

Report of the Strategic Director to the meeting of the Regeneration and Environment Overview & Scrutiny Committee to be held on 26th February 2019

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Subject:

REGENERATION – UPDATE ON ACTIVITY IN KEIGHLEY AND SHIPLEY

Summary statement:

This report updates Scrutiny Committee on progress with regeneration in Keighley and Shipley.

Steve Hartley
Strategic Director - Place

Portfolio:

Regeneration, Planning & Transport

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

Overview & Scrutiny Area:

Regeneration and Environment

1. SUMMARY

- 1.1. This report updates Scrutiny Committee on regeneration activity in Keighley and Shipley since reports were heard on Keighley in December 2017 and on Shipley in February 2018.

2. BACKGROUND

- 2.1 Bradford is one of the biggest and fastest growing districts in the UK and is the youngest city in the UK. Business success, jobs growth, skills and improved transport connectivity are essential to our ambition to be the UK's fastest growing economy over the coming decade.
- 2.2 The district has great assets to draw upon, including our young and enterprising population, innovative and productive businesses, strong knowledge institutions, a tradition of private and public partnership and increasing momentum provided by the regeneration of our city and town centres.
- 2.3 Airedale combines business activity, spread through the District's towns, with an attractive, connected and residential lifestyle corridor. These attributes were described in the Airedale Masterplan of 2005. The Airedale Partnership, a public private partnership which commissioned the plan continues to meet to influence local development. The Masterplan's strength was in pointing up opportunity. The following report updates on activity that pursues current opportunities, delivering for the benefit of the whole of the Bradford District and contributing to the wider City Region economy.

3. Local Business Development Zones

- 3.1 A scheme to undertake land use studies covering three key employment areas in the District's main urban centres of Bradford, Keighley and Shipley in order to produce area improvement plans that will increase SME business growth, job creation and skills/training opportunities by achieving a step change in the quality and performance of each area.

The proposed study areas are:

- Bradford Zone – Bowling Back Lane/Leeds Road area
- Shipley Zone – Salts Mill Road/Dockfield Road area
- Keighley Zone 1 – Dalton Lane area
Zone 2 – Royd Ings area.

The Council's Economic Development Service will procure consultants to assist in carrying out land use studies, market research and development planning exercises. These will produce medium term improvement plans to make each zone more attractive and efficient locations for business to operate and invest in. They

will encourage the reuse and development of employment sites and existing premises and increase the choice for businesses seeking to expand and relocate within the District.

Work on the studies will take place over this year with final reports expected by September 2019.

4. Keighley East Parade Shopping Development

- 4.1 Former developer - Stainsby Grange, was unable to deliver a scheme on the site that they had assembled and cleared over several years. They had full planning permission for their vision. Unfortunately they failed to sign up sufficient businesses to trigger construction against a difficult economic background.
- 4.2 Current Developer U+I, acquired the site, which fronts onto East Parade, 2 years ago. Since that time they have worked to assemble a successful package of committed end-users to trigger the build of new retail premises in Keighley. The key ingredient in delivering a scheme is meeting the needs of sufficient retailers with a wish to expand their operation within a specific timescale. The site represents the designated grow-on space for new retail in the centre of the town.
- 4.3 The current owner, which operates nationally, has had an on-going dialogue with the Council in preparation for submitting a pre-planning application, which they did in 2018. (The Council offers its pre-application service to illustrate the requirements and preparation needed for a full planning application.)

Almost as soon as the application was submitted, the weakness in retail nationally directly affected the businesses interested and the scheme was setback. During the course of 2018 a large number of household name businesses have struggled or failed. Their issues can include a mix of; a need to modernise, historic debt and on-line competition.

Work however is continuing to add to the core of interested businesses. The developer is meeting with interested parties and the dialogue between the developer and the Council continues.

5. Former Keighley College buildings

- 5.1.1 The former Keighley College building on North Street was demolished in 2017, following an extended marketing campaign.
- 5.1.2 A strip of the cleared site provided space to build extra carriageway – a left turn only lane from North St. into Cavendish St. along with corresponding arrangements at the other side of the junction. The scheme was identified in a report to Executive in March 2016, as one of a number of measures that would provide assistance in tackling congestion in the town centre.

Works on North Street were undertaken in 2018 and have contributed to improved journey times through town. Officers are monitoring 2 aspects of the implemented scheme.

a) the no entry sign into Albert Street from Highfield Rd which was being disregarded by some drivers, putting themselves and others at risk from on-coming one way traffic.

b) the functioning of the limited parking outside the row of shops opposite the civic centre on North St.

The expected works to begin on Hard Ings Rd in spring 2019 (see 8) will also contribute to the relief of congestion following completion in spring 2020.

