



Regeneration Overview and Scrutiny Committee

15th March 2017

Key Question:

1. Update on future developments and potential developments (investment plans) for the borough, i.e. What are we looking to achieve in 2018-2020.
2. Update on cathedral quarter occupancy rates/footfall and recent feedback on the area,
3. Impact of government legislation on business rates and what are the opportunities and threats to the Council around this issue.
4. Impact of recent Council capital developments on the boroughs economy, what more is the Council looking to do / facilitate to generate growth
5. Any key concerns or opportunities you wish to inform the Committee.

1) Programme Summary

Place Programmes		Projects
1	North Blackburn Development Corridor	11
2	South East Blackburn Growth Zone	19
3	West Blackburn Development Corridor	13
4	Darwen East Development Corridor	10
5	Wainwright Way Commercial Units	3
6	Furthergate Business Park	2
7	Ewood Business Park	2
8	Blackburn Town Centre Developments	16
9	Darwen Town Centre Developments	4

Thematic Programmes		
10	Affordable Housing	3
11	Specialist Housing	7
12	Empty Homes	1
13	Infill Commercial Sites	27
14	Infill Housing Sites	42
Totals		160

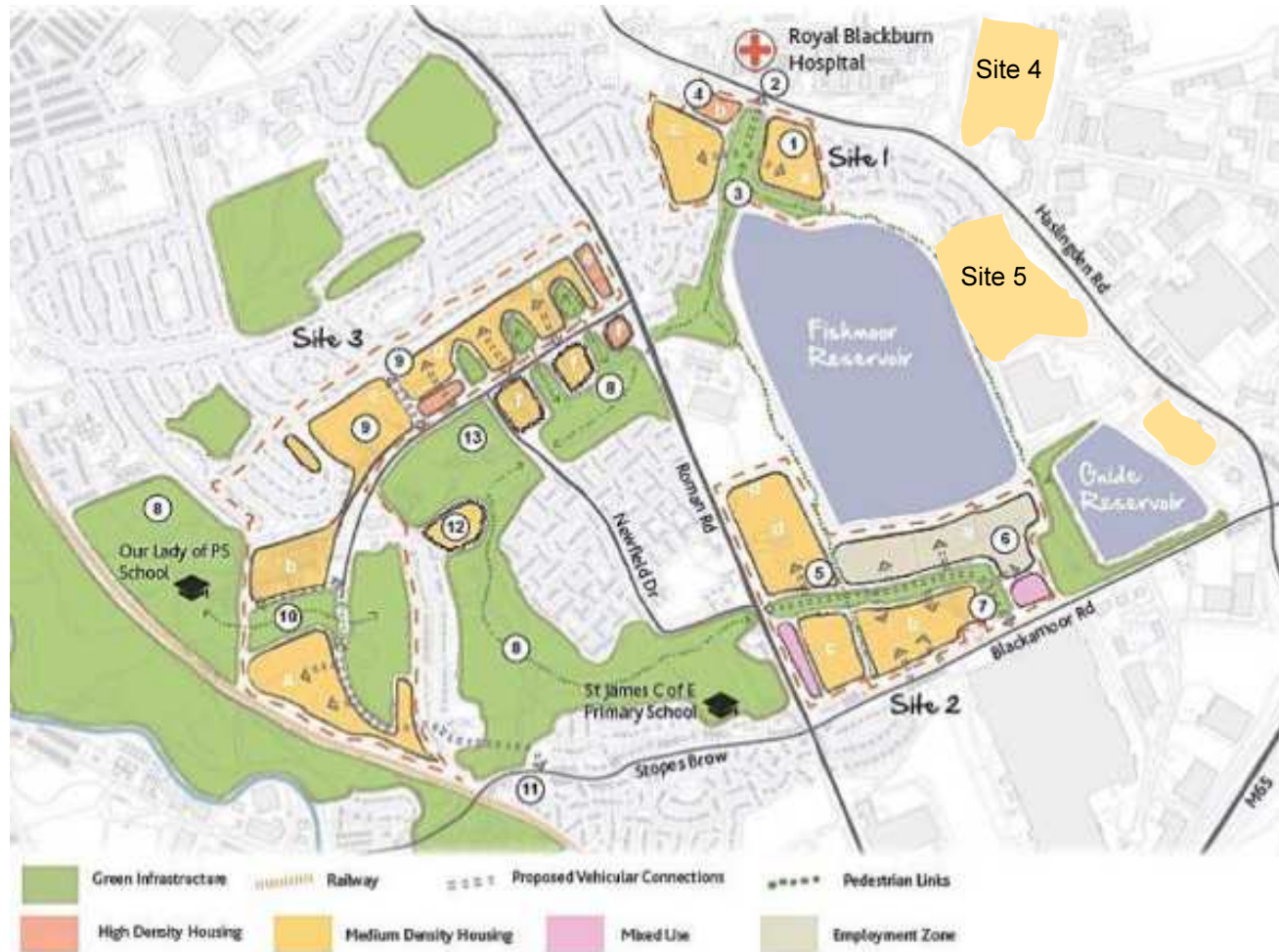
Place Themes		Projects
Employment		46
Town Centres		18
Housing		96
Totals		160

