

Subject:	Regeneration and growth progress report Q3	Status:	For Publication
Report to:	Cabinet	Date:	8 th March 2017
Report of:	Chief Executive	Portfolio Holder:	Leader of the Council
Key Decision:	<input type="checkbox"/> Forward Plan <input type="checkbox"/>	General Exception	<input type="checkbox"/> Special Urgency <input type="checkbox"/>
Equality Impact Assessment:	Required:	No	Attached: No
Biodiversity Impact Assessment	Required:	No	Attached: No
Contact Officer:	Paul Walker	Telephone:	01706 252443
Email:	paulwalker@rossendalebc.gov.uk		

1.	RECOMMENDATION(S)
1.1	Cabinet is asked to note the report

2. PURPOSE OF REPORT

2.1 To update Cabinet on progress with key regeneration and growth development

3. CORPORATE PRIORITIES

3.1 The matters discussed in this report impact directly on the following corporate priorities:

- **Regenerating Rossendale:** This priority focuses on regeneration in its broadest sense, so it means supporting communities that get on well together, attracting sustainable investment, promoting Rossendale, as well as working as an enabler to promote the physical regeneration of Rossendale.
- **Responsive Value for Money Services:** This priority is about the Council working collaboratively, being a provider, procurer and a commissioner of services that are efficient and that meet the needs of local people.
- **Clean Green Rossendale:** This priority focuses on clean streets and town centres and well managed open spaces, whilst recognising that the Council has to work with communities and as a partner to deliver this ambition.

4. RISK ASSESSMENT IMPLICATIONS

4.1 The report is for information specific risk issues for individual projects are dealt with in specific reports on each project as required.

5. PROJECT UPDATE AND OVERVIEW

5.1 Tourism, Events and Promoting Rossendale

A budget to support strategic events has been established and a strategic events group set up with representatives from key businesses and organisations involved in events to look at support and co-ordination of key events and activities in the Borough. In the run up to Christmas a number of Christmas Market and light switch on events took place organised in conjunction with community and business groups, beginning with the very successful Rawtenstall Christmas Market on the Town Square on 26th November. A programme of events are being planned for 2017 including the continuation of the regular farmers and clog markets on Rawtenstall Town Square, 60s Festival and other special events.

Discussions have taken place with East Lancs Railway regarding joint promotion of events and scope for more activities in Rawtenstall. A poster and flyers have been produced and displayed at Rawtenstall Station promoting the town's attractions and providing directions.

5.2 Haslingden Task Force

A number of improvements are completed or underway in Haslingden, utilising the £100,000 set aside to provide funding for projects through Haslingden Task Force.

The Task Force met in October and continues to make progress on current projects including the shop front improvement scheme and promotion and branding. The Council is working with Valley Heritage and Buttress Architects to provide support and guidance to businesses wishing to improve their shop fronts. One business has completed improvement works under the shop front improvement scheme and work is ongoing with a further 8 businesses to make improvements to their shop fronts through the Scheme.

A website and branding to promote Haslingden has been developed with the strap line Small Town Big Heart and a town trail guide and other promotional and marketing materials are being produced, with a launch scheduled for February.

Completed projects include:

- Town Centre car parking reviewed and new signs put up
- Installation of additional Christmas lights
- Clean up events including Clean for the Queen
- Proposals developed for changes to on street parking, to improve safety and allow people to shop and residents to park. Proposals currently out for formal consultation by LCC.
- Haslingden in Bloom – 74 hanging baskets installed on businesses and poles throughout the town
- Pavement deep clean and chewing gum removal completed.
- New, fully inclusive, outdoor gym installed in Victoria Park comprising 6 pieces of equipment designed to work as a circuit to exercise different muscle groups.

5.3 The Whitaker

Over 30,000 visitors recorded at the Whitaker in 2016 up 8% on the previous year and The Whitaker made the Final short list in an unprecedented 5 areas of the 'Valley at Work' Business Awards - winning the 'Best Community Business Award'.