5.2 **Cavendish St Building** demolition.

5.2.1 The works compound at the end of the former college site has been retained to facilitate the demolition of the Cavendish Street building as previously requested by Scrutiny Committee. Planning permission for the demolition has been granted and preparatory work has been underway. The demolition work will be tendered in early 2019 and it is proposed that demolition will commence later this year.

5.3 The intention to provide a **Public Sector Hub** on the former college site (as previously reported) remains. The Council continues to talk to major public sector organisations to confirm their accommodation needs whilst recognising the principals of One Public Estate. This national policy encourages the public sector to co-locate, where possible, in the interest of efficiency and co-operation. The achievement of a proposal that; meets the needs of the organisations involved, works through their own planning arrangements and which can operate as a complementary development is being actively pursued.

5.4.1 Developments off **Chesham Street/Dalton Lane** - The former site of the Harold Town Building. Of the 3 former college buildings the Council acquired, the Harold Town Building was the first to be demolished. It stood on Chesham Street off Dalton Lane. Part of the land cleared was sold to Teconnex a neighbour to the site to assist in their expansion.

5.4.2 The remaining land was part of an agreement with Turner Developments Ltd who also own the adjacent site. They have been responsible for many successful improvements to sites throughout Keighley, notably in the Royd Ings area and will provide a new industrial estate off Dalton Lane. A planning application ref: 18/05224/MAF was submitted in December 2018 and a decision is expected in the spring for the first phase of the development - two units of approximately 19,500 sq ft each.

Invest in Bradford are currently dealing with enquiries from a number of interested parties. The site will accommodate a similar amount of floor-space in subsequent

phases. The remaining areas of the site will come forward for planning approval and will provide much needed business space close to the town centre.

6.0 Discover Keighley – Keighley Business Improvement District (Keighley BID)

- 6.1 This was the first BID in the Bradford District and is now into the 4th year of its 5 year term.

Keighley BID's first term will end Dec 2020. Planning for a campaign for a second term is already underway.

- 6.2 The work is directed by an active Board of levy paying businesses that meet monthly. They come from the retail, service, education and property sectors in the town.

The BID is a private company limited by guarantee, with the Council having one voting seat on the Board. The Portfolio holder for Regeneration Planning and Transport represents the Council. The Airedale Masterplan Manager is co-opted to the Board in a non-voting capacity.

The rules for the arrangements between the Council and the BID are documented in a Memorandum of Agreement which is publicly available on the BID website.

<http://discoverkeighley.co.uk/keighley-bid/legal-documents>

- 6.3 Work falls under 4 headings: Marketing and Promotion, Safety and Security, Backing Business and Ease of Access. The BID has a Levy income expectation of £236k annually and collection rates have been very high at over 96%. CBMDC collects the levy on behalf of the BID and this is managed alongside the collection of Business Rates.

- 6.4 The number of BID Towns and Cities continues to grow with Bradford BID being approved in October. Otley won a second term in Nov 2018 and Skipton will hold a ballot for another term in January 2019. Preparations for an Ilkley BID are underway with a ballot in the spring of 2019.

Whilst this activity demonstrates that BIDS are becoming more normal than exceptional, there is a continuing need to demonstrate strong performance and value. Regular positive coverage of Keighley Bid's activity, under the Discover Keighley brand, in the local press and buy in from local business is reward for the large volume of energy and hard work that has been a feature.

- 6.5 National trends in retail continue to make life "on the high street" very difficult no matter how active a town may be. Keighley has launched its bi-annual Independents campaign on Nov 25th to Dec 20th to bolster the local business element and this continues to grow. 81 independent businesses participated.

Top Prize of £1,000 in shopping vouchers with 5 prizes of £100. It's not all about retail though and the Keighley Business Club has been set up to respond to the

needs of this aspect of the town's life. It was recently addressed by Will Holman from the Bank of England on Brexit impact and has a young professionals strand.

The BID is working with the Council to provide free Wi-fi across the town in early 2019 and improve the CCTV coverage.

Activity includes a programme of well received events – Keighley by the Sea (in Airedale Shopping Centre) Bushtucker Challenge, Creepy Keighley, Christmas Lights spectacular...

New Poster sites, Digital advertising, Professional Photography and video service, on street radio /advertising, Broadcast radio through Pulse 2, Townwatch security radios, Keighley Business Club (Which has Headline sponsored the Keighley and Airedale Business Awards), a loyalty scheme, utility cost reduction, parking subsidies and car park wraps, signage, seasonal lighting, on-going social media promoting individual business activity and events. (The record views for one business is held by the Royal Oak with 82,897 by Nov 18)

The website which carries on-going core information and news and directories, equipment loan, vacant unit vinyls promoting what is here and serving Keighley (former M&S site) Car park wraps, parking permits, apprenticeship funding...This is not a comprehensive list!

