

**Growth Programme Update  
for Regen OSC  
14 September 2016**

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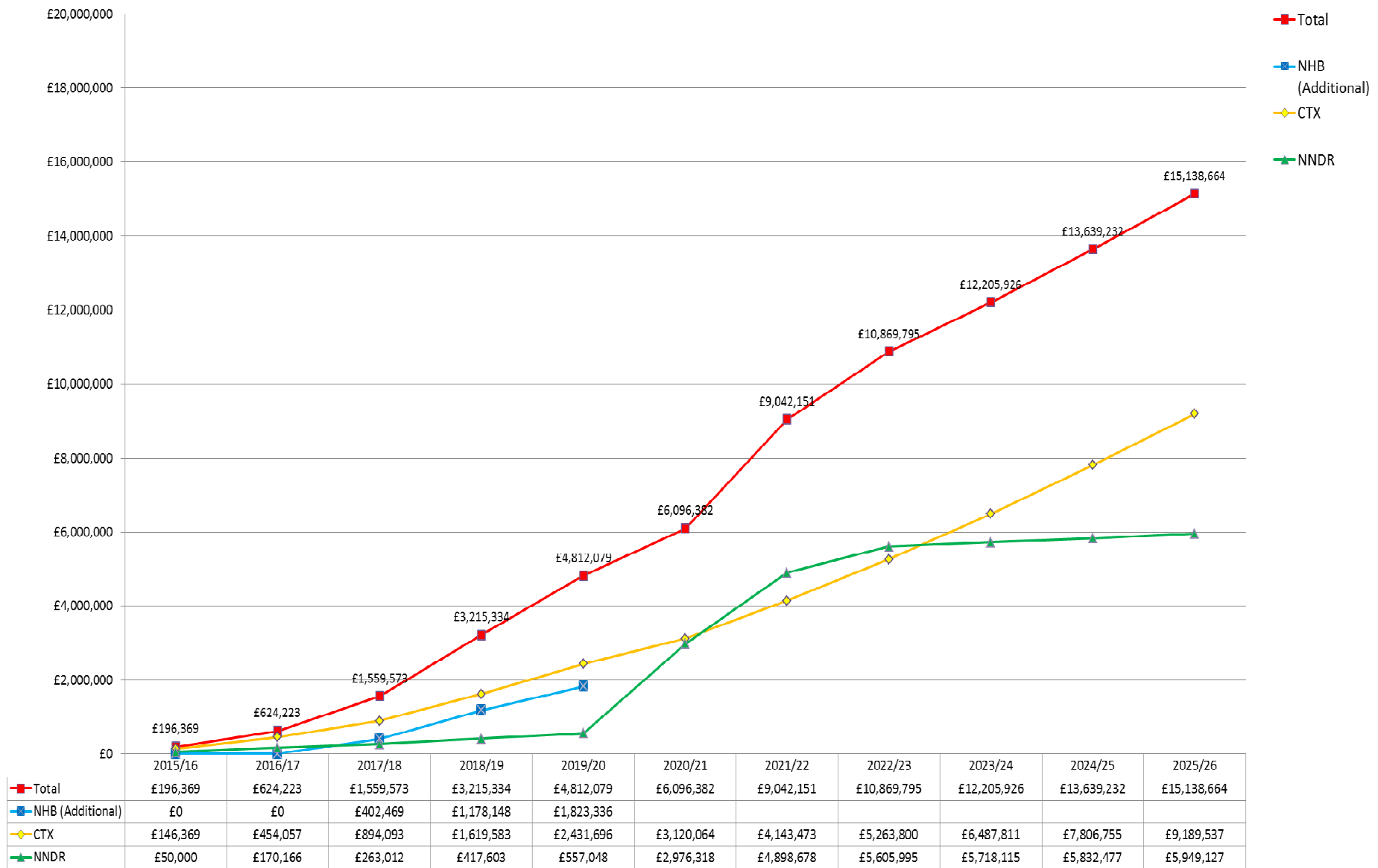
# Growth Programme Completed Schemes



