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**RELEASE OF CAPITAL PROGRAMME FUNDING  
FOR REGENERATION PROJECTS**

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**Responsible Cabinet Member – Councillor Chris McEwan,  
Economy and Regeneration Portfolio**

**Responsible Director – Ian Williams, Director of Economic Growth**

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**SUMMARY REPORT**

**Purpose of the Report**

1. To seek approval to the release of £150k Advanced Design Fee funding allocated in the Capital MTFP Programme to bring forward regeneration projects and prepare sites for development.

**Summary**

2. Funding amounting to £150k for Advanced Design Fees is allocated within the capital programme and was approved by Council on the 27 February 2014.
3. The funding is required for up front expenditure to prepare sites and stimulate development to enable the Council to deliver its priorities and to meet income targets in the MTFP through attracting new business and growing the economy. The developed sites are expected to achieve a capital receipt in the first instance but equally lead to new business rates income and new jobs.
4. It is anticipated that further capital funding is likely to be available to economic projects for their delivery through the Local Enterprise Partnership and future rounds of Local Growth Fund. Projects that are well defined and “shovel ready” are likely to be more successful in attracting funding in this competitive process. Release of the funding for advance design fees and associated survey works, master planning and marketing will enable Council owned land to be ready and available for these LGF opportunities. The regeneration projects that require funding are mainly within the Central, Eastern and North West Growth Zones.

**Recommendation**

5. It is recommended that Cabinet approve the release of the £150K allocated in the Capital MTFP for Advanced Design Fee to bring forward projects and to prepare

sites for development.

## Reasons

6. The recommendation is supported to provide funding for regeneration projects and bring sites forward for development.

**Ian Williams**  
**Director of Economic Growth**

## Background Papers

No background papers were used in the preparation of this report.

Jenny Dixon: Extension 6320

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|----------------------------------|---|
| S17 Crime and Disorder           | There are no specific proposals that impact on the Council's Crime and Disorder responsibilities.   |
| Health and Well Being            | The Council has identified the Health of the people of the Borough as a key priority. Its inclusion here is an acknowledgement of the need to consider the impact of each decision the Council makes on the health and wellbeing of the people in the Borough |
| Carbon Impact                    | Through regeneration of sites, the Council would aim to reduce carbon impact on the Council and the Borough where opportunities arise.  |
| Diversity                        | There are no specific proposals that would impact on diversity issues.  |
| Wards Affected                   | All Wards are affected.   |
| Groups Affected                  | There are no specific proposals that impact on specific groups.   |
| Budget and Policy Framework      | The Council's budget is the MTFP. The funding for Advanced Design Fees has been approved.   |
| Key Decision                     | This is not a Key Decision.   |
| Urgent Decision                  | This is not an Urgent Decision.   |
| One Darlington: Perfectly Placed | The proposals do not make any changes to policy or service levels.  |
| Efficiency                       | Preparing the Council's assets for development will improve their potential and stimulate investment.   |

## MAIN REPORT

### Information and Analysis

7. Capital expenditure is required to progress regeneration projects and to incur up front design fees and associated costs for example undertaking surveys, design

work, master planning and marketing in order to prepare sites and progress projects. This will enable the Council to bring sites forward to the market with a view to achieving a capital receipt initially but also to generate jobs and new business rates. Furthermore, it is anticipated that further capital funding is likely to be available to economic projects for their delivery through the Local Enterprise Partnership and future rounds of Local Growth Fund. Projects that are well defined and “shovel ready” are likely to be more successful in attracting funding in this competitive process. Examples of projects that may require funding are:

- (a) West Park Garden Village and Stag House Farm - Master planning and survey work
- (b) Muscar House Farm - Master planning and survey work
- (c) Faverdale East Business Park- Marketing and Branding
- (d) Morton Palms Business Park – Marketing and Branding

8. The above schemes are merely indicative of some opportunities that currently exist but through the LGF other opportunities will come forward and the advanced design fees funding will enable sites to be made ready and available.

### **Financial Implications**

9. Funding has already been allocated within the Capital Programme.

### **Corporate Landlord Advice**

10. The majority of the regeneration projects involve the Council’s land holdings and Corporate Landlord will be consulted to ensure the Council’s best interests are protected.

### **Procurement Advice**

11. The Council’s contract procedure rules would be followed in relation to all procurement.