

# Report of the Assistant Director - Place to the meeting of Regeneration Overview and Scrutiny Committee to be held on 13 February 2024

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## **Subject: Towns Fund Updates**

Update to the Overview and Scrutiny Committee of the Keighley and Shipley Towns Fund

### **Summary statement:**

This report provides a brief overview of the progress to date of the Keighley and Shipley Towns Funds Programme.

### **EQUALITY & DIVERSITY:**

The overarching aim of the Towns Fund is to drive the sustainable economic regeneration of towns to deliver long term economic and productivity growth. The funding and projects identified will create jobs and promote economic growth.

The Town Investment Plan (TIP) for Keighley has four key strategic objectives that link to the leadership, workforce, community, and services embedded within the Equality Objectives and Equality Plan 2021-25. This includes:

- SO1 – Building growth in key sectors of manufacturing, engineering, and technology by facilitating an inclusive growth economy.
- SO2 – Providing high quality digital infrastructure to support continued economic growth.
- SO3 – Improvement of physical accessibility in and around Keighley to support business and housing growth.
- SO4 – To invigorate Keighley by identifying opportunities for acquisition, preparation, remediation, and development of land uses.

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### **Portfolio:**

**Regeneration, Planning and Transport**

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### **Overview & Scrutiny Area:**

**Regeneration and Environment**

For Shipley, the TIP includes four key objectives that are also aligned to the Equality Objectives and Equality Plan 2021-25. This includes:

- SO1 – Strengthening and diversifying the local economy through the growth of the creative, advanced manufacturing, IT and digital sectors.
- SO2 – Bolstering the town centre of Shipley through increased footfall and diversification of the offer.
- SO3 – Improving the provision of sustainable infrastructure through better connectivity, active travel and addressing Net Zero challenges.
- SO4 – Supporting the delivery of digital infrastructure to improve standards and coverage, underpinned by digital inclusion by improving access to training, skills, and technology.

## 1. SUMMARY

- This report provides a brief overview of the progress to date of the Keighley and Shipley Towns Funds Programme.

## 2. BACKGROUND

### ➤ Summary

- In September 2019, Keighley and Shipley were selected by the government as two of 101 places across England that were eligible for up to £25m of Towns Fund investment. This entitled Keighley and Shipley to develop proposals for an investment plan to deliver the government ambition of 'Levelling Up' places across the UK.
- A Town Investment Plan (TIP) was subsequently developed for each town, which provided further detail of specific projects that could be delivered through the Towns Fund Programme.
- The Keighley TIP was particularly ambitious and despite the initial suggested cap of £25m per town, a bid in excess of this was submitted and in June 2021, it was confirmed that a total of £33.6m was awarded to deliver projects in Keighley. Key objectives include:
  - Unlocking opportunities for regeneration by re-purposing Keighley's existing assets, without the need to build new.
  - Increasing the overall attractiveness and connectivity of the town centre for residents, visitors, and businesses, resulting in increased footfall.
  - Retaining an upskilling its young, diverse, and enterprising population so that it can enable economic transformation and reduce inequalities.
  - Providing the space and skilled workers necessary for businesses to grow and expand.
  - Enhancing connectivity and improving wellbeing by reintegrating existing retail and development areas through the provision of sustainable transport.
  - Utilising the rich heritage in the arts and sports to encourage tourism and create a cultural destination for the district.
  - Supporting communities to become more cohesive and contribute to the economic transformation of the town by improving health and wellbeing, social and cultural outcomes.
- The Shipley TIP was also approved in June 2021, with the full allocation of £25m being awarded for projects to deliver the key objectives within the plan. Key objectives include:
  - Creating opportunity for growth in key economic sectors (manufacturing and digital).
  - Reinvesting in Shipley's existing assets to support business, residential and retail uses.
  - Creating better connectivity both between Saltaire and Shipley – increasing both the number of visitors and footfall to the area.

- Improving local skills which are currently a constraint on economic growth.
- Improving health and social welfare in deprived areas of the town.
- Developing Saltaire's position as one of the foremost visitor attractions in West Yorkshire and improving connectivity.

