



31 March 2015

Agenda Item: 7

REPORT OF THE GROUP MANAGER, CORPORATE STRATEGY

NOTTINGHAMSHIRE BUSINESS INVESTMENT ZONES

Purpose of the Report

1. To update the Committee on the progress and conclusions of the Business Investment Zones (NBIZ) Review, noting the contents of this report and of the presentation. The Committee's views on the next steps as referenced in paragraph 11 below are sought.

Information and Advice

2. The NBIZ concept has been developed with a view to identifying and supporting the development of a strategic network of employment sites across the County, with the potential to deliver significant jobs and economic growth. The concept aims to develop better working relationships with developers and interested parties, recognise and address the barriers that are preventing key sites from coming to the market and subsequently look to promote the sites within a wider inward investment framework.
3. The Committee will recall approving a contribution of £20,000 in May 2014 towards the total costs of undertaking a review of the nominated sites, designed to provide an overview of the sites, their challenges, their respective financial positions, the relative market positions and what progress might be achieved by working with the developers to bring them forward.
4. The County Council's contribution was supported by contributions from each of the Nottinghamshire District and Borough Councils, making a combined budget of £34,000 and as agreed with the Districts, the County Council commissioned this activity through an existing Framework agreement and the contract was awarded to Ove Arup and partners in September 2014.

Progressing the Review

5. The partners have endeavoured to work closely with the appointed consultants to ensure efficient use of the limited resources available for this work and this included the provision of initial information templates for each site, updated by the County Council and District and Borough partners to ensure the most appropriate information was made available. In addition, Ove Arup worked closely with its professional partners with specialist areas of expertise to ensure a rounded view of the sites was taken.

6. The review has also sought to involve and engage the private sector through a stakeholder meeting held in January. Developers, agents and landowners were invited to hear about the NBIZ approach and its ambitions to date.
7. The sites incorporated into the review are referenced at Appendix A, having been pulled together in consultation with various partners. The study incorporated a review of each site regarding; supply and demand trends; an analysis of the current market; potential jobs growth and best value for money; financial appraisals; known and available funding; and business cases reflecting funding shortfalls.
8. Finally, the specification for the review included the requirement to establish a framework for assessing sites, which could be used to continue to monitor and review sites in the future in a consistent manner, allowing the partners to review trends, changes and developments over time.

The Review

9. At the time of drafting this report, the final version of the report has yet to be received and considered by the Economic Development Team and its partners. It is intended that Rod Griffin and Michael Thompson from Ove Arup and Philip Farrell from Jones Lang LaSalle will be attending this Committee to present the findings of the NBIZ review.
10. From earlier consideration of the drafts with the partners, the final report will contain:
 - details of the rating / scoring system adopted;
 - a site summary for each site;
 - an analysis of each site's suitability, availability and achievability;
 - a map and location details;
 - a categorisation of based around the following factors:
 - sites likely to be delivered by the market but where promotion may assist;
 - sites with good potential but requiring some form of pump-priming or intervention to bring them forward;
 - sites having a longer term potential.

Next Steps

11. The following considerations have been the subject of discussion with the partners and the Committee may wish to take the opportunity of reflecting on these with Ove Arup at the Committee meeting. It is proposed that the review:
 - is utilised in supporting inward investment activity in tandem with Invest in Nottingham, the proposed Place Marketing Organisation and other partners;
 - is used as the basis of further dialogue with developers to review how the advantages be exploited and how the barriers to the sites' development potentially be addressed
 - is used as the basis for further discussions with the Local Enterprise Partnerships to influence future funding decisions on bringing forward employment land across the County.

Reason/s for Recommendation/s

12. To support the Committee in addressing its priorities regarding place marketing activities and to support its consideration of future development priorities in tandem with Local Enterprise Partnerships when considering future Growth Deal and related resource planning.

Statutory and Policy Implications

13. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described within the text of the report.

RECOMMENDATION/S

14. It is recommended that the Economic Development Committee:
 - (a) notes the contents of this report and of the presentation;
 - (b) offers observations on the next steps as referenced in paragraph 11 of the report.

Report of the Group Manager, Corporate Strategy, Celia Morris

For any enquiries about this report please contact: Hilary Porter ext 72146

Constitutional Comments [CEH 18.03.15]

The Economic Development Committee has the authority to note the content of the report and offer observations.

Financial Comments [SES 18/03/15]

The financial implications are set out in the report.

Background Papers and Published Documents

None

Electoral Division(s) and Member(s) Affected

All

Appendix A

| Site | District |
|---|----------------------------|
| Rolls Royce, Hucknall | Ashfield |
| Castlewood Business Park | Ashfield |
| Summit Park | Ashfield |
| MARR / Sherwood Growth Zone (incorporating others referenced in this table) | Ashfield / Mansfield / N&S |
| Land South of Manton Wood | Bassetlaw |
| South of Worksop Road | Bassetlaw |
| Land East of A57 | Bassetlaw |
| Trinity Park Industrial Estate extension land | Bassetlaw |
| Harworth Colliery | Bassetlaw |
| Bawtry Road | Bassetlaw |
| Plumtree Farm extension | Bassetlaw |
| A1 Corridor - North of Markham Moor interchange / land to the south of A567/A1 Markham Moor | Bassetlaw |
| Welbeck Colliery | Bassetlaw / Mansfield |
| Beeston Business Park | Broxtowe |
| Gedling Colliery | Gedling |
| Top Wighay Farm | Gedling |
| Colwick Industrial Estate | Gedling |
| Mansfield Brewery | Mansfield |
| Stockwell Gate North | Mansfield |
| Lindhurst | Mansfield |
| Penniment Farm | Mansfield |
| Ransom Woods Business Park | Mansfield |
| Land South of Newark, Newark Growth Point | N&S |
| Fernwood Business Park / Newark Growth Point | N&S |
| Cotgrave Colliery | Rushcliffe |
| Former RAF Newton | Rushcliffe |
| Sharhill Wood, Melton Road Edwalton | Rushcliffe |
| South of Clifton | Rushcliffe |
| Chapel Lane Bingham | Rushcliffe |
| Tollerton Airfield | Rushcliffe |