7. Beechcliffe site Keighley

- 7.1 A Council owned site adjacent to the Aire Valley Trunk Road which has been allocated for employment use. Discussions to sell the site to a local company to assist their expansion are at an advanced stage. The remainder of the site will be remediated to provide serviced plots for additional modern industrial accommodation for sale or to let.

8.0 Hard Ings Road

- 8.1.1 The A650 is a key route between Bradford and Keighley, as well as linking Skipton to the Pendle area of Lancashire. The route is predominantly a dual carriageway, except for a short section, known as Hard Ings Road. Consequently, this part of the route is a pinch point for traffic. The resultant congestion impacts upon drivers using the A650.

The improvement works for Hard Ings Road will reduce congestion and improve road safety for pedestrians and cyclists. With a growing residential population in the vicinity, an increase in traffic will have an effect on congestion in Keighley town centre. Keighley is the principal town of Airedale and an important industrial economic base. Reducing congestion along Hard Ings Road will increase investment opportunities in the area and increase economic growth.

- 8.1.2 The scheme has received investment through the West Yorkshire Plus Transport Fund as part of the Leeds City Region Enterprise Partnership (LEP) Growth Deal - a £1 billion package of government investment to accelerate growth and create jobs across Leeds City Region.

8.1.3 Hard Ings Road will be widened to provide two lanes in both directions between Beechcliffe and Bradford Road roundabouts
The existing junction of Hard Ings Road with Lawkholme Lane will be signalised, with existing turning movements retained. This will incorporate a 'toucan' crossing for use by pedestrians and cyclists.
On the approach to Beechcliffe Roundabout from the A629, an additional lane will be provided.
Traffic signals will be installed at the junction to improve operation of the junction and reduce journey times for road users.

8.2 These works will remove a bottleneck to traffic within the District. Transport for the North is currently involved in study work assessing the relative benefits of schemes that would assist in East West movements between Yorkshire and Lancashire. Improvement to Hard Ings will help the immediate conditions around Keighley, but has the potential to further assist if road connections out of the District to other economies are assisted by Transport for the North.

9. Silsden – Steeton. Bridge across A650

9.1 West Yorkshire Combined Authority (WYCA) has undertaken the procurement of consultancy work needed to develop a business case for a bridge crossing, between Steeton and Silsden, over the A650 trunk road.

9.2 The Government has provided funding of £700,000 for this purpose. A detailed business case is necessary to spell out in detail, the financial and economic justification for a bridge, or other crossing of the trunk road, in order that full funding for its delivery can be sought from the Department of Transport.

9.3 The commission has been awarded to WSP consultants who have begun assessment of the potential options. Management of the commission is being undertaken by Bradford's Structures team. It is anticipated that the outline business case will be developed by Spring 2019.
There is a long standing wish to see the connection made between these 2 settlements.

10. Memory Garden on Church Green and Low Street

10.1 A memory garden aimed at providing seating, at the centre of a scented garden space has been created on Church Green. The planting choice was informed by Dementia Friendly Keighley as scent brings back memories for many people affected by dementia. The request for such a feature was backed by local branches of national retail chains; Boots, Santander, the Co-op and Marks and Spencer who believe/ed that it would add to Keighley's offer. The majority of the funding for the memory garden was from the Local Transport Plan - £79k. Smaller amounts from Keighley Bid £5k, Dementia Friendly Keighley - £5k and Airedale partnership - £500.

This location now provides an improved place to sit, just off some of Keighley's main shopping thoroughfares. The works continued the improvements made through the investment of local businesses, the Council and the Heritage Lottery

Fund to many heritage properties and the public realm along North Street through the Keighley Town Heritage Initiative.

11. **Low Street Keighley.**

11.1 Improvement work will continue in the remainder of the year with a further phase of building to replace the surface of Low Street. Works will be undertaken on the section from the top of Low St where it joins the Memory garden/Church Green, to the junction with Market Street. The surface is currently well worn and considerably patched. This represents a Phase 1 with £170k from the Local Transport Plan and £5k from Keighley BID bringing the public realm up to a smart serviceable, durable and modern standard

Further funding beyond Phase 1 is being sought to complete the remainder of Low Street, however this is not yet in place. The section for immediate attention is in the poorest condition. Works will begin on the first phase this financial year.