The reputation for quality food and service continues to grow and complemented by the numbers of events and activities which are increasing on a weekly basis and include:

- Attic Tours
- Spoken Word, Dialect and Poetry nights
- Independent Film Night
- Local Exhibitions scheduled in each year
- Tree walk around the Park
- Yoga (for back pain)

- Meditation and Gong Bath
- 1940's, 1960's weekends
- Harfest Festival
- Traditional Weekend

A recently commissioned Independent report (by Sally Fort cultural consultant) on behalf of the Arts Council Resilience Grant, recorded that 38% of visitors experienced enhanced Well-Being after visiting the Whitaker.

The Museum is part of a National project around 'Older People and Museums' which is run by the National Museums and Galleries Centre in Leicester University.

The £2 million heritage project for an extension of the Whitaker Museum into the adjacent Barn And Stables was submitted to Heritage Lottery Fund, in November and a decision is expected in March 2017.

5.4 **Stubbylee Park**

The development and delivery of the Stubbylee Park Masterplan is covered in a separate report and sets out progress and improvements in the park achieved to date through the work of the Parks Service and the further work to be completed to features and landscapes at the Dell and Duck Pond, together with a new Pump Track facility funded through Lancashire Environment Fund and led by Newground.

Progress is also be made with plans for future use of the Barn are by the Community Greenhouses Group including a cafe, education centre, function room, community cinema, market trading hall and arts centre.

The support of partners is key to continued improvement and developments and the new Partners Group and work of the Community Greenhouses Group, will be a huge asset.

5.5 **Waterfoot Centre**

Working with Proffitts CIC, extensive consultation has taken place and detailed plans drawn up for improvements to the car park and former playground area in the centre of Waterfoot. The Council has allocated £53,000 to the project which it is hoped can be doubled with external grant funding. The outcome of funding applications is awaited, following which the plans can be finalised in consultation with the local community.

5.6 **Bacup THI**

Progress is well underway with the project and delivery of phases 2 and 3 and the public realm improvement as follows:

Phase 2 - The Invitation to Tender for the second phase was issued in December 2016. Evaluation of the tenders will take place and contracts will be signed with the preferred Bidder by spring 2017. Work will commence on site in spring 2017.

Phase 3a – building surveys will commence in January 2017 with planning

application in February. Work on site will commence in summer 2017

Phase 3b – building surveys in spring 2017 followed by planning with start on site in Autumn

Public Realm proposals were out for public consultation in December 2016. Changes will be may made to the plans following the consultation feedback. Subject to major changes to the plans as a result of the consultation, work is expected to start on site in summer 2017.

5.7 **Brownfield register**

The Regulations are still awaited which will require all local authorities, including Rossendale, to maintain a register of brownfield land. Having enacted The Housing and Planning Act, s.151 requires Councils to compile and maintain registers of 'particular kinds of land' which will be prescribed in later Regulations. These Regulations are expected to be laid before Parliament in Spring 2017 and they will require local planning authorities to prepare and maintain a brownfield register from a date to be confirmed in 2017.

Rossendale's Pilot Brownfield Register is available on the Council's website <http://www.rossendale.gov.uk/brownfieldregister> and the Brownfield Register will be updated as necessary in line with the forthcoming Regulations as and when they become law.

5.8 **Lee and Cragg Quarries**

Lee and Cragg Quarries have previously been developed with mountain bike trails and form a key part of the Council's adrenaline gateway active leisure offer aimed at both local residents and visitors. Lancashire County Council currently supports the maintenance of Lee Quarry but early in 2016 it announced that budget pressures would require it to end its Countryside Service by the end of March 2018.

Further to meetings with local user groups, RBC, in August 2016, responded to a LCC consultation seeking expressions of interest for alternative management arrangements for Lee Quarry. A formal response from LCC is awaited but further meetings have taken place in late 2016 and it has been agreed that Pennine Mountain Bike Association will lead on the formation of a community interest company to manage and generate income from both Lee and Cragg Quarries. Proposals and Heads of Terms are be developed with LCC which will retain overall liability and responsibility for any major issues whilst the new CIC will take on day to day site management and operation of the site.

5.9 **Futures Park and Trial Head Centre**

The site of 2.6 hectares of land remains available for development, currently divided into 4 plots.

