

Dear Members

Economic Development and Planning Scrutiny Committee

A meeting of the Economic Development and Planning Scrutiny Committee will be held in the **Craddock Room, Civic Centre, Riverside Stafford** on **Thursday 5 January 2023 at 6.30pm** to deal with the business as set out on the agenda.

Please note that this meeting will be recorded.

Members are reminded that contact officers are shown at the top of each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.



Head of Law and Administration

ECONOMIC DEVELOPMENT AND PLANNING SCRUTINY COMMITTEE

5 JANUARY 2023

Chair - Councillor W J Kemp

AGENDA

- 1 Minutes of 15 November 2022 as previously published on the Council's website.
- 2 Apologies
- 3 Public Question Time - Nil
- 4 Councillor Session - Nil
- 5 Members' Items - Nil
- 6 Called In Items - Nil

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Membership

Chair - Councillor W J Kemp

C A Baron	W J Kemp
J A Barron	R Kenney
B M Cross	D McNaughton
R A James	J A Nixon
E G R Jones	M Phillips

Agenda Item 7(a)

Committee:	Economic Development and Planning Scrutiny
Date of Meeting:	5 January 2023
Report of:	Interim Head of Development
Contact Officer:	Michelle Smith
Telephone Number:	01785 619335
Ward Interest:	Nil
Report Track:	Economic Development and Planning Scrutiny 05/01/23 (Only)

Economic Growth Development and Regeneration Project Updates

1 Purpose of Report

- 1.1 To update Committee on progress across a number of key development and regeneration projects within Stafford and Stafford Borough.

2 Recommendation

- 2.1 That the report is noted.

3 Key Issues and Reasons for Recommendation

- 3.1 This report sets out the main updates that have occurred since Committee were last updated in November. Work continues across the full programme of projects even where individual projects are not contained within this update.

4 Relationship to Corporate Business Objectives

- 4.1 The development and regeneration programme currently underway in Stafford Borough supports delivery of all four Business Objectives in the Council's Corporate Business Plan 2021-2024. It also delivers against the five Growth Priorities in the Economic Growth Strategy for Stafford Borough 2020-2025.

5 Report Detail

- 5.1 Following a comprehensive update across all major projects at September Scrutiny it was agreed that for future Committee meetings there would be a

standing item on this matter. The content of the report and updates will vary dependant on progress against individual project milestones.

5.2 Projects with significant progress updates within this report are as follows:

Future High Streets Fund

Good progress has been made with the commercial negotiations that support the transformation programme. Once this is concluded Members will receive a detailed update. The first two projects with scheduled on-site works have progressed as follows:

a) Market Square Renovation

The appointed construction contractors McPhillips (Wellington) held a public engagement event in Market Square on 7 December 2022. The team were on hand who explained how the phasing of the works has been planned to minimise disruption to local businesses and people visiting the town centre.

Work is scheduled to start on site in January 2023.

b) Station Approach

Members were updated in November that discussions were ongoing with Avanti and Network Rail on the agreements required for the works, and the Major Works Application has been submitted to Staffordshire County Council to enable the designs to be assessed and approved. The Network Rail engagement process has progressed to a point that will enable procurement of construction contractors in the new year.

Stafford Station Gateway

A six week consultation exercise took place during August and September to seek views and feedback on a draft Strategic Regeneration Framework (SRF) for the Station Gateway scheme.

Over 200 representations were received during the consultation period which raised concerns around the existing biodiversity within the site, the scale and density of housing, the impact on the town centre and limited focus on employment opportunities. There was also support for the scheme, recognising the need for regeneration in this area, creating jobs and attracting highly skilled people to the town which will help to support new and existing businesses within the town centre. Positive responses also anticipated a reduction in anti-social behaviour and littering within the site.

A Consultation Statement and updated SRF are being reported to Cabinet on 12 January 2023, with the intention that the revised SRF is approved

Meecebrook Garden Community

Work is currently focussed across three main thematic areas - rail, masterplanning and health. The Strategic Outline Business Case looking at the detailed feasibility of a new railway station to serve Meecebrook is underway alongside a commission for detailed site masterplanning. The outputs of both of these workstreams will be available before or at the Regulation 19 stage of the Local Plan process.