11.2 There will also be a Traffic regulation order that will aim to remove vehicles from parking on this pedestrianized area between designated times. The appropriate consultation will be undertaken. This physical improvement will complement the activity of local businesses and Discover Keighley, (the Keighley Business Improvement District.) The BID can contribute small amounts to such schemes but does not have capital resources.

12. **Keighley and Airedale Business Awards**

12.1 This partnership event is now in its seventh year and will take place on June 21st, 2019 in Victoria Hall Keighley.

It is a not for profit venture and arranged by businesses and those who help business. Sponsors last year included Headline sponsor - Keighley Business Club (a key project backed by Keighley BID), Airedale Enterprise Services, Keighley College, Keighley Training Consortium, The Alternative Board (TAB), Barclays, AWB Charlesworth, Snugpak, Rotherwood, Keighley Town Council, Cavendish Business Centre, Blacks Solicitors, Cosurica. Additional sponsorship came from Airedale Shopping Centre, and Ad:Venture. Bradford Council provided some financial support in 2017 and 2018 and contributes some officer time to assist in the organisation.

12.2 The Lord Mayor, Cllr.Zafar Ali, opened the event on June18th, which was also addressed by the Leader of the Council.

The event has appreciated the participation of broadcaster Harry Gration and once again the largest available venue – Victoria Hall Keighley, was completely sold out with over 240 in attendance.

Overall Business of the Year was IconX which produces key-cutting machines which can be found in supermarkets/major retail outlets across the country and beyond. The company, which is based in Silsden, is expanding and exporting across the world. Their My Key machines take less than 3 minutes and provide 96% of domestic keys cut in the UK.

12.3 Over and above the 10 awards, the Milner award - made by Keighley Training Consortium, rewards 3 outstanding engineering apprentices annually.

Outstanding Apprentice – Jasmine Hibbert

Best Vocational Skills Development – Sam Saunders

Best Academic Achievement – Nathan Buckle

12.4 Keighley and Worth Valley Railway reached its 50th anniversary in the same week as the award ceremony and received a Special Award for an Outstanding Contribution. The railway has provided decades of benefit to Bradford District's Tourism draw as well as the welcome transport which was the original motivation for continuation post Beeching.

12.5 The organisers were grateful to John Grogan MP's office for organising coverage on a popular Asian language cable TV Channel in the run up to the entry period. Radio, press and hand delivery of information plus on street advertising all contributed to the success of the event.

Full information can be found at www.keighleyairedalebusinessawards.co.uk.

13. Keighley Community Led Local Development (CLLD) – delivery for work assisted by European Funds.

13.1 The CLLD programme is based on four principles:

- A bottom-up approach - targeted at local areas of greatest need;
- Finding innovative ways of addressing local challenges and opportunities;
- Based on Keighley Local Development Strategies and led by the Local Action Group (LAG);
- Bringing together different types of activity in different sectors into a co-ordinated Strategy.

13.2 The programme is worth £4.8m.subject to the match funding being found – £2.4m is required. The Council has pledged at least £250,000 and Business Rate Pool funding of £250k has helped with reducing the amount of match required. However the activity calls will still require 40% match funding.

Finding the match funding is a more difficult proposition for everyone than it was when the process began. Public sector funding has become tighter over the last 2 years when the programme was first devised.

If there isn't a strong response, there is the possibility of the calls, to organisations that are interested in running parts of the programme, being offered again.

13.3 The Local Action Group nominated Airedale Enterprise Services to provide a LAG Support Team. Bradford Council was asked to be the Accountable Body with the Neighbourhoods Service providing the Strategic lead for the scheme.

13.4 Following 2 calls for submissions via YORTender the Local Action Group support team are currently in the process of appraising the applications received. It is anticipated that contracting with one or more providers will take place early in

February 2019.

- 13.5 By 2020, CLLD expects to support 600 people, including 377 unemployed, 223 “economically inactive”, 200 over-50s, 200 ethnic minorities, and 118 with disabilities including mental health issues.
It aims to help 155 people into education or training, 85 people into jobs including self-employment, create 100 new jobs, and support 100 enterprises including 75 new ones. The Keighley Area Committee will receive a further update report in February 2019.

The planned activities are:
European Social Fund (ESF)

- Improving low level skills amongst young people and adults in the CLLD area, including basic skills, language and communication, personal development, employability, and ICT and digital.
- Providing pathways for integration and re-entry into employment for unemployed/ economically inactive CLLD residents, through employer engagement for a range of activities including short work tasters, training facilities, Training equipment rental, job clubs, work experience, job/career pathways information and awareness.
- Holistic family-focused support provision addressing core /employability skills and barriers to learning and employment.
- Practical & advisory support for employers to overcome barriers to recruiting people with disabilities.
- Work buddy programme for micro businesses and unemployed residents
- CLLD area wide strategies to build resilience in families and communities and support social and community integration.
- Stimulating local level collaboration amongst residents, small businesses and other local economic bodies, to support social inclusion and environmental improvements.

