

Agenda Item 21

Policy Committee – 11th September 2017

Joint Venture Company – Business Plan



Report of Director of Services

Ward(s) affected: All Wards

Lead Member: Cllr P Mulligan (Finance)

1 Purpose of the Report

- 1.1 To present to Members the proposed Business Plan for the Joint Venture Company with Barnfield Investment Properties Limited.

2 Recommendations

Members are recommended to:-

- 2.1 Approve the Business Plan set out at Appendix A and request annual progress reports to Policy Committee.
- 2.2 Request a business case for each project to be presented to the Council's Policy Committee for approval.

3 Background

- 3.1 Policy Committee 11th April 2017 resolved that Barnfield Investment Properties Limited be the preferred partner to form a joint venture company to deliver land regeneration projects in partnership with the Council.

The Contract and Terms of Business for the joint venture arrangement were approved by Council on 1st August 2017. The Company's name was also agreed as the Craven Barnfield Regeneration Partnership.

- 3.2 The Council has formed a joint venture with a private sector strategic partner to provide the additional capacity and innovation that enables land to be developed, creating economic growth and local regeneration. The Council is also seeking to capture long term value from some of the property developments.

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3.3 A requirement of the newly formed Joint Venture Company is to produce a three year Business Plan, the first plan covering the period 2017 to 2020. This report presents the Business Plan for Members approval.

4 Business Plan

4.1 The Craven Barnfield Regeneration Business Plan sets out how the Joint Venture Company will deliver the Council's aspirations to generate economic growth by making best use of the Council's land and property assets.

4.2 The Business Plan sets three objectives

- Generate and Deliver New Employment and Housing Land
- Increase investment and Financial Leverage for Development
- Maximise Returns from Land Assets and Create a Revolving Fund for Future Schemes.

4.3 The initial programme will examine the full Council asset portfolio to identify opportunities and create a long list of potential projects. From the long list six projects will be prioritised for a phase 1 delivery programme plus a 'quick win' project which can be used to ensure processes and protocols in place are robust and build the relationship between the Council and Barnfield.

4.3 In establishing the programme weight will be attached to any opportunities where Growth Deal and/or Homes and Community Agency funding may be available such as the scheme to redevelop the area around Skipton Railway Station which the York and North Yorkshire Local Enterprise Partnership (YNYLEP) has earmarked £4.68m of funding to support.

4.4 The Council is also seeking funding from YNYLEP to accelerate the development of a sizeable council owned site which would then create a recyclable fund to develop a range of smaller rural housing and employment sites.

Employment sites to be explored include Skipton Rock Quarry, a redundant quarry on the edge of Skipton that would be suitable for storage and light industrial use, Engine Shed Lane depot, old railway sidings and buildings which could convert to light industrial units, Threshfield Quarry which could create business space and visitor facilities and Bentham Rural Business Park on Station Road Bentham where two hectares of land could be opened up for employment and housing.

4.5 Potential quick win projects under consideration include land at rear of Victoria Hall in

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Settle and Back Gate Ingleton, an overspill car / lorry park that could provide around 12 housing units.

- 4.6 This is not an exhaustive list and other projects may be considered as potential areas of development following an appraisal of all Council assets. Each individual project will be presented to the Council's Policy Committee for a decision on the business case.

5 Financial Implications

- 5.1 There are no financial implications arising directly from this report. All land values and building costs will be subject to separate independent verification and all projects to a fully detailed business case at the appropriate time.

6 Legal Implications

- 6.1 There are no legal implications arising directly from this report. The legal implications are set out in the Contract documentation and also in the original report to Policy Committee (7th June 2016).

7 Contributions to Corporate Priorities

The proposals in this report support the Council priorities of 'Financial Resilience' by ensuring the Council remains sustainable and can continue to deliver essential front line services and 'Enterprising Craven' by stimulating economic growth through land development and regeneration schemes.

8 Risk Management

- 8.1 There are risks with all construction projects and each project that is agreed within the Joint Venture will require a separate risk assessment to be undertaken.

9 Appendices

- 9.1 Appendix A - Business Plan

10 Author of the Report

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