A scoping exercise is underway with partners that will form the basis of a comprehensive Health Impact Assessment (HIA) for the project as a whole. The HIA is a tool that can be used to address health inequality. Associated benefits of conducting an HIA are seen in educational attainment, improved housing standards, environmental sustainability and economic stability. The Assessment can be used to identify the health implications on a population of implementing a project, such as a new development proposal like Meecebrook and considers a range of personal, social, economic and environmental factors which determine the health of an individual or population. Ultimately it provides the opportunity to consider the design of Meecebrook in terms of protecting and improving health and wellbeing.

Westbridge Park, Stone

The final plans for the improved play facilities and wheeled sports provision have been completed and a planning application for those aspects of the scheme requiring planning consent was submitted in December. This followed engagement with local skaters which helped to shape the final designs for the wheeled sports facility.

- 5.3 Members were updated in November that three significant funding streams were awaiting Government decision. The current position is as follows:
follows:

Levelling Up Fund - Round 2

A bid for just under £20m was submitted by the 2 August 2022 deadline to support the delivery of the Stafford Station Gateway scheme. If successful the funding will be used to help with land remediation and site preparation works prior to re-development proposals coming forward as per the above described Strategic Regeneration Framework. At the time of preparing this report an announcement as to whether the Council has been successful is still awaited.

UK Shared Prosperity Fund

In December the Council's Investment Plan was approved by Government enabling the draw down of £4.6m funding to support business, regeneration and the rural economy in the Borough. The funding covers a three year period

to 2025 and the Investment Plan focuses on projects including the Crown Wharf Theatre and scout building in Stone, the Staffordshire History Centre and town centre transformation in Stafford, climate change, business grants and business innovation. The Council are working with partners to deliver this significant investment across the Borough.

Rural England Prosperity Fund

A further strand of funding was announced on 3 September which is an additional element within the overarching Shared Prosperity Fund (SPF). The fund aims to support local business, communities and places in England's rural areas and a provisional funding allocation of £487,936 to Stafford Borough has been awarded. Draw down of the monies is dependent upon the Council preparing an Addendum (mini Investment Plan) to the UKSPF submission explaining how it would seek to use the monies to support rural business and communities in the borough. The addendum was submitted at the end of November which included input from a Rural Focus Group and MPs. Once accepted funding will then be available for the period April 2023 to March 2025.

- 5.4 As the projects and funding bids progress further updates will be shared with Members.

6 Implications

6.1 Financial

N/A

6.2 Legal

Due to commercial confidentiality some aspects of regeneration projects cannot be discussed in detail at this stage.

6.3 Human Resources

N/A

6.4 Human Rights Act

N/A

6.5 Data Protection

N/A

6.7 Risk Management

N/A

6.8 Community Impact Assessment Recommendations

Impact on Public Sector Equality Duty:

N/A

Wider Community Impact:

N/A

7 Previous Consideration

Economic Development and Planning Scrutiny Committee November 2022.

8 Background Papers

Details with Development.

Agenda Item 7(b)

Committee:	Economic Development and Planning Scrutiny Committee
Date of Meeting:	5 January 2023
Report of:	Interim Deputy Head of Finance
Contact Officer:	Emma Fullagar
Telephone Number:	01543 464720
Ward Interest:	Nil
Report Track:	Economic Development and Planning Scrutiny Committee 05/01/2023 Cabinet 01/12/2022

Economic Development and Planning Portfolio - General Fund Revenue Budget 2022/2023 - 2025/2026 and Capital Programme 2022/2023 - 2025/2026

1 Purpose of Report

- 1.1 To set out the draft detailed Economic Development and Planning Portfolio revenue budget for 2022/2023 - 2025/2026 and the draft Economic Development and Planning Portfolio Capital Programme for 2022/2023 - 2025/2026.