European Regional Development Fund (ERDF)

- Small scale business grants /voucher scheme to support start-up, growth, and accessing business space and equipment.
- Activities to promote entrepreneurship and self-employment in the CLLD area.
- Support for federation/cluster development for small businesses to collaborate for a range of outcomes including progression and retention of skilled people within the key sectors and businesses.
- Tailored business support for start-ups and existing SMEs, including mentoring, coaching, information, advice and guidance, business planning, and signposting and information on skills, productivity and quality improvement support.
- Support for new forms of enterprise including social economy and social enterprises.

14.0 Advanced Manufacturing/Engineering

- 14.1 Airedale has a proud and active manufacturing and engineering sector with many local companies exporting worldwide.

14.2 Whilst some businesses manufacture complete items, many other local companies provide the components and services that complete other manufacturer's products. Eg Airedale Springs and Keighley Laboratories.

14.3 Through the development of the Centre of Excellence for Advanced Manufacturing and Engineering (AME), Keighley College has led, since January 2015, on manufacturing/engineering education within the Bradford District. This partnership between businesses, Keighley College, the Council and Oakbank School (now Beckfoot Oakbank) is part of the Council-led Industrial Centres of Excellence programme.

This approach has boosted the number of young people entering training with the intent of building the workforce pipeline, improving productivity and securing growth in this sector. Businesses that had looked outside the District for the training of their apprentices have now turned to Keighley College to meet their needs.

14.4 Concerns about the age profile of managerial and technical staff in the sector and associated risk of the potential loss of expertise at retirement, is being addressed by boosting the profile and reputation of the sector. Manufacturing/Engineering as a profession is now, a long way from the stereo-typical oil and overalls.

14.5 Keighley College has been rated as "Good" through its latest OFSTED inspection - March 2018.

This year's achievement rates suggest that it is "the most improved college in the country."

14.6 The manufacturing/engineering work is informed by a Board made up of local businesses, Chaired by Tim Parkinson of Airedale Springs and including, Acorn Stairlifts, Carnaud MetalBox, Produmax, Keighley Laboratories, Gesipa, Metalkraft, Advanced group, Byworth Boilers, Fives Landis, the Chair of Bradford Chamber of Commerce and representatives from The Airedale Partnership, the Council and Keighley College.

14.7 In 2015 when the work began there were 3 apprentices, there are now 70.

In addition there are 56 Fabrication and Welding apprentices

In 2015 there were 2 in full-time training and there are now 8 studying the Level 2 Diploma in Mechanical Engineering.

There are 11 studying BTEC level 3 Dip Engineering with a further 10 on Level 4 that started Sept 2018.

27 are involved through School Links.

14.8 A Register of Interest has already been made to the LEP for further consideration once funding becomes available to expand the provision.

- 14.9 A consortium of local businesses (Keighley Training Consortium) has sponsored the Milner Awards for the last 3 years at the Keighley and Airedale Business Awards. This aims to further promote engineering apprenticeships which can lead to a debt free modern profession. Last Year's outstanding apprentice was Jasmine Hibbert.

15. Superfast West Yorkshire and York Broadband Programme.

- 15.1 The objective of the programme is to deliver superfast broadband capability, greater than 24Mbps to as much of West Yorkshire as possible.

New fibre networks are being installed by OpenReach through a second contract administered by the West Yorkshire Combined Authority. This is funded by BDUK (UK government) to the amount of £6.89m with a corresponding £6.89m coming from the European Union plus £2.491m underspend from contract one. This network development will result in 98% - 99% of West Yorkshire home and business premises having access to at least 30Mbps broadband. The current phase is targeting many rural and more isolated sites such as Stanbury and Oldfield. It will be completed during 2020.

- 15.2 A third contract of this programme is currently under consideration. It was hoped that this would take the number of premises in West Yorkshire having superfast broadband further towards the 100% target. However the scope of this contract is being reconsidered as BDUK have reprioritised their funding regime.