The Council has prioritised the development and delivery of a Trail Head Centre on one of the plots to serve mountain bikers and other users of Lee and Cragg Quarries as well as the proposed Valley of Stone path. The current proposal is for the Council

to fund the build and to recover its investment via leasing the centre to one or more commercial operators. Designs and indicative costings for a centre and car park have been obtained in late 2016 and discussions are ongoing with a previously interested potential operator.

The remaining plots remain available for commercial development in order to create new jobs in the borough and to generate additional business rates income, as part of a strategy for the Council to adopt a more commercial approach and realise income from assets.

5.10 Adrenalin Valley

The work towards Rossendale's Adrenaline Valley strategy is progressing well. Further meetings have taken place with providers, Marketing Lancashire and the Council. Work is well underway on creating a specific 'Adrenaline Valley' webpage on the Visit Lancashire website. Ideas are being devised on a logo and associated leaflet to advertise the offer.

The group will shortly be developing an 'Adrenaline Valley' events calendar as well as developing a blog where all parties experience each other's offer to help with the promotion.

Marketing Lancashire are going to organise another networking session, ideally the other side of Lancashire, where Adrenaline Valley reps can go and promote the area and the concept.

Shared customer service charter and safeguarding practices will be developed for all those involved.

Once all this work has taken place and the Adrenaline Valley concept is live a strategy will be developed by the Council and providers including:

- Grip & Go (Adrenaline Centre, Haslingden)
- Ski Rossendale (Rawtenstall)
- Whitworth Water-Ski Academy (Cowm Reservoir, Whitworth)
- Cowm Quarry (Whitworth)
- Lee Quarry (Bacup)
- Valley of Stone Greenway(Rawtenstall to Rochdale)

5.11 Growth and Development Programme

Linked to the development of a new Local Plan, work continues to compile a comprehensive investment portfolio of key strategic housing, employment and mixed use sites to be brought forward as part of the Councils 'growth pipeline'. The work includes ensuring an up to date understanding of ownership, designations, constraints and development options for all sites across the borough, both in public and private ownership. The work will inform future designations, development strategies and timescales, as well as the income potential from council tax, business rates, new homes bonus and capital receipts. A number of key sites will be showcased at a Pennine Lancashire developer engagement event to be held in February / March 2017.

This work to create a 'pipeline of growth opportunities' will support the ambition to secure inward investment and economic development, both bringing new companies into Rossendale, and helping existing businesses to realise their growth ambitions.

5.12 Properties with approval for CPO

On the 26th November 2014 a report went to Cabinet. The report sought Member approval for a project to bring 25 empty and blighted properties back into use, under section 17 of the Housing Act 1985, and through a process of Enforced Sale or Compulsory Purchase Order. However this approach would only be used when necessary, and as a last resort - 25 properties were prioritised for more intense action, since then positive progress has been made.

Parallel to this a number of other properties have been highlighted. These properties have been identified via complaints from members of the public, elected members and field based officers from other departments. They have been logged; a new list of blighted properties created and a process of fact finding and prioritisation has now started.

In addition analysis of other existing empty and derelict properties has taken place. This will support a new strengthened way of dealing with properties that gives priority to nuisance and unsightly properties but also prioritises properties where the Council can raise or claw back revenue.

5.13 Affordable Warmth Scheme

Rossendale Borough Council are working in partnership with St Vincent's Care and Repair team to offer funding that will help keep Rossendale home warm this winter. The total amount of funding is £27,979.

The Affordable Warmth scheme is funded by Lancashire County Council's Green Energy Fund, which set aside funds to support home energy saving methods to help people stay warm over winter.

Help is offered to people who have underlying health conditions, low incomes or with high heating costs who can't afford to heat their homes and/or in receipt of benefits.

Funding covers:

- Servicing, repairs and replacement boilers and heating systems and associated works
- Repairs to and new radiators and radiator reflectors.
- Draught proofing measures
- Gas fire services and repairs.

To qualify customer's must be owner occupiers or living in a privately rented accommodation.

5.14 Food inspections

The food team is on target to complete the programmed food safety interventions for existing food businesses up to the end of March 2017. In addition, there are 31 new food businesses which will require inspecting and risk rating for the National Food hygiene safety rating scheme.

The Food Law code of practice (England) places a duty on Local Authorities to

enforce food safety law; this is part of the National framework agreement between the Food Standards Agency (FSA) and Local Authorities, the aim of the framework is to provide enforcement uniformity.

The Food Law code of practice also states the frequency and type of interventions required for each type of food business, this is based on the risk factor identified, for example a butchers shop selling raw meat and cooked meat will pose a greater food safety risk due to the risk of cross contamination, therefore the frequency of the intervention will be greater.

It is important that that the food safety inspection programme is on target to ensure that food businesses are achieving appropriate standards and for the protection of public health, also the FSA may carry out an audit if set targets are not achieved, any audit by the FSA would be costly for the council not only in officer time but also in bad publicity.

5.15 **Ski Rossendale**

Improvements at the facility continue to progress and include:

The Phase 1 - Ski slope and cafe

This consists of the original £440k funding along with the councils loan and section 106 funding, total value £630k is on track for completion of the new ski hire building with cafe on the first floor by November 2017. The ski slope part of Phase 1 project is now installed and up and running (circa £220k) with a fantastic response by our customers.

Phase 2 - UK Park and Pipe.

This project is moving ahead with a completion date of March 31st 2017. The funding cost is yet to be finalised as this is a totally new type of facility compounded by the very tight timescale. The funding is available immediately for this project, the estimated total cost will be in the region of £450-500K bringing the total investment to facilities at Ski Rossendale £1.1 million.

Phase 3 - Development of the main slope. (the future vision)

The outcomes of a successful phase 1 and 2 will help to trigger a future phase 3 which forms part of our overall development plan for the site where the main slope will be developed. This will need significant funding to support such a development but will be a 'big' piece of the jigsaw for Ski Rossendale Centre.

5.16 **Flood Resilience Grants**

The final date for applications has now been extended to 31st March 2017, for Flood Resilience Grants of up to £5,000 per property for properties that were flooded on or around Boxing day 2015.

Rossendale Borough Council now has received 310 applications and within this 14 are multiple applications totalling another 66 properties. In total the amount of grant applied for equates to £1.5m.

Out of this total 115 have been completed. To date grants paid total £255,000.

The team leading the work are expecting approximately a further 40 applications before 31st March and the Project is expected to be completed by June 2017, subject to the availability of supply chain.

5.17 East Lancs Railway

We continue to work closely with East Lancs Railway on their future plans for Rawtenstall station. This has included revising the canopy configurations and a new layout for station buildings including construction of new toilets, café and store and a Planning Application is expected to follow.

Discussions are on-going to secure further events using Rawtenstall as an activities location, and a future development plan with the Chair of ELR.

5.18 National Cycle Way

To date work on the East Lancs Cycleway has been largely limited to design development and site investigation and a period of consultation by Lancashire County Council on the type of surfacing to be used on narrow sections of the route where a separate bridleway surface was not feasible. As a result of the consultation a more flexible surface than standard tarmac is to be used even though this is more expensive. Now this decision has been made, it is anticipated work can begin on several sections in the Spring. There has also been further investigation of the different options for using the tunnels through the Glen on the "Valley of Stone" Greenway and on "National Cycle Route 6" for options for the route around Baxenden Chemicals. Following initial drainage improvements, surfacing works are currently being undertaken on the section from Rakehead Lane to the tunnels. Work also started in January in Helmshore to create a new zebra crossing to the park at Snig Hole and this will be followed by resurfacing of the route down to the River Ogden. Mid-Pennine Arts have been developing ideas for interpretation panels and linked improvements in the Whitworth area and are shortly to launch a competition to rename National Cycle Route 6

5.19 Arts development for Rossendale

Members and officer from Rossendale along with representatives from the Horse and Bamboo, Stacksteads Countryside Park Group, The Whitaker and the Apna project met with Neil Harris from Arts Council England to discuss development of the successful, Arts Council funded Stacksteads Lantern Parade and also wider development of arts in Rossendale. It was agreed that a further Grants for the Arts bid would be put together for the development of the Lantern Parade to other geographical areas and diverse communities. In terms of a wider arts framework, it was agreed that this should be addressed as a separate project in several stages, the first stage being to seek Arts Council funding to work up a coherent programme of works around the arts, driven by the community. A further meeting will be held in early February to progress actions.

5.20 Regenerating empty and dilapidated buildings

Following a review of empty buildings in Bacup, a strategy is being developed to both prioritise buildings and the improvement actions to be delivered. Key buildings included in the programme include:

- Woolworths Building
- Former Bingo Hall
- Former Conservative Club
- Old Forest Mill Site
- Market Hall
- Bacup Health Centre
- Waterside Mill
- Nat West Building

5.21 Economic Development Update

To support delivery of the Council ambitions and plans for future growth the post of Economic Development Manager has been re-advertised, interviews have been held and references are currently being sought in order to then confirm the appointment. As feature of the role of the Economic Development Manager will be to work closely with both Planning Manager and Asset Manager to develop a more commercial and entrepreneurial approach in delivering economic growth and revenue generating opportunities by bring forward sites for development across the borough

Lancashire Combined Authority - Economic Development Theme – update to follow

5.23 Spinning Point

Work has now started on site to prepare for erecting hoardings, which will be followed by the demolition work for 10 to 12 weeks, and be followed by construction work starting on the refurbishment of the Old Town Hall and the new bus station development. The final element of phase 1 being demolition of the old bus station terminal in spring 2018.

It has been agreed that the opening of the new Kay Street car park will happen as soon as practically possible and will access to public toilets will be maintained either through the current provision or a temporary facilities.

The Council has agreed a fixed price option with Barnfield Investment Properties for Phase 1 of the development to include construction of the bus station, refurbishment of the old town, and external works to include new car parking and landscaped areas.

Members will recall the approved funding and legal agreements in place for the project as follows:

- LCC Grant Funding and Management Agreement for construction on new bus station (£3.471M, being £3.5m less planning application and LCC fees plus an additional LCC grant which has been secured to support the provision of changing facilities).

- RBC Capital for refurbishment of the Old Town Hall £900k (financed from future rental income from 25 year lease with Together Housing)
- £1.9m Local Growth Fund, with £915k, for phase 1 and £985k for phase 2
- Total funding to support delivery of phase 1, £5.286m

On 17th January 2017, the Council's Development Control Committee approved the 28 planning conditions attached to the original approval on 9th March 2016.

In terms of 'stopping up orders' there have been 21 responses received. All objectors have been written to with a detailed bespoke response and to date good progress made with the statutory and public service objections, at this stage and given the work to be concluded it is expected that the matter will be considered by DfT and the Secretary of State, within the next two months.

The bus station layout has progressed with a key feature being to maximise the space and opportunity for retail units and pop-up units / displays on the floor of the concourse, whilst also providing the appropriate arrangements for changing and toilet facilities. The final specification for the operational fixtures and fitting requirements has been agreed with LCC.

Members will be aware of the recent public information session held Monday 30th January to Friday 10th February – altogether 6 sessions were held and attended by RBC officers, Barnfield and Day Architects. The events proved to be popular with local residents and provided the opportunity to see the plans at close range, talk with colleagues from the RTB partnership and learn more about the timeline of activity and phase 1 and 2 of the development.

Work is also progressing to further develop the vision, ambitions plans for phase 2, with agents and interested parties on the options and will be the subject of further public information sessions to share the early ideas and options

COMMENTS FROM STATUTORY OFFICERS:

6. SECTION 151 OFFICER

6.1 Financial matters are noted in the report or will be contained within existing budget resources.

7. MONITORING OFFICER

7.1 No additional comments. Matters requiring decision will be reported separately.

8. POLICY IMPLICATIONS AND CONSULTATION CARRIED OUT

8.1 As part of the development and implementation of projects outlined above, consultation and community engagement will be undertaken as appropriate.

8.2 This report provides only an update overview of new and existing regeneration projects. It is not determined therefore, the content of this report will not have any adverse or disproportionate impacts under the Council's Equality Policy or associated equality duties, and has not been assessed for equalities impacts.

8.3 Each project will/has given consideration to equalities specifically related to that project in a relevant and proportionate manner.

9. CONCLUSION

9.1 The report provides members with an insight into the progress of the regeneration and growth projects being undertaken within Rossendale.

No background papers.