2 Recommendation

- 2.1 The Committee considers and notes the following decision of the Cabinet and records any comments they wish to make

Decision of the Cabinet

That:-

- 2.2 That the detailed draft portfolio revenue budget for 2022/2023 - 2025/2026 and the draft Capital Programme 2022/2023 - 2025/2026 be approved for submission to the Economic Development and Planning Scrutiny Committee for consultation.

3 Key Issues and Reasons for Recommendations

- 3.1 To set out the detailed portfolio revenue budget.
- 3.2 To set out the variations between the indicative budgets for 2023/2024 and 2024/2025, as set last year, and the proposed budget for 2023/24 and the draft budget for the following years to 2025/2026.
- 3.3 To set out the proposed Capital Programme 2022/2023 - 2025/2026.

4 Relationship to Corporate Business Objectives

- 4.1 The revenue budget and capital programme reflect the Council's priorities.

5 Report Detail

- 5.1 The detailed draft portfolio budget is attached at **APPENDIX 1**.
- 5.2 Indicative budgets for 2023/2024 and 2024/2025 were prepared as part of the 2022/2023 budget process and have been updated as part of this year's process with the budgets then being extrapolated to create a new budget for 2025/2026.
- 5.3 An analysis of variations between the indicative budgets for 2023/2024 and 2024/2025 (as set last year) and the proposed budget for 2023/2024 and draft budgets for 2024/2025 and 2025/2026 is attached at **APPENDIX 2**.
- 5.4 Details of the overall proposed real terms / efficiency variations are attached at **APPENDIX 3**.
- 5.5 Material variances include:
 - Impact of pay settlement for 2022/23
 - Changes in pension payments
 - Energy prices
 - Contractual inflation
 - Local Plan rephasing
 - Parking additional income
 - Reduced markets income

5.6 Due to the overall reduction in anticipated government funding a budget savings exercise has been undertaken as part of the 2023/24 budget process. The savings in relation to the Economic Development and Planning portfolio are: -

- Reduce maintenance budgets
- Reduce energy costs through LED lighting
- Remove concessionary parking
- Efficiencies in cleaning at Waterfront car park
- Lease car park concessions
- Development support efficiencies
- New planning fees
- Reduction in underspending overhead budgets

5.7 The pressures on the 2023-24 Portfolio budgets (recurring in future years) are itemised below:

- The fireworks display in support of the Christmas lights switch-on event was previously externally funded. It is proposed that the £8,000 cost be funded by the Council.
- A small increase in the cost of the Development team of £4,000

5.8 There are also some one-off pressures in 2023-24 that will be funded from reserves:

- A £25,000 cost of an IT solution for Land Charges to replace the current system which will cease to be supported and is needed to enable the migration of part of the service to the Land Registry.

5.9 On 1 February 2022, the Council approved a capital programme to 2024/2025 which has been updated to include approved changes and re-profiled to reflect current spend estimates. There is one additional scheme Eccleshall Road Biodiversity funded from section 106. The proposed Capital Programme 2022/2023 - 2025/2026 for the Economic Development and Planning Portfolio is attached at **APPENDIX 4**.

6 Implications

6.1 Financial

The potential loss of external core / incentive funding from the Government and other sources is a risk which can impact on the Council's future ability to deliver the service.

6.2 Legal

Nil

6.3 Human Resources

Any resourcing implications of continuing loss of external funding will be considered in line with Council policies and consultation with staff groups affected and recognised trade unions

6.4 Human Rights Act

Nil

6.5 Data Protection

Nil

6.7 Risk Management

Nil

6.8 Community Impact Assessment Recommendations

Impact on Public Sector Equality Duty:

Nil

Wider Community Impact:

Nil

7 Previous Consideration

Nil

8 Background Papers

File available in Financial Services.