16.0 Baildon Business Park

- 16.1 After 6 years work on this 8 hectare site the development was completed in December 2018. All the units are now either occupied or under offer. Considering the scheme was developed during the deepest recession for a generation it has proved very successful, borne out by the fact that the majority of the units sold off plan despite the economic conditions.
- 16.2 The development provides approximately 150,000 sq ft of new accommodation and occupying companies are involved in aircraft parts engineering, aluminium products design and manufacture, medical device manufacture and fibre spinning. Produmax has taken 2 units and is a participant in the Advanced Manufacturing training work referenced at 14.
- Produmax' website says:
- "With help from Sharing in Growth, as well as Bradford City Council and the local LEP, Produmax invested in a new plant at Baildon along with the latest machining technology, and developed the skills of its team. This helped to double the return on assets, improved productivity by almost 40% and won three new customers so Produmax could further invest in the future including the new Produmax Plus plant on the same Baildon site. The company has also set up links with universities, colleges and schools and has created its own apprenticeship programme and will shortly launch a leadership development programme" The companies ambition is to reach £50m turnover by 2020.*

16.3 The project has recently been visited by consultants IPSOS MORI working for DCMS who are evaluating the implementation of Superfast Broadband infrastructure. They were particularly complementary about the approach taken on the Baildon Business Park which retains ducting for superfast broadband within the highway, and therefore Council control, to future proof the estate.

17.0 Business Support

17.1 Invest in Bradford

The Council's Invest in Bradford Team provide a wide range of advice and support to businesses, both large and small, across Keighley and Shipley. Support from experienced business advisors includes assistance with business development needs, accessing grants and finance, property searches, innovation and exporting as well as additional specialist advice.

17.2 District Growth Scheme

Following the success of the City Centre Growth Scheme, the Council launched a district wide rate relief initiative in April 2018. The District Growth Scheme offers incentives in the form of business rates relief to companies creating new developments, taking on vacant listed properties and bringing empty town centre units back into economic use. The scheme recently approved assistance to Produmax, a manufacturer of precision parts and assemblies for the aerospace industry, based on the Sapper Jordan Rossi Park, Baildon. Support from the scheme will enable this fast growing business to develop a new 1,700sq metre unit allowing them to expand their operation leading to the creation of 20 new jobs. Invest in Bradford Officers have supported the team at Produmax to access both this funding and the LEP's Business Growth Fund.

17.3 Support to Access Funding

The Invest in Bradford Team support businesses to access funding from local, regional and national sources. Funding secured by companies in Keighley and Shipley through ESIF (European Structural & Investment Funds) and LEP funded Programmes are detailed below.

Funding Source	No. Beneficiary Companies		Total Value of Grants	Job Creation
	Keighley	Shipley		
Ad:Venture	38	56	£4,314	9
Digital Enterprise Programme Grants	6		£22,785	
Resource Efficiency Fund Grants	1	2	£22,557	
Access Innovation	2	2	£145,156	
Business Growth Programme	5	5	£293,281	30
CBMDC - District Growth Scheme		1	£100,000	20

18.0 Shipley HMRC Office

- 18.1 Preliminary discussions about the future of the building are being explored with the owners of the site. The property is located within the proposed Shipley Local Business Development Zone and desk top study work is proposed to be carried out as part of this feasibility exercise to advise and assist the current owners on the future development potential of the site

19. Crag Road Site

- 19.1 A Council brownfield site that is the subject of a development partnership established with Skipton Properties Ltd., (SPL). The site suffers from a range of development constraints but with the assistance of grant funding secured from Homes England (formerly the Homes & Communities Agency) SPL are currently constructing Phase I of a planned comprehensive development scheme.

Phase I involves the delivery of a total of 85 new homes made up of 31 family homes and 54 apartments in three blocks. Market interest in the new homes has been encouraging with sales of 21 family homes agreed by November 2018, of which 80% were with first time buyers. The first apartment block is due for completion and sales launch in November 2018 with the whole phase due to be completed by September 2019.

Encouraged by the relative success of Phase I, SPL are now progressing the feasibility and draft design of a second phase that could deliver a further 80+ homes on the site.

20. New Bolton Woods (NBW), Bradford –Shipley Canal Road Corridor

- 20.1 The Council's joint venture development company, Canal Road Urban Village Ltd., (CRUVL) that was established with private sector development partners Urbo Regeneration Ltd., is progressing the delivery of the New Bolton Woods regeneration scheme at the heart of the Bradford – Shipley Canal Road Regeneration Corridor Area Action Plan, adopted in December 2017.

The NBW regeneration scheme plans to establish a new neighbourhood of up to 1000 new homes within the 'Centre Section' of the Canal Road Corridor and in order for it to be a place where families will want to live the proposals include the creation of a new Local Centre comprising a medium sized food store, other shops, education, health, sports/leisure facilities and business accommodation within an environment that features high quality public open space.

The comprehensive NBW regeneration scheme is made up of four main phases of development at present as follows:

Phase 1 – completed in 2014 by CRUVL with sub-development partners Skipton Properties Ltd., providing 50 new homes (including 20 Social housing units)..