## ➤ **Programme Update**

➤ Two Regeneration Managers have been in post since March 2023 to manage the delivery of both Investment Plans. There is also a part-time Project Support Officer providing support to the programme across both towns. Since that time, the following has been achieved:

- Review of the governance processes for the Towns Fund, including updating the Terms of Reference for both Towns Fund Boards, alongside the Internal Programme Board.
- Monthly meetings in place with the Internal Programme Board for additional oversight, monitoring and scrutiny of the Towns Fund Programme.
- Service Level Agreement (SLA) in place with the Strategic Programmes Team for the independent review and scrutiny of project delivery.
- Introduction of the Short-Form Grant Funding Agreements (SFGFA) that enable projects to draw down funding beyond the initial 5% allocation for a specific purpose, whilst the main Grant Funding Agreements (GFA) are being agreed between the legal parties.
- Creation of the Towns Fund webpages, with details of each project and position up to the latest month. The sites also include the board papers, minutes of the last meetings, terms of reference and contact information for the Towns Fund team.
- Forward Plan created to ensure Council-approved newsworthy items are distributed and published to the local, regional, and national press. Alongside this, an Engagement Plan has been created to ensure communities and businesses are given information about the projects and their impact within the towns.
- Minimum monthly meetings scheduled with each Project Sponsor to ensure progress, risk, funding profiles and outputs are managed and deliverable within the agreed timescales.
- Ward member briefing sessions with all Keighley and Shipley Ward Members invited after each Towns Fund Board meeting.

## ➤ **Project Updates – Keighley**

➤ **Headline project updates for Keighley as follow:**

- **Project A - Development Investment Fund (£14m)** currently involves three projects. The first (Providence Park) involves the creation of seven industrial units on the former Universal Mills site. Work started in Spring 2023 and is on track to be delivered by 31<sup>st</sup> March 2026. The second project (Beechcliffe site) involves the redevelopment of the eight-acre brownfield site, to create a platform for the delivery of industrial units. Balfour Beatty imminently to be appointed as the main contractor, with feasibility works starting early 2024. The third project (Victoria Hotel) involves the redevelopment of the Victoria Hotel into 'AirBnB' style apartments on the upper floors, together with four retail units

on the ground floor to retain an active frontage. We are supporting a new applicant to work up a proposal for the delivery of this scheme.

- **Project B – Town Centre & Infrastructure Improvements (£2.39m)** projects are underway (Low Street Phase 2 almost complete; Real Time Bus Information moving to the second phase); and others at procurement stage (Connectivity Study consultant appointed, Active Travel Scheme being delivered by the Highways Maintenance Team).
- **Project C – Keighley Skills Hub (£906,000)** - plans and costs in place and will be located in the Health and Wellbeing Hub (Project J).
- **Project D – Manufacturing, Engineering & Future Technology Hub (£3m)** is a purpose-built training facility in Providence Park. The building specification has been finalised and moving towards an agreement to lease. (Project A) Estimated completion date: October 2024.
- **Project E – Capital Assistance to Business Growth (£2m)**, which provides grants to businesses in Keighley have approved 14 applications with grants of £540,921.66 approved up to December 2023 and is ahead of profile.
- **Project F – Community Grants Scheme (£4.9m)** is a programme of eleven projects designed to fund essential repairs, refurbishment and upgrades to ensure their continuity. Projects that are at the final planning stages include Keighley Cougars (£2.25m), Haworth Village Hall (£1.1m), Woodville Activity Centre (£155,000) and The Good Shepherd Centre (£130,000). Projects that are underway include the Keighley & Worth Valley Railway (£415,000), Sangat Centre (£230,000) and River Worth Friends (£50,000). Projects completed include Scott Street (£85,000), Haworth Toilets (£130,000), Old School Room (£120,000) and Central Hall (£152,100).
- **Project G – The Creative Arts Hub (£2.6m)** involves the re-development of Sunwin House with the project at RIBA 2 stage. A Project Adjustment Request (PAR) is complete and awaiting S151 Officer sign off. The PAR is required as there is a 41% reduction in floorspace repurposed due to the upper ground floor being used to deliver the Creative Arts Hub only. This is a change from the initial proposal to use the full building, which is no longer feasible due the lower ground floor being let out to a national retailer. The PAR reflects this position, the outcome of which (from DLUHC) is expected during February 2024.
- **Project H – Women Employment Programme (£160,000)** involves the refurbishment of the Keighley Association for Women and Childrens Centre site. Planning has been approved with additional funding sought via the Community Ownership Fund to deliver the scheme.
- **Project I – Keighley Art & Film Festival (£240,000)** involves the delivery of a range of events to support inward investment. Outputs are being delivered with a range of events planned throughout the year, including the Mega Drawing Box event which was a success.
- **Project J – Keighley Community Health & Wellbeing Centre (£3.4m)** involves the creation of a health and wellbeing centre in the heart of Keighley. Work has progressed across all the key workstreams since acquiring ministerial approval in the Summer 2023, with ongoing discussion taking place with Bradford Council on programme design and delivery.