Land Promoters		
Council		45
Private		115
Totals		160

Delivery Stages		
Feasibility		35
Site Promotion		32
Pre-Planning		22
Planning		10
Pre-Construction		16
Construction		26
Completed		3
Stalled		16
Totals		160

NB – Project Definition – greater than 2,500 sqft

Eg. South East Blackburn



- **Site 1**
Haslingden Rd Site – PRS / Key Worker
- **Site 2**
Blackamoor Rd Site
Mixed Employment & Housing – potential for full employment use
- **Site 3**
Fishmoor Drive Site
-Work with THG/PFP
-Infrastructure studies to assess access options
- **Other key activities**
 - GD3 (Tranche 1)
 - Old Bank Lane (parking)
 - LCFT Site 4?
 - EG Site 5
 - RBH engagement
 - UU Engagement

2. Update on cathedral quarter occupancy rates/footfall and recent feedback on the area,

Cathedral Quarter Area

- Premier Inn – Established and trading well
- Northcote – Established and trading well
- Turtle Bay – Now fully open and very popular

Feedback very positive



Cathedral Quarter Office Building

- Ground Floor Retail – Marketing Activity relaunch 17th March 2017
- 1st Floor – Capita
- 2nd Floor – GovNet – Partial
- 3rd Floor – Organic Insurance
- 4th Floor } Final stages of lease negotiations. End users TBC.
- 5th Floor }

3. Impact of government legislation on business rates and what are the opportunities and threats to the Council around this issue.

- Once the business rate retention scheme is fully implemented, there will be an impact on the Council's financial situation although "top ups" will mean there is no change until 2019/20
- The 2017 Revaluation and new legislation has impacted on Blackburn with Darwen
- The changes will mean:
 - Some businesses will lose, some will win and some will stay the same
 - Small Business Rate Relief changes have resulted in zero bills for many businesses
 - 3,263 small businesses now have zero bills (50% of business properties in the Borough)
- The majority of the Council's business rate income is now collected from very few businesses – less than 4% of businesses contribute nearly half of business rates income. Losing major business is a big risk for the Council
- Over the same 3 year period, the growth team is being targeted to generate increased income from Council Tax and NNDR of £6m

4. Impact of recent Council capital developments on the boroughs economy, what more is the Council looking to do / facilitate to generate growth

When the Council builds new or improves old infrastructure, development always follows:

Emerging:

- Cathedral Quarter and Bus Station
- Wainwright Way
- Furthergate
- Ewood
- Waves site
- Whitebirk Tip

Next:

- Growth deal 2: Darwen East Development Corridor - £2.5m
- Growth Deal 3: £12m funding:
 - South East Blackburn
 - Furthergate / Imperial Mill area
 - Brownhill Roundabout
 - Site assembly and remediation

5. Any key concerns or opportunities you wish to inform the Committee