Phase 2 – is the proposed development of some 3,000 sq m of retail/commercial space that will anchor the new Local Centre element of the NBW scheme. The scheme will deliver the following:

- (i) A drive-through restaurant unit for Costa Coffee Ltd., Construction is currently progressing on site and the new unit is programmed to open in March 2019.
- (ii) A new (use Class A1) foodstore to be developed for Aldi Ltd., – terms have been agreed on this transaction preliminary site remediation and access works are underway in preparation for the main contract works to commence in Spring 2019 and the new store completed in March 2020.
- (iii) A third retail unit is also planned for development within this phase and CRUVL are actively seeking a suitable operator/Lessee.

Phase 3 – the proposed development of land off Poplars Park Road currently being constructed by CRUVL’s sub-development partners Keepmoat Homes Ltd. And which will deliver 145 new homes. The Council’s Economic Development Service secured grant funding of £3.6m from the West Yorkshire Combined Authority’s Local Growth Fund to contribute to the cost of carrying out essential site remediation works to prepare the site for development purposes and to assist the delivery of the Keepmoat scheme that is due to be completed by 2021.

Phase 4 – is expected to follow on further land adjoining the Keepmoat Phase 3 scheme off Poplars Park Road. This phase should deliver up to 250 further new homes within the NBW scheme and is hoped to include the provision of a suitable access road through the site that would facilitate the delivery of up to 700 new homes on the adjoining Bolton Woods Quarry Site that received outline planning permission in 2018. CRUVL are currently in detailed discussions with a potential Housebuilder for the Phase 4 scheme and the owners of the Quarry Site to try and agree terms on delivery of the requisite access road..

Phase 5 - the construction of a new artificial sports pitch on the King George V Playing fields that together with the provision of significant public open space within the planned phases of housing development and the existing green space and sports facilities running through the NBW Masterplan Area, will establish a corridor of green infrastructure for the use and benefit of the local communities and wider public. This scheme is delivered in partnership with the One In A Million Free School who will ultimately lease and manage the new sports facilities and the delivery is being led by the Council’s Sports & Leisure Service with funding support from the ESFA and Football Foundation.

In addition to the four main phases currently being progressed by CRUVL, the delivery of the whole NBW Masterplan scheme is viewed as a 10 to 15 year project and as such further phases of development will be pursued as appropriate in the future. These will include:

- further retail, commercial and residential developments that together with the Phase 2 retail scheme will form the planned new Local Centre to serve the NBW and wider communities,

- provision of additional later phases of housing that could mean the ultimate delivery up to 1,000 further new homes in total within the NBW scheme
- new health, education, improved sports facilities and quality open spaces.

21. The Bradford Shipley Route Improvement Scheme

- 21.1 This is one of several Transport Fund projects currently being developed in Bradford. The project has a £47m allocation by the Combined Authority and it is anticipated that a preferred option will be identified by summer 2019 and project completion by 2024 subject to necessary approvals. The objectives of the project are to relieve congestion and improve journey times along the Canal Road / Valley Road corridor and to deter traffic away from the Manningham Lane corridor by making walking, cycling and public transport more attractive.
- 21.2 The project is currently still in its infancy however a phase 1 Consultation and Engagement period started on 14th December 2018, closing 8th February. The intention is to introduce this project to stakeholders and give an opportunity for people to have their say at an early stage of the project. This activity will consist of leaflets, officer attended exhibitions and press releases / social media. Stakeholders will be given the opportunity to have their say via the project's website and online questionnaires.
- 21.3 The Council's Landscape Design and Conservation Team are working with our engineers to deliver a strategic transport link between Bradford City Centre and Shipley. Whilst the main aim of the scheme is to improve traffic flow, the project will include a significant element to mitigate against the negative effects of the road scheme and promote sustainable transport.
- 21.4 As part of this, we are developing a landscape masterplan that will create a linear network of green spaces that will reduce flooding (Green Blue Infrastructure) This will, help neutralise air pollution and enhance biodiversity in the valley. Current aspirations include de-culverting a length of Bradford Beck to create a more natural environment including; wetlands, meadows and riparian woodland. Public access will be greatly enhanced to promote healthy lifestyles with a focus on cycling and walking.
- 21.5 Flooding will be tackled through the creation of a network of retention ponds, swales, raingardens and flood mitigating tree pits. These will temporarily store flood waters reducing peak flows in Bradford Beck. Street trees, hedge, and shrub planted immediately adjacent to the road will mitigate against air pollution and create a healthier, more attractive environment for residents and businesses alike.
- 21.6 The blue green infrastructure works will be part of the wider Bradford-Shipley Route Improvement Scheme. Blue Green Infrastructure proposals for works from 2020 are being drawn up, with a range of options designed to complement the wider scheme.