# Growth Programme Summary Forecast

|  |       |
|--|-------|
| Growth Programme Totals 15/16 to 25/26 - realistic profile |       |
|  | v4.3  |
| New Housing Completions                                    | 6269  |
|  |       |
|  | (£m)  |
| Council Tax  | £41.6 |
| NNDR   | £32.4 |
| New Homes Bonus (additional)                               | £3.4  |
| Total  | £77.4 |
|  |       |
| Capital Receipts *   | £34.8 |
|  |       |
| * Estimated figures under review                           |       |

## Growth Revenue 'Additionality' Profile



# Annual Revenue Split

|         | Total       | NNDR       | CTX        | NHB (Additional) |
|---------|-------------|------------|------------|------------------|
| 2015/16 | £196,369    | £50,000    | £146,369   | £0               |
| 2016/17 | £624,223    | £170,166   | £454,057   | £0               |
| 2017/18 | £1,559,573  | £263,012   | £894,093   | £402,469         |
| 2018/19 | £3,215,334  | £417,603   | £1,619,583 | £1,178,148       |
| 2019/20 | £4,812,079  | £557,048   | £2,431,696 | £1,823,336       |
| 2020/21 | £6,096,382  | £2,976,318 | £3,120,064 |                  |
| 2021/22 | £9,042,151  | £4,898,678 | £4,143,473 |                  |
| 2022/23 | £10,869,795 | £5,605,995 | £5,263,800 |                  |
| 2023/24 | £12,205,926 | £5,718,115 | £6,487,811 |                  |
| 2024/25 | £13,639,232 | £5,832,477 | £7,806,755 |                  |
| 2025/26 | £15,138,664 | £5,949,127 | £9,189,537 |                  |

# G.P. Comparison with MTFS

|              |              |               |               |               |
|--------------|--------------|---------------|---------------|---------------|
| GP v4.3      |              |               |               |               |
| (000s)       | <b>16/17</b> | <b>17/18</b>  | <b>18/19</b>  | <b>19/20</b>  |
| NHB          | £0           | £402          | £1,178        | £1,823        |
| CTX          | £454         | £894          | £1,620        | £2,432        |
| NNDR         | £170         | £263          | £418          | £557          |
| <b>Total</b> | <b>£624</b>  | <b>£1,559</b> | <b>£3,216</b> | <b>£4,812</b> |
|              |              |               |               |               |
| <b>MTFS</b>  | <b>£0</b>    | <b>£835</b>   | <b>£2,065</b> | <b>£3,011</b> |

# Housing Sites - Roe Lee

- Site investigations, ecology surveys etc under way
- Decision imminent re requirement for Extra Care provision on this site
- Capita scoping delivery options and potential procurement routes
- Business Case / recommendation on delivery route anticipated October

# **Housing Sites: Griffin, Alaska St & Queen's Park**

- Site investigations required – decision re funding awaited
- Next steps subject to outcome of Starter Homes bid:
- Council may be asked to underwrite delivery of the Starter Homes - part of disposal contract for these sites
- HCA due diligence ongoing - 3 months, represents potential delay, hence disposal routes considered which allow for options – include Starter Homes requirement or not



# Housing Sites - South East Blackburn

- Working with HCA / Local Partnerships - Considering options re joined up delivery route for Haslingden Rd / Blackamoor Road / Fishmoor Drive sites
- Site investigations needed – Local Partnerships may support
- Objective to create value at the Fishmoor Drive site, influenced by environment on Fishmoor Drive gateway – existing Together Housing Group stock.
- THG commitment necessary to promoting this as a joined-up project
- Alternative - disposal / development of Haslingden Rd and Blackamoor Rd sites to secure capital receipts / Council Tax.