Planning and Regeneration

	Outturn 2022-2023 £	Budget 2023-2024 £	Budget 2024-2025 £	Budget 2025-2026 £
1 Management and Support				
Employee Expenses	352,360	347,070	341,510	349,120
Transport Related Expenditure	4,860	4,860	4,860	4,860
Supplies & Services	72,290	60,920	60,920	60,920
Total Expenditure	429,510	412,850	407,290	414,900
Income	(28,620)	(29,080)	(29,080)	(29,550)
Total Income	(28,620)	(29,080)	(29,080)	(29,550)
Management and Support Net Expenditure	400,890	383,770	378,210	385,350
2 Building Control				
Supplies & Services	2,180	2,180	2,180	2,180
Third Party Payments	169,470	180,320	183,880	187,210
Total Expenditure	171,650	182,500	186,060	189,390
Building Control Net Expenditure	171,650	182,500	186,060	189,390
3 Development Management				
Employee Expenses	1,081,560	1,074,760	1,097,640	1,120,280
Transport Related Expenditure	29,790	25,740	26,050	26,210
Supplies & Services	193,390	193,390	193,390	193,390
Total Expenditure	1,304,740	1,293,890	1,317,080	1,339,880
Income	(1,020,910)	(866,830)	(896,830)	(897,950)
Total Income	(1,020,910)	(866,830)	(896,830)	(897,950)
Development Management Net Expenditure	283,830	427,060	420,250	441,930
4 Forward Planning				
Employee Expenses	280,900	291,340	297,370	303,400
Transport Related Expenditure	9,490	11,550	11,860	12,020
Supplies & Services	80,040	270,650	169,610	51,190
Total Expenditure	370,430	573,540	478,840	366,610
Income	(32,220)	(224,460)	(123,420)	(5,000)
Total Income	(32,220)	(224,460)	(123,420)	(5,000)
Forward Planning Net Expenditure	338,210	349,080	355,420	361,610
5 Land Charges - Local Searches				
Employee Expenses	53,010	55,740	56,940	58,140
Supplies & Services	73,060	98,060	73,060	73,060
Total Expenditure	126,070	153,800	130,000	131,200
Income	(88,620)	(146,840)	(121,840)	(121,840)
Total Income	(88,620)	(146,840)	(121,840)	(121,840)
Land Charges - Local Searches Net Expenditure	37,450	6,960	8,160	9,360

Planning and Regeneration

	Outturn 2022-2023	Budget 2023-2024	Budget 2024-2025	Budget 2025-2026
	£	£	£	£
6 Off Street Parking Services				
Employee Expenses	74,880	79,630	81,310	83,020
Premises Related Expenditure	862,870	863,810	893,160	917,660
Transport Related Expenditure	1,140	1,140	1,140	1,140
Supplies & Services	108,760	102,960	102,960	103,160
Third Party Payments	415,800	457,360	475,660	485,180
Total Expenditure	1,463,450	1,504,900	1,554,230	1,590,160
Income	(2,392,420)	(2,399,510)	(2,479,510)	(2,481,110)
Total Income	(2,392,420)	(2,399,510)	(2,479,510)	(2,481,110)
Off Street Parking Services Net Expenditure	(928,970)	(894,610)	(925,280)	(890,950)
7 Land & Properties				
Premises Related Expenditure	70,710	67,260	67,420	68,780
Supplies & Services	8,810	2,010	2,010	2,010
Total Expenditure	79,520	69,270	69,430	70,790
Income	(53,290)	(51,690)	(51,690)	(51,690)
Total Income	(53,290)	(51,690)	(51,690)	(51,690)
Land & Properties Net Expenditure	26,230	17,580	17,740	19,100
8 Economic Growth and Strategic Projects				
Employee Expenses	323,760	349,750	357,050	363,910
Premises Related Expenditure	36,140	38,260	38,620	39,510
Transport Related Expenditure	2,500	2,500	2,500	2,500
Supplies & Services	30,690	31,860	31,860	31,860
Total Expenditure	393,090	422,370	430,030	437,780
Income	(99,450)	-	-	-
Total Income	(99,450)	-	-	-
Economic Growth and Strategic Projects Net Expenditure	293,640	422,370	430,030	437,780
9 Borough Markets				
Employee Expenses	117,640	142,790	145,900	148,980
Premises Related Expenditure	166,710	192,180	201,620	208,400
Transport Related Expenditure	850	850	850	850
Supplies & Services	70,630	70,910	70,910	71,220
Total Expenditure	355,830	406,730	419,280	429,450
Income	(182,070)	(200,880)	(200,880)	(201,330)
Total Income	(182,070)	(200,880)	(200,880)	(201,330)
Borough Markets Net Expenditure	173,760	205,850	218,400	228,120
Planning and Regeneration Net Expenditure	796,690	1,100,560	1,088,990	1,181,690