## ➤ **Project Updates – Shipley**

➤ **Headline project updates for Shipley as follows:**

- **Project A - Development Investment Fund (£7m)**, involves the development of industrial units and remediation of brownfield sites. This project is currently at high-risk due to interdependencies that are being worked through by Council Officers. This includes, but not limited to, negotiations with a private sector developer to determine the financial requirements to achieve the outputs; ensure a scheme can be delivered within the timelines specified by the Towns Fund (financial spend to be achieved by 31<sup>st</sup> March 2026); and, finally to manage the inflationary pressures that will determine the viability of a preferred scheme. There is, however, a project plan in place and expectations that a Memorandum of Understanding will be signed with a private sector developer within Quarter 1 of 2024.
- **Project B – Town Centre & Infrastructure Improvements (£5.04m)**, involves the investment in town centre improvements, with projects moving to delivery stage (Market Square Scheme is in detailed design, Active Travel Schemes are underway with footway improvements on school routes and routes into town, Real Time Bus Information has completed seven sites and Public Toilets planning application has been submitted), apart from the Naturalising Bradford Beck Scheme where additional funding is being sought.
- **Project C – Community, Art, Heritage & Future Technology Centre (£5.39m)** scheme to develop a new centre, have signed a SFGFA of £325,000 to progress to RIBA Stage 4 Detailed Design whilst planning is being considered. Expectation that a decision will be made by the planning committee in February 2024.
- **Project D – Capital Assistance to Business Growth (£1.91m)**, which provides grants to new and existing businesses is currently behind profile in terms of spend, however, there is an expectation that larger applications for funding are in the pipeline to be considered. Eight applications have been approved with a total grant value of £154,822.06 up to December 2023.
- **Project E – Shipley Library Enterprise Hub (£80,000)**, which involves the creation of an enterprise hub, has completed its refurbishment and now open. A launch event took place on 24<sup>th</sup> November 2023 and they are now designing a programme of workshops and advice to entrepreneurs.
- **Project F – Health, Wellbeing and Community Campus (£3m)** scheme to refurbish The Cellar Trust, signed their GFA in September 2023 and funding continues to be released to progress the project. The team are now in the process of relocating and will submit a planning application imminently.
- **Project G – Wrose Quarry Wetlands (£70,000)** works, which involve the remediation of the Wrose Quarry Wetlands, have all been completed and now in the process of putting up Information Boards and Signage.
- **Project H – Shipley Sustainable Community Hub (£2.51m)** project involves the refurbishment of the Kirkgate Centre. Contractors are onsite and expected completion date is July 2024, with additional funding secured from the Community Ownership Fund (£300,000) and BD25 Capital Culture Grant (£250,000).

### 3. REPORT ISSUES

- A Risk Register for each project, alongside the programme is discussed and updated as part of the monthly monitoring meetings with Project Sponsors and with

the Towns Fund Team.

- Project Adjustment Requests (PAR), where an adjustment to the outputs is made, are expected for some projects in Keighley and Shipley. This is being reviewed and managed by the Towns Fund team, in consultation with DLUHC, the Internal Programme Board and Towns Fund Board.
- Project expenditure needs to be committed and released by the 31<sup>st</sup> March 2026 in accordance with DLUHC guidelines. Therefore, ensuring project spend can be achieved within those timescales is a key risk that is being actively managed.

#### **4. FINANCIAL & RESOURCE APPRAISAL**

- There are no financial issues arising from this report.

#### **5. RISK MANAGEMENT AND GOVERNANCE ISSUES**

- There are no significant risks arising from this report.

#### **6. LEGAL APPRAISAL**

- There are no legal issues directly arising from this report. The Council continues to engage external legal advisers on the main grant funding agreements including advice on subsidy control.

#### **7. OTHER IMPLICATIONS**

##### **7.1 SUSTAINABILITY IMPLICATIONS**

- Towns Fund projects in both Keighley and Shipley are aligned to the adopted District Plan 2021-25 and Council Plan 2021-25, both creating the direction and foundations for improving wellbeing, resilience and prosperity. This work also helps deliver the District Economic Strategy to enable the sustainable and inclusive economy that works for everyone. This includes, but not limited to, interventions that remediate brownfield/derelict sites that provide reduced carbon critical infrastructure to support industrial, commercial and residential schemes.
- Other interventions will improve the user experience of the town centre, encouraging a mode shift whereby walking, cycling and the use of public transport will replace car use. Cultural and heritage projects will create an academy that aims to deliver bespoke skills training for local BAME women, as well as the creation of an integrated health and wellbeing hub, bringing together within one facility, the best in physical and mental health clinical practices.

##### **7.2 TACKLING THE CLIMATE EMERGENCY IMPLICATIONS**

- Towns Fund projects are designed to address environmental issues, increase resilience and better manage climate challenges including effective decarbonisation, increasing renewable energy and enhancing resilience for

- example through extreme weather and flood risk management.
- Measurable outputs and outcomes include, but not limited to, carbon dioxide reductions as a result of the support, the amount of public realm improvements, automatic counts of pedestrians / cyclists for active travel scheme, amount of rehabilitated land and trees planted.

### **7.3 COMMUNITY SAFETY IMPLICATIONS**

- There are no community safety implications arising from this report.

### **7.4 HUMAN RIGHTS ACT**

- There are no Human Rights implications arising from this report.

### **7.5 TRADE UNION**

- There are no trade union implications arising from this report.

### **7.6 WARD IMPLICATIONS**

- The projects are being delivered within the Towns Fund areas of Keighley Shipley. District and Town Councillors are represented on the Towns Fund board, alongside regular updates to Ward Councillors.

### **7.7 AREA COMMITTEE LOCALITY PLAN IMPLICATIONS (for reports to Area Committees only)**

- There are no implications for the Area Committee Locality Plan arising from this report.

### **7.8 IMPLICATIONS FOR CHILDREN AND YOUNG PEOPLE**

- There are no implications for Children and Young People arising from this report.

### **7.9 ISSUES ARISING FROM PRIVACY IMPACT ASSESMENT**

- Implementation of the Towns Fund Projects for Keighley and Shipley will not affect current processes in place to ensure privacy of personal data.

## **8. NOT FOR PUBLICATION DOCUMENTS**

- None



## **9. OPTIONS**

- n/a

## **10. RECOMMENDATIONS**

- That the committee:
- Notes this report outlining the delivery of the Towns Fund Projects for Keighley and Shipley, underpinned by the Town Investment Plans for each area.
- Notes the updates and associated risks of each project and deliverability of the overall scheme.

## **11. APPENDICES**

- n/a

## **12. BACKGROUND DOCUMENTS**

- Executive Report (dated 7 December 2021) – Towns Fund for Shipley and Keighley which sets out the allocation of funds for the Towns Fund Areas. This includes up to £25m for Shipley and £33.6m for Keighley.