. Most sponsors have been interested in contributing since the last event however there is always a critical mass to be achieved in order for the event to be sustainable.

Businesses have publically reported that following their success, some entered other awards including regional, national and trade events. Bingley based Mortgage Advice Bureau followed on success at the awards by entering a national competition which they duly won. Airedale Springs and Feature Radiators enjoyed similar experiences in previous years.

Entry, success and further opportunities for business are part of the outcome sought. On the other hand, some businesses have participated for many of the reasons above but also because they want to support their staff and business base.

This year's launch event held on Nov 6th followed the return to work after the summer and is timed to beat the rush towards Christmas. The summer event follows Ramadan and Eid, and falls outside any May elections whilst preceding the holiday period.

There is no reason why the awards cannot continue to prosper as long as standards remain high, the process commands the respect of the business community and our busy businesses continue to take the leap of faith to try their luck and enter.

Two quotes from the 2017 evening. " I never expected it to be so professional"

"I have been thinking about entering since it started and I'm only here because a colleague from another business invited me. I wish I had entered years ago."

Businesses will be able to enter online via the website www.keighleyairedalebusinessawards.co.uk from December 2017 and the 2018 awards evening will be held on June 29th 2018.

Activity: transport improvements	Project title: Hard Ings Rd Improvement, Keighley
Purpose	
<p>Works to improve traffic flow and relieve congestion along Hard Ings Road between Beechcliffe and Bradford Road junctions. Proposed works include:</p> <ol style="list-style-type: none"> 1. Carriageway widening 2. Alterations and signalling of the Beechcliffe roundabout and Lawkholme Lane junction. 3. Improved provision for pedestrian and cyclists, including a controlled 'Toucan' crossing at the Lawkholme Lane junction 4. Landscaping. 	
Current position, including reporting arrangements	
<p>Though positive negotiations continue the Hard Ings Road scheme currently has 2 remaining objectors to the scheme Compulsory Purchase and Side Road Orders.</p> <p>Preparations have already been made for consideration of the issues at a Public Inquiry which is scheduled to begin on January 30th.</p> <p>The Public Inquiry process requires that CBMDC Highways serves a notice and informs the Secretary of State. There are required notice periods.</p> <p>Currently CBMDC Highways expect to serve the notice by the end of the year.</p> <p>It is possible that the 2 objectors may yet reach a settlement with the Council by negotiation before the Inquiry however the Council's process has to respect the availability of the funds and delivery schedule. The Public Inquiry is therefore needed at this time to settle any outstanding matters. If there's no agreement with the 2 objectors it is expected that the Public Inquiry will run for 4 days.</p> <p>There <u>is</u> still hope that agreement will be reached and the objections withdrawn. If agreement is reached very close to the Inquiry, it is still possible that parts of the Inquiry will proceed as the process will be set in train.</p> <p>Project assurance is through the PTH WYTF Project Board and governance through CBMDC and WYCA committee systems.</p> <p>Committee reports:-Report of the Strategic Director – Regeneration & Culture to the meeting of Executive to be held on 14 June 2016.</p> <ul style="list-style-type: none"> • Report of the Strategic Director – Regeneration & Culture to the meeting of Executive to be held on 12 January 2016. • Report of the Strategic Director – Regeneration & Culture to the meeting of Executive to be held on 21 July 2015. <p>Subject to confirmation of the CPO/SRO by the Secretary of State a scheme information report will be presented to Overview and Scrutiny prior to works procurement.</p>	
Anticipated outcome, including timescale.	
Delivery of the road scheme is expected to start in late 2018 with a 12 month construction period.	