Planning and Regeneration Portfolio

Variation Statement 2022/2023 to 2024/2025

	2023/2024 Indicative	Real Terms / Efficiency Variations	2023/2024 Budget	2024/2025 Indicative	Real Terms / Efficiency Variations	2024/2025 Budget	Inflation	Real Terms / Efficiency Variations	2025/2026 Budget
	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
Employee Costs	2,216	125	2,341	2,282	96	2,378	45	4	2,427
Premises Related Costs	1,104	58	1,162	1,131	70	1,201	24	9	1,234
Transport Related Costs	59	- 13	46	59	- 12	47	-	-	47
Supplies and Services	625	208	833	685	22	707	1	- 118	590
Third Party Payments	584	54	638	591	68	659	13	-	672
Total Expenditure	4,588	432	5,020	4,748	244	4,992	83	- 105	4,970
Income	- 3,243	- 676	- 3,919	- 3,303	- 600	- 3,903	- 4	119	- 3,788
Net Expenditure	1,345	- 244	1,101	1,445	- 356	1,089	79	14	1,182

Planning and Regeneration Portfolio

Proposed Real Terms / Efficiency Variations

2023/24 Change

	£'000	£'000
<u>Real Term Variations</u>		
Pay award and Pension changes		152
Increased utility charges		104
Leased Car		4
Local Plan Expenditure & Rephasing		
Supplies	195	
Income	<u>-195</u>	-
Parking contract		38
Building Control Shared Service Adjustment		15
Reduced car allowances		-10
Markets income		62
Parking income		-494
Budget savings		
Reduce maintenance budgets	-8	
Reduce energy costs through LED lighting	-30	
Remove concessionary parking	-15	
Efficiencies in cleaning at Waterfront car park	-10	
Development support efficiencies	-13	
New planning fees	-26	
Reduction in underspending overhead budgets	<u>-28</u>	-130
Budget pressures		
Fireworks display Christmas lights switch on event	8	
Increase cost of Development team	<u>4</u>	12
Land Charges IT to enable part migration of service to Land Registry		
Expenditure	25	
Reserve funding	<u>-25</u>	-
minor variations		3
		<u><u>-244</u></u>

2024/25 Change

	£'000	£'000
<u>Real Term Variations</u>		
Pay award and Pension changes		135
Increased utility charges		115
Leased Car		5
Local Plan Expenditure & Rephasing		
Supplies	33	
Income	<u>-33</u>	-
Parking contract		56
Building Control Shared Service Adjustment		12
Reduced car allowances		-10
Markets income		62
Parking income		-494
Budget savings		
Reduce maintenance budgets	-8	
Reduce energy costs through LED lighting	-30	
Remove concessionary parking	-15	
Efficiencies in cleaning at Waterfront car park	-10	
Lease car park concessions	-80	
Development support efficiencies	-26	
New planning fees	-56	
Reduction in underspending overhead budgets	<u>-28</u>	-253
Budget pressures		
Fireworks display Christmas lights switch on event	8	
Increase cost of Development team	<u>4</u>	12
Land Charges IT to enable part migration of service to Land Registry		
Expenditure	25	
Reserve funding	<u>-25</u>	-
Minor variations		4
		<u>-356</u>

2025/26 Change

	£'000	£'000
<u>Real Term Variations</u>		
Increase in pension costs		5
Increased utility charges		10
Local Plan Expenditure & Rephasing		
Supplies	-118	
Income	118	-
Minor variations		-1
		<u>14</u>