22 Rural Economy & European Funding:

- 22.1 The South Pennines Leader programme is a £1.5 million European funded grants

programme administered by Pennine Prospects. Bradford Council staff are involved in the decision making process. The Council is the Accountable Body for the programme. Its aim is to support the development of rural businesses and community assets. The scheme has been fully operational since 2016. The Programme has now reached the stage where projects are in delivery, but no new expressions of interest can be accepted. Eligible projects must be fully approved and contracted by February 2019 so applications need to be completed in the next few months. All projects have to be completed by 2020.

South Pennine LEADER Funds Committed - Projects in Bradford District - January 2019				
	Company Name	Grant Amount	Total project costs	Contracted Job Creation
	Fanny's Farmhouse Cheese (Riddlesden). New dairy for making goats' cheese	£ 58,211.60		4
	Ashlar Stone (Oakworth) New shed and stone cutting machine	£ 48,387.37		2
	Wilsden Village Hall Heating and insulation installation	£ 42,551.20		0.23
	Keighley Tree Services (Crossroads) To create hardstanding and purchase forest equipment	£ 53,463.20		2
	Linesman GPS (Haworth) Purchase a GPS linemarking machine and a drone	£ 6,929.66		0.7
	Old Post Office Café Bar (Silsden) Building work, flooring and equipment for a new café	£ 36,330.49		2.12
	Addingham Hub Building improvements to create a new community facility	£ 25,178.40		0.4
	Keighley Trees Services (Crossroads) Purchase equipment to enable a new pick-your-own logs facility with weighbridge & log storage plus handling equipment	£ 59,450.32		1
Totals		£ 330,502.24	£ 755,778.16	12.45

22.2 Pennine Prospects has received news that it has been successful in securing £183,000 from the Heritage Lottery Fund – Resilient Heritage Programme to work through the organisational change required to shift the way the South Pennines are

perceived and operate. There is an obvious economic implication in this ambition. The grant is available for 18 months from August 2018. 2 Part time staff have already been recruited with a third expected..

To keep up with news and developments on the rural programme please see Pennine Prospects website; <http://www.southpenninesleader.co.uk/>

23. Saltaire World Heritage Site

- 23.1 The current Saltaire World Heritage Site Management Plan was adopted in December 2014. It won a Royal Town Planning Institute award. Annual work plans have been produced by the World Heritage Officer and monitored by the Project Board and Steering Group. The Management Plan was last reviewed on 28th November 2017. However, the post holder moved to another post within Bradford Council and the post has been vacant for over a year.
- A new Saltaire World Heritage Officer started in October 2018 and there are plans to reconvene the Board and Steering Group meetings in 2019 to review the Management Plan and priorities.

24. Former Auction Market Bingley

This site off Keighley Rd. Bingley is the subject of a planning application submitted in May 2018 for 104 retirement apartments. Demolition was approved for the existing buildings. The application has not yet been determined (as at Jan 22nd.) The site is a Brownfield site of 4.15 acres.

To the North the 67 bed Glen Nursing Home is now complete.

25. FINANCIAL & RESOURCE APPRAISAL

There are no financial issues arising from this update report.

26. RISK MANAGEMENT AND GOVERNANCE ISSUES

There are no risks arising from this update report.

27. LEGAL APPRAISAL

There are no legal issues specifically arising from this report.

28. OTHER IMPLICATIONS

28.1 EQUALITY & DIVERSITY

There are no specific equality and diversity issues.

28.2 SUSTAINABILITY IMPLICATIONS

There are no specific sustainability implications arising from this report.

28.3 GREENHOUSE GAS EMISSIONS IMPACTS

There are no specific impacts.

28.4 COMMUNITY SAFETY IMPLICATIONS

The improvements to highways described will result in greater public safety whether on foot or via vehicle.

28.5 HUMAN RIGHTS ACT

There are no Human Rights implications

29 TRADE UNION

There are no Trade Union implications

30 WARD IMPLICATIONS

The works described will have some focussed effects but have potential to be felt throughout Shipley and Keighley.

31 IMPLICATIONS FOR CORPORATE PARENTING

There are no corporate parenting implications.

32 PRIVACY IMPACT ASSESSMENT

There are no data protection or security matters arising.

33 NOT FOR PUBLICATION DOCUMENTS

None

34. RECOMMENDATIONS

Members are asked to consider the content of this report.

35. BACKGROUND DOCUMENTS

35.1 Airedale Masterplan

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

36. APPENDICES

36.1 Illustrative maps of items discussed;
Regeneration in Keighley
Regeneration in Shipley
Regeneration in Bingley