# **Marsh House Lane / Bailey's Field**

- Negotiation with Miller Homes at advanced stage
- Work in parallel on Local Growth Fund business case and delivery of Darwen East Distributor Corridor major transport scheme
- Subject to progression of work with Miller, public consultation on masterplan for Bailey's Field and transport scheme anticipated in the Autumn

# **Housing - Privately owned sites**

- Gib Lane – Wain Homes on site; planning application anticipated from Kingswood shortly; pre-app with Story Homes progressing
- North Blackburn – masterplan almost complete; planning application for first site expected 2016

# Commercial and Industrial Sites

- Combination of new sites coming to the market and existing business expansion.
- Phased pipeline with Wainwright Way Business Park, Whitebirk, Furthergate, and Ewood sites to come forward for sale
- Large privately owned sites coming forward - former Sappi site (12,500 sq m), Haslingden Road (16,000 sq.m), GAP (11,341 sq.m).
- Future local plan allocations at Chapels Park, the Wranglings, Blackburn Interchange, Evolution Park

# Commercial and Industrial Sites

|  |             |
|--|-------------|
| Total outstanding commercial<br>floorspace approved September 2016 | 72,551 sq m |
|--|-------------|

|                                    |            |
|------------------------------------|------------|
| Completed 2016/17<br>(Star Tissue) | 1,872 sq m |
|------------------------------------|------------|

|  |             |
|--|-------------|
| Under construction<br>(Chubb, Accrol, Presspart) | 17,447 sq m |
|--|-------------|

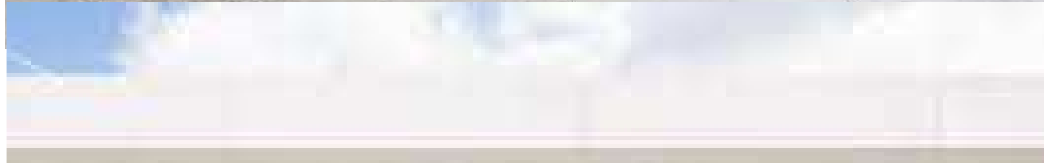
# Blackburn Town Centre

## Cathedral Quarter and Bus Station

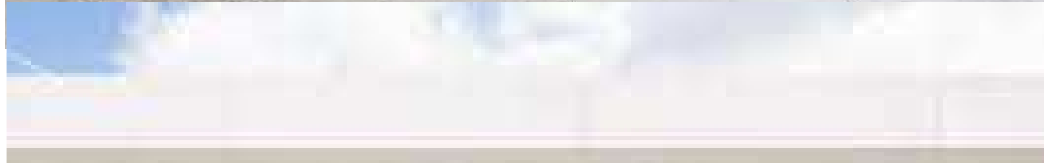
- Construction completed – some snagging still underway
- Hotel trading very well – top in region
- First office tenants, Govnet moved in. Capita and local insurance broker to follow once legals complete.  
Progressing other enquiries
- Cathedral Clergy and staff now living in new residences
- Café Northcote opened in Cathedral Court and trading well
- Premier Inn restaurant unit let subject to completion of contract and strong interest in large unit under office
- Small café/retail unit back on the market
- Bus Station completed and open











# Blackburn Town Centre

## Development sites

### Former Waves

Strategic Business for cinema led development being presented at Growth Board 20 September 2016 for member review

### Former Markets Site

Temporary Car park approved for interim use

Consultants, GL Hearn are reviewing development options including opportunity to include Exchange site and Thwaites site.

### Thwaites site

Thwaites staying on site until Mellor Brook site constructed (approx 2 years). Engaging with developers to gauge interest

### Simmons Street

Demolition Monday 19<sup>th</sup> September; completion mid December. Temporary car park planning approval but site on market

### Eanam

Acquisition from CRT and establishment of Trust to develop as a heritage, tourism and leisure development

# Blackburn Town Centre

## Blakey Moor Townscape Heritage Project

- £3.5 million project for Blakey Moor Area
- Key projects including Blakey Moor Terrace, public realm in front of KGH, KGH frontage, Baroque, Northgate and Lord Street West properties
- Development phase of Delivery started
- On site 2017 with key projects and public realm
- Consultation starts with property owners in October