DRAFT GENERAL FUND CAPITAL PROGRAMME 2022/23 TO 2025/26

	2022/23	2023/24	2024/25	2025/26	Programmed but not allocated
	£000	£000	£000	£000	£000
PLANNING AND REGENERATION					
Growth Point capital	50	-	-	-	-
Stafford Town Centre Enhancement	19	-	-	-	-
Victoria Street Car Park Improvements	-	-	-	-	48
New Gypsy & Traveller Site	150	-	-	-	-
Station Gateway	-	-	-	-	3,500
Eccleshall Road Cemetery Biodiversity	28	-	-	-	-
Future High Streets Fund - Public Realm	2,180	-	-	-	-
Future High Streets Fund - Mixed Use	-	13,801	5,500	-	-
Total	2,427	13,801	5,500	-	3,548

Agenda Item 7(c)

Committee:	Economic Development and Planning Scrutiny Committee
Date of Meeting:	5 January 2023
Report of:	Head of Law and Administration
Contact Officer:	Andrew Bailey
Telephone Number:	01785 619212
Ward Interest:	Nil
Report Track:	Economic Development and Planning 05/01/2023 (<i>Only</i>)

Work Programme - Economic Development and Planning Scrutiny Committee

1 Purpose of Report

- 1.1 The purpose of this report is to present the Economic Development and Planning Scrutiny Committee's Work Programme

2 Recommendation

- 2.1 That the Economic Development and Planning Scrutiny Committee considers and comments upon their Work Programme.

3 Key Issues and Reasons for Recommendation

- 3.1 The first stage in achieving a Member-led Overview and Scrutiny process is to develop a Work Programme for the Members of the Committee to own.
- 3.2 Accordingly, an up-to-date copy of the Economic Development and Planning Scrutiny Committee's Work Programme is provided for Members to consider or amend as appropriate

4 Relationship to Corporate Business Objectives

- 4.1 This report is most closely associated with the following Corporate Business Objective 1:-

To deliver sustainable economic and housing growth to provide income and jobs.

5 Report Detail

5.1 Members will recall that one of the fundamental philosophies behind the creation of Overview and Scrutiny is that the process should be Member-led and the first stage in achieving this is to develop a Work Programme that is:-

- Owned by all Members of the Scrutiny Committee;
- Flexible to allow the Committee to react to urgent items;
- Contain aspects of both Overview and Scrutiny.

5.2 Therefore, at each scheduled meeting of the Economic Development and Planning Scrutiny Committee, an up-to-date copy of the Work Programme will be provided for Members to consider or amend as appropriate.

5.3 The Work Programme includes provision for the Committee to scrutinise appropriate items delivered through the Council's Service Delivery Plan up to twelve months in advance, whilst maintaining the flexibility to respond to any issues that may arise.

5.4 Accordingly, attached at **APPENDIX** is the Economic Development and Planning Scrutiny Committee's current Work Programme to consider or amend as appropriate.

6 Implications

6.1 Financial

Nil

6.2 Legal

Nil

6.3 Human Resources

Nil

6.4 Human Rights Act

Nil

6.5 Data Protection

Nil

6.6 Risk Management

Nil

6.7 Community Impact Assessment Recommendations

Impact on Public Sector Equality Duty:

The Borough Council considers the effect of its actions on all sections of our community and has addressed all of the following Equality Strands in the production of this report, as appropriate:-

Age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

Wider Community Impact:

Detailed above.

7 Previous Consideration

Nil

8 Background Papers

File available in Law and Administration.

APPENDIX

Committee: Economic Development and Planning Scrutiny
Committee

Date of Meeting: 5 January 2023

Work Programme - Economic Development and Planning Scrutiny Committee

Tuesday 7 March 2023 at 6.30pm

Minutes of Last Meeting: Thursday 5 January 2023

Officer Items by: Monday 20 February 2023

Call-in Deadline: Tuesday 21 February 2023

Member/Public Items by: Thursday 23 February 2023

Agenda Despatch on: Monday 27 February 2023

Officer Reports: **Projects Update**
Interim Head of Development

Garden Communities Project
Head of Development

Performance Update/Budget Monitoring Report
Interim Head of Corporate Business and
Partnerships/Head of Finance

Work Programme
Scrutiny Officer

Future Items:

- **Stafford Station Gateway**
Head of Development