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

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

Responsible Director – Ian Williams, Director of Economic Growth

SUMMARY REPORT

Purpose of the Report

1. To seek approval for the release of capital funding for Advanced Design Fees allocated in the Capital Programme and previous years revenue contributions to capital, to bring forward regeneration projects and prepare sites for development.

Summary

2. Funding of £150,000 for Advanced Design Fees is allocated within the capital programme and this along with the release £100,000 from previous years revenue contributions to capital is requested to be used to bring forward regeneration projects and prepare sites for development.
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 either capital receipts and / or 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 Combined Authority and future rounds of Local Growth Fund and the Growth Deal. 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 £250,000 for Advanced Design Fees 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

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	There are no changes to the budget and policy framework
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 Combined Authority 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) Ingenium Parc – Masterplanning, Design and Survey Fees
 - (b) Faverdale - Masterplanning and Survey Work
 - (c) Feethams - Marketing and Branding
 - (d) Central Park – Marketing and Implementation of the Enterprise Zone
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. Capital funding has been allocated, is available and awaiting release.

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.