## Cotton Exchange

- Consultation event - 21<sup>st</sup> September.
- HLF first stage application proposed for February 2017

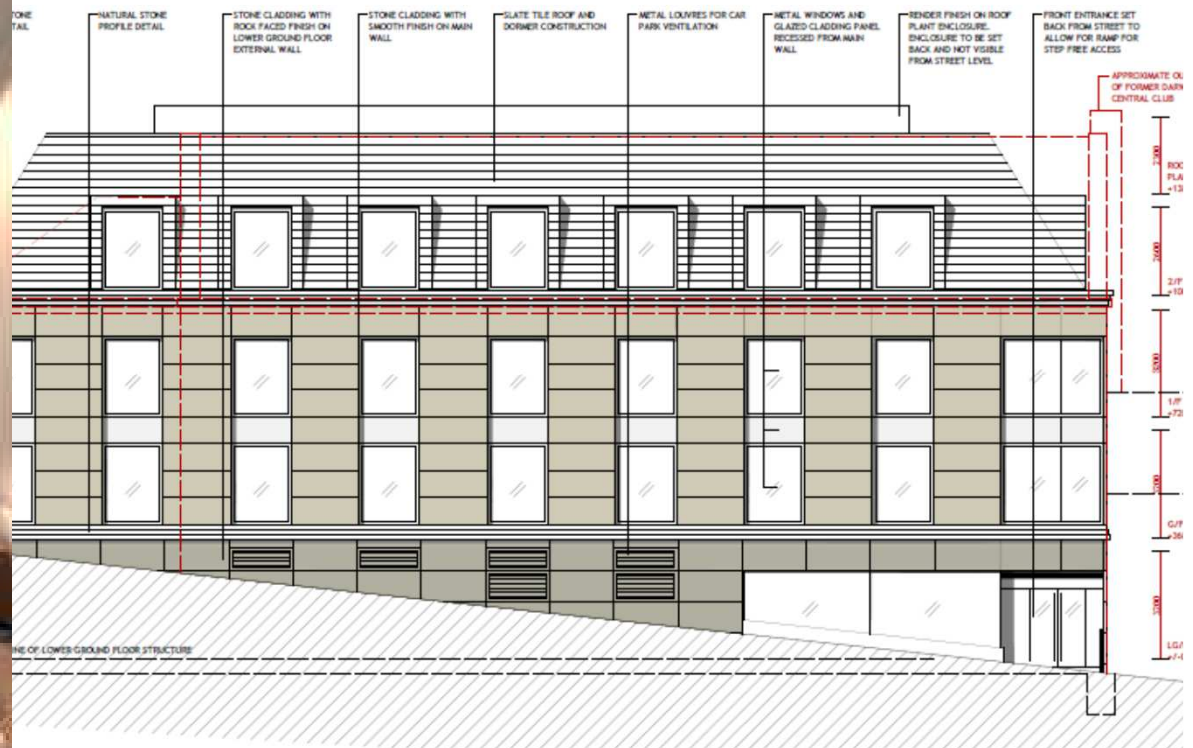
# Darwen Town Centre

- **3 day Markets site**
- Programme of market traders relocation underway and planned completion before Christmas trading period 2016
- Demolition February/March 2017
- Building to be secured and tidied with hoardings and visuals once empty
- Soft market testing underway to review potential commercial interest
- Darwen Town Centre Partnership Board to lead on further consultation

# Darwen Town Centre Developments

- **Former Frankie's Bar Site, Church Street**

14 bedroom new hotel development on key corner site with ground floor retail



# Marketing, Developer Engagement & Funding

- Website development.  
<http://invest-blackburndarwen.org.uk/>
- New branded marketing materials including signage and development briefs
- Hive Ambassador Network advocacy programme
- MIPIM UK October 19<sup>th</sup> - Partner of Marketing Lancashire showcasing opportunities developers/investors
- New Town Centre SPD
- LEP Investment for Infrastructure

