



**Notice of a public meeting of  
Economic Development and Transport Policy and Scrutiny  
Committee**

- To:** Councillors Cuthbertson (Chair), D'Agorne (Vice-Chair),  
N Barnes, Cullwick, Gates, D Myers, Rawlings and  
Warters
- Date:** Wednesday, 18 May 2016
- Time:** At the conclusion of the Economic Development and  
Transport Policy and Scrutiny Committee (Call-In)  
meeting but no sooner than 6.00 pm
- Venue:** The Thornton Room - Ground Floor, West Offices (G039)

**AGENDA**

**1. Declarations of Interest**

At this point in the meeting, Members are asked to declare:

- any personal interests not included on the Register of Interests
- any prejudicial interests or
- any disclosable pecuniary interests

which they may have in respect of business on this agenda.

**2. Minutes**

(Pages 1 - 6)

To approve and sign the minutes of the meeting held on 16  
March 2016.

### **3. Public Participation**

It is at this point in the meeting that members of the public who have registered their wish to speak regarding an item on the agenda or an issue within the committee's remit can do so. The deadline for registering is **5.00pm on Tuesday 17 May 2016**.

To register please contact the Democracy Officer for the meeting, on the details at the foot of this agenda.

#### **Filming, Recording or Webcasting Meetings**

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### **4. Make It York - One Year On** (Pages 7 - 12)

This report provides an update on the work of Make It York over the last year.

### **5. Update Report on Major Transport Initiatives in York** (Pages 13 - 20)

This report provides an overview and update on major transport initiatives currently being progressed in York.

### **6. Major Projects Update** (Pages 21 - 30)

This report provides Members with an update in relation to the major development projects in the city.

**7. Work Plan** (Pages 31 - 32)  
Members are asked to give consideration to the committee's draft Work Plan 2016/17.

**8. Urgent Business**  
Any other business which the Chair considers urgent under the Local Government Act 1972.

Democracy Officer:

Name: Jayne Carr

Contact Details:

Telephone – (01904) 552030

Email – [jayne.carr@york.gov.uk](mailto:jayne.carr@york.gov.uk)

For more information about any of the following please contact the Democratic Services Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

**This information can be provided in your own language.**

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

 **(01904) 551550**



City of York Council

Committee Minutes

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Meeting	Economic Development and Transport Policy and Scrutiny Committee
Date	16 March 2016
Present	Councillors Cuthbertson (Chair), N Barnes, Cullwick, Gates, D Myers, Rawlings, Warters and Kramm (Substitute for Councillor D'Agorne)
In attendance	Councillor Fenton
Apologies	Councillor D'Agorne

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**41. Declarations of Interest**

Members were asked to declare any personal interests not included on the Register of Interests, or any prejudicial or disclosable pecuniary interests that they might have in respect of the business on the agenda. None were declared.

**42. Minutes**

Resolved: That the minutes of the meeting of the committee held on 19 January 2016 be approved and signed by the Chair as a correct record.

**43. Public Participation**

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme.

**44. 2015/16 Finance and Performance Monitor 3 Report - Economic Development and Transport**

Members considered a report which provided details of the 2015/16 forecast outturn position for both finance and performance across services within City and Environmental Services and Communities and Neighbourhoods. The paper incorporated data to December 2015, as reported to the Executive on 11 February 2016.

Members' attention was drawn to the position in respect of parking income which was forecast to be £282k below budget. Officers stated that the flooding and the weather had impacted significantly on income.

Referring to paragraph 3 of the report, officers were asked about the action that was being taken to address the unachieved income savings in CCTV. Officers confirmed that a procurement exercise was currently taking place with a view to bringing this budget back in line.

Referring to the cessation of the in-house pest control service, Members requested additional information on the comparative costs of using private contractors for pest control services for council properties.<sup>1</sup>

Resolved: That the report be noted.

Reason: To update the scrutiny committee on the latest finance and performance position.

Action Required

1. Arrange for information to be provided

PL

**45. Economic Dashboard Update**

Members considered a report presenting the economic dashboard, which provided an update on performance. Members noted that some performance data, such as that in respect of wages, was only produced on an annual basis.

Officers drew Members' attention to an error in the report and stated that indicator CJGE72 (Employment Rate – Female) should read "71.7%" for quarter 2.

Officers were asked about the timescale within which the impact of the Business Improvement District (BID) would become evident. They stated that a Bid Manager had been appointed and it was hoped that the initiatives that would be implemented would begin to show results by the end of the year. It would, however, be difficult to isolate the impact of the BID from other external factors.

Members requested additional information on the actions that were being taken to improve the situation in respect of road

traffic accidents and injuries. It was suggested that this data should also make reference to any correlation with the 20mph limits that had been imposed.<sup>1</sup>

- Resolved: (i) That the updated monitoring report be noted.
- (ii) That more in depth annual reports be produced on wages and Gross Value added, given the importance of the trends in these areas to York's economy and taking into account that this data is only available annually.

Reason: To inform Members of the latest information on economic development.

Action Required

1. Arrange for information to be provided

MA

**46. Update Report on Implementation of Outstanding Recommendations from the Online Business / E-Commerce Scrutiny Review**

Members considered a report which provided an update on the implementation of the outstanding recommendations arising from the previously completed Online Business / E-Commerce Scrutiny Review. Members were asked to sign-off any recommendations where implementation had been completed.

Officers detailed the actions that had been taken to address the outstanding recommendations, as detailed in Annex A of the report.

Members sought assurances that the actions that were being taken were not focused solely on the city centre. Officers stated that this was not the case and gave examples of the engagement that was taking place with other business areas including Acomb, Tang Hall, Fulford Road and Business Parks.

- Resolved: (i) That the report be noted.
- (ii) That the remaining recommendations be signed-off as having been completed.

Reason: Members were satisfied that the outstanding recommendations of the review had now been fully implemented.

**47. Development of York's Economic Strategy - Interim Report of Economic Strategy Task Groups**

Members considered a report which provided an update on the ongoing work of the two Task Groups established to help develop York's Economic Strategy.

Members expressed their support for the draft Economic Strategy and agreed that it provided a focused and achievable strategy for the city. It was acknowledged that, although the Council would play a key role in the implementation of the strategy, it was a city wide strategy and it was important that all partners were engaged with this initiative.

Members agreed that the Local Plan would impact on the strategy and they stressed the importance of ensuring that an environmental capacity assessment was carried out alongside the adoption of the strategy.

Members agreed that the committee would wish to monitor the implementation of the strategy through consideration of associated key performance indicators. It was noted that the York Economic Partnership would also carry out an annual review of progress in implementing the strategy.

Members were thanked for their input in the development of the strategy and for the work that the task groups had carried out.

Members requested that any significant variations made to the strategy be reported back to the committee.

It was agreed that the review be concluded.

- Resolved:
- (i) That it be recommended to the Executive that the Economic Strategy be endorsed.
  - (ii) That it be recommended that consideration be given to carrying out an Environmental Capacity Study, on the proviso that it does not affect the adoption of the strategy.



Reason: To ensure that the city has in place a focused Economic Strategy.

**48. Work Plan 2015/2016 including proposed scrutiny topic around protection of grass verges**

Members gave consideration to the committee's work plan.

Members also considered a proposed scrutiny topic registration regarding the protection of grass verges in York. The topic registration had been submitted by Councillor Fenton and he was invited to outline his reasons for the proposed review. A Feasibility Report on Parking on Verges was also tabled. Councillor Warters tabled photographs illustrating the problems in his wards. Members agreed that this was an issue which was widespread in the city and that it would be useful to carry out a scrutiny review on this topic.

Councillor Kramm suggested that it would also be useful for a scrutiny review to be carried out on the Western Transport Corridor focused on issues around transport implications of York Central and its links to other developments.

- Resolved:
- (i) That, subject to the inclusion of the following items, the work plan be approved:
    - Chief Executive of Make it York to be invited to meeting of 18 May 2016 to present its Annual Report.
    - A feasibility report on a possible scrutiny review on the Western Transport Corridor (focused on issues around transport implications of York Central and its links to other developments) to be presented at the meeting of 18 May 2016.
    - That the meeting scheduled for 20 April 2016 be cancelled.
  - (ii) That a scrutiny review be carried out on Parking on Verges in York.
  - (iii) That the review be carried out by a Task Group comprising:
    - Councillor Kramm
    - Councillor D Myers

Councillor Warters  
Councillor Fenton

Reason: To ensure that the committee has a planned programme of work in place.

Councillor Cuthbertson, Chair  
[The meeting started at 5.30 pm and finished at 7.10 pm].

## **Economic Development & Transport Policy & Scrutiny Committee**

18 May 2016

Report of the Managing Director of Make It York

### **Make It York – One Year On**

#### **Background**

1. Make It York (MIY) became a legal entity as a 'destination Management Organisation' on April the 2<sup>nd</sup> 2015. It is a company limited by guarantee and is wholly owned by the City of York Council (CYC). The remit of MIY is to (a) remove duplication and improve efficiency and (b) to provide a cohesive promotional voice for the city – as a great place to live, visit, study, work and do business.
2. The company has a board of 12 with representatives of both the public and the private sector. The board is chaired by Jane Lady Gibson.
3. York, business support, inward investment, city centre management and events and festivals. The specific outputs and outcomes of these activities are detailed in a service level agreement (SLA) between MIY and CYC. The SLA is currently being reviewed by CYC.
4. The company has just over 50 staff (though many are part-time), works from 1, Museum Street and has a turnover of over £4 million.

#### **Scrutiny/governance**

5. Scrutiny of MIY in its first year has been intense. A high level of accountability has been achieved by the following controls and measures :
  - 7 board meetings
  - A stakeholder launch event in May 2015

- 4 CYC shareholder meetings
- Detailed performance reporting against the SLA
- Attendance at 2 separate scrutiny committees
- An 'open day' to which all councillors were invited
- Regular meetings with the CYC 'client'
- Monthly meeting with the Chief executive of CYC and the Council Leader
- Various ad hoc meetings with Councillors
- Regular meetings with finance officers at CYC
- The publication of a 2015/16 annual review document (available from May the 17<sup>th</sup>)

### **Budget**

6. The budget for MIY was set well before the management team was put in place, was subject to a reduction in previous budgets held by CYC and brought together budgets from 3 separate organisations : CYC, Visit York and Science City York.
7. On budgeted turnover of £3.8 million, MIY was targeted to achieve a small 'surplus' of £15k. The actual 'surplus' achieved should come in slightly ahead of this. The accounts for the year will be audited in early June.
8. MIY has placed the highest priority on financial prudence and stability. As a new company, it was essential that the numbers for the first year were achieved and that a solid base for year two (as CYC funding starts to reduce) is created. A lot of emphasis has been placed on opening up new revenue streams and this has been a feature of year one. Part of the rationale behind MIY is to create a more commercial organisation that can raise additional revenue to invest back into the city.

### **Achievements Year one**

9. Some of the things that MIY has achieved in the first year are the following :

- A commercially successful Christmas Festival with new content and an additional £170,000 invested in Christmas compared to the original budget
- The launch of the 'York Hive', a new crowdfunding website for community projects in the city
- Management of the flood funding procedure for businesses. MIY helped 162 businesses access funding of £487k
- The setting up of a £350k promotional fund to help restore external confidence in the city as a tourist destination
- The business support team have assisted over 400 businesses and have facilitated access to finance of £398k
- A new Easter family friendly festival was established, working with partners in the city
- The business tourism team processed 449 enquiries with an estimated value of £2.5 million from conferences and events. This represents a massive increase on the previous year. It included the Liberal Democrats conference in the spring
- More than 100 media visits were hosted in the city, generating media exposure in excess of £6 million
- Organised Illuminating York, attracting an audience of 50,000
- The re-writing of York's inward investment 'story' and the publication of a new detailed guide to the city
- Assisted with the first 'Great Yorkshire Fringe' Festival
- Taken over responsibility for Yorkshire Venturefest, an event that will take place in November 2016 and will attract over 1,000 delegates
- Poised to secure a funding programme for Agri-food businesses in partnership with FERA
- Started work on the GAMBIT project, a £700k funded gaming 'app' designed to enhance the visitor experience
- Organised events, seminars and dinners that have attracted over 750 business people
- Launched a new Culture Awards initiative for the city that will culminate in a big event on December the 1<sup>st</sup>. York born Mark Addy is the patron.
- Led the setting up of the new Guild of Media Arts which already has over 150 paid-up members
- Established a new cultural/education partnership from the platform of the UNESCO City of Media Arts designation

- Begun work on trying to established a big, international arts festival in the city – a Mediale – in the autumn of 2018
- Helped set up a new ‘business hour’ with Vale radio
- Worked with traders in Acomb, Micklegate and Fossgate on ‘Bishy Road’ type initiatives
- Partnered Hiscox on the setting up of the new Hiscox Business Club
- Through the Visit York brand, welcomed 450,000 visitors through the Visitor Information Centre, sold 10,000 York Passes, published 100,000 Destination Guides and 1 million ‘mini guides’, attracted over 2 million visitors to the Visit York website and attended international travel trade shows in Australia, Berlin and the Netherlands, funded by the Visit Britain Northern Tourism Growth Fund
- Organised the residents festival, attended by around 20,000 people
- Launched a new, weekly ‘7 Days’ weekly newsletter for residents and students
- Helped to establish Film York
- Ran Small Business Saturday in December
- Worked with over 750 Visit York members
- And lots more besides!

### **Priorities year two**

10. Ten strategic priorities have been set for 2016/17 and have been agreed by the board. They are as follows:

- Maximum **business support** to be given to York’s high growth sectors, start-up businesses and small business clusters
- Work with the Business Improvement District to enhance the quality and quantity of **festivals and events** in York
- From reactive to proactive **inward investment** work
- Provide tangible support and encouragement to the **cultural sector**
- Support the new **Guild of Media Arts** to deliver the Mediale and the education partnership
- Make a step-change in the image and the performance of the **Shambles Market**

- **Science City York** activity to be focused on 4 key projects in support of the bioscience, IT/digital and creative sectors
- Work with the universities and colleges to assist both student recruitment and to enhance the **student experience** in York
- Concentrate **business tourism** activity –conferences and events – on York’s core industry sector
- Maximise the **leisure tourism** opportunity through ongoing, exceptional marketing

11. Some key, specific things to achieve include :

- A best ever **Venturefest** for Yorkshire – November the 16<sup>th</sup>, York Racecourse
- A successful inaugural **York Culture Awards** event - 1<sup>st</sup> of December, Central Methodist Hall
- A funding plan to enable the **Mediale** to become a reality in 2018
- A meaningful role in the effort to bring **York Central** to fruition
- Additional activity at the York St Nicholas **Christmas Festival** to support specifically small York traders
- The **York Hive** to become a significant resource for community fund-raising projects
- A new marketing campaign, “**York – the original city adventure**”, to be at the heart of tourism promotion for York and the surrounding area
- The creation of a new **ambassador programme** to help promote inward investment
- The overhaul of the **Visit York website** to make it fully responsive and a world-class online destination guide
- The launch of a new **student guide** to help enrich their experience in York : “100 things you must do while in York”.

## Summary

12. Not everything has gone according to plan, but Make It York has come through its first year in good financial shape, has delivered a number of new projects and initiatives and has worked collaboratively with a vast range of partners across the city. The company goes into its second year with very clear plans and a much better sense of what needs to be achieved. There are still lots

of possibilities and opportunities for MIY and the potential for the company is huge – particularly if it retains the full support and backing of key stakeholders across the city, particularly CYC.

13. Finally, the MD would like to place on public record how hard the staff have worked – 6 previously separate teams of people coming together to form one, cohesive unit. They have adapted superbly and worked exceptionally well and positively for the city.

Steve Brown

Managing Director





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## Economic Development and Transport Policy and Scrutiny Committee

18th May 2016

Report of the Director of City & Environmental Services

### An Update Report on Major Transport Initiatives in York

#### Summary

1. This report provides Members of the Economic Development and Transport Policy and Scrutiny Committee with an overview and update on the major transport initiatives currently being progressed in the city.
2. Separate reports on individual transport schemes are presented to the Executive Member for Transport and Planning on a regular basis. The overall capital programme is monitored through the year with the latest report submitted to the April Executive Member Decision Session.

#### Local Transport Plan (LTP)

3. The city's third Local Transport Plan (LTP3) sets out the transport strategy for the city and the measures to be progressed in the short-term (2011-2015), medium-term (2015-2021) and long-term (2021 -2031), under the following strategic themes:
  - Provide Quality Alternatives (to the car).
  - Provide Strategic Links
  - Implement and Support Behavioural Change.
  - Tackle Transport Emissions.
  - Improve Public Streets and Spaces
4. The Council has approved a new Council Plan in October 2015 which focuses on the following key objectives:
  - **a prosperous city for all** - where local businesses can thrive and residents have good quality jobs, housing and opportunities

- **a focus on frontline services** - to ensure all residents, particularly the least advantaged, can access reliable services and community facilities
  - **a council that listens to residents** - to ensure it delivers the services they want and works in partnership with local communities
5. The overarching Transport principle for the city is to encourage more people to travel sustainably. There is also a focus on making the most of the existing infrastructure to maximise the capacity of the road network for all road users.

#### Update on Transport Activities

6. The Transport Service is currently progressing a wide range of transport initiatives and improvements across the city using Local Transport Plan Funding, DfT, Better Bus Area Fund, Developer Funding and Council resources. The 2016/17 Capital Programme budget report was presented to the 14 April Executive Member for Transport and Planning Decision Session.
7. The following projects were completed in 2015/16
- Purchase and installation of new off-bus ticket machines at Park & Ride sites, and other improvement work at the Park & Ride sites.
  - Preparatory work to develop a prioritised list of schemes for the Traffic Signals Asset Renewal programme
  - Installation of six electric vehicle charging points at Park & Ride sites.
  - Construction of new off-road cycle route on Askham Fields Lane to link to Askham Bryan College (developer funded).
  - Construction of a new off-road cycle route along Jockey Lane.
  - Construction of a new pedestrian and cycle route between the two retail park areas at Clifton Moor.
8. The following projects are currently being progressed:
- **A19 Pinch Point Scheme** The A64/A19 junction inbound phase of the project was completed last year. Schemes to improve the reliability and reduce the outbound journey times are currently being developed.

- **James Street Link Road Phase 2.** The remaining section of James Street between Heworth Green and Layerthorpe is currently being constructed by the developer of the adjacent land. The Council is making a contribution to the scheme to enhance the road to provide additional through route capacity. The scheme is programmed to be complete by the end of 2016.
- **Clarence Street/Lord Mayor's Walk junction improvements –** Progress on the scheme to widen Clarence Street and provide additional signal capacity has been slower than originally anticipated to enable alternative utility diversion options to be considered. A revised scheme reducing the impact and cost of the utility diversions will be presented to the Executive Member at the June Decision Session.
- **Rougier Street Bus Shelter upgrade –** The planned replacement of the shelter has been delayed by the sale and subsequent refurbishment of Roman House. Scaffolding has now been erected with the shelter works planned to commence in November to coincide with the removal of the scaffolding.
- **Traffic Signals Improvements –** Funding has been allocated to upgrade approx. 30 signal sites across the city over the next 4 years. The first year will be focussed on the simpler pedestrian crossing locations allowing time to design the more complicated junctions for delivery in future years. The aim is to roll out new camera detection equipment to further junctions over the next 2 years.
- **Review of parking restrictions –** Annual Review of Traffic Regulation Order Requests now well underway, over 80 items to be progressed.
- **Ultra Low Emission Vehicle (ULEV) Exemplar City – York.** The city was successful in being named an exemplar GoUltraLow city. Unfortunately the city was not allocated the full amount of the bid but will receive £800k to provide additional electric rapid charger units across the area. This infrastructure project will deliver an additional 20 rapid chargers in locations that will support the fast charging of cars (typically 10-60mins) and provide a major benefit to ULEV and would-be ULEV drivers. Rapid chargers will be installed as multiple charger 'Hubs' to increase benefit to users,

reduce overall costs per charge point installation and improve resilience and reliability. The locations will mostly be on outer ring road areas e.g. Park&Ride sites which will assist with providing fast, reliable rapid charging for key vehicles groups such as taxis, business users, private motorists and buses.

- **iTravel** – The funding for the Local Sustainable Transport Fund project, which commenced in 2011, ended on 31 March 2016 (£1m received in 2015/16). The Transport Service has been restructured with staffing levels reduced in line with the reduced budget. A bid for approximately £400k for funding from the Sustainable Travel Transition Fund has been submitted with an announcement expected shortly. The itravelyork website remains the focus for all travel information for the city for travellers and the Council. There were over 25,000 hits to the website on 27 December to check on travel conditions during the flood event.

#### Future Programme

9. Recent reports to the Executive and Executive Member Decision Session provide the principal areas of work for the service over the next year.
10. Coppergate – The reintroduction of a camera enforced traffic restriction on Coppergate with the times altered to 8:00am to 6:00pm (7 days) was approved at the Executive on 29 October. A further report will be presented to the Executive on 30 June to gain authority to revise the TRO and proposed signage and commence consultation.
11. A Boards – Consultation with Key stakeholders has commenced. The outcome of the consultation and a draft policy will be presented to the Executive in August.
12. Park & Ride Procurement – Approval to procure the Park & Ride Service was granted in September 2015. The procurement process commenced later than expected owing to the delays in the announcement of grant funding for low emission vehicles. The formal process will start shortly with the expectation that the new service will commence in February 2017.
13. City Centre Network Management – An update on the review of traffic restrictions in the city centre was the subject of a report to the 12 November Executive Member for Planning and Transport Decision

Session. Options for further investigation are presented for approval on the following items:

- Extending loading and unloading only periods either side of the pedestrian zone (excluding Stonegate and The Shambles)
  - Standardise the general vehicle access restriction outside the daytime pedestrian zone / loading period hours(excluding Stonegate)
  - Extending the period of the road closure at the Nessgate / Spurriergate junction into the evening or through the night
  - Blue badge and Green permit access to the pedestrian zone
  - Piccadilly / Pavement / Stonebow vehicle access and enforcement
14. Future Reports – Reports updating the strategy for investment in cycling and pedestrian crossings will be submitted in the summer. There will also be reports on the Annual Review of Parking Restrictions and updates on the delivery of the Transport Capital Programme.
15. Major Transport Schemes – (Outer Ring Road upgrade, York Central Access, York Station Frontage Upgrade). Subject to the outcome of the devolution debate reports will also be brought forward on these major transport schemes currently planned to be delivered through the West Yorkshire Plus Transport Fund. The arrangements for devolved governance in the area have taken longer than expected to be finalised and announced. Growth fund bids for development funding for a number of schemes: Haxby Station, Outer Ring Road Dualling, A1079 capacity enhancements are currently being progressed with the York, North Yorkshire and East Riding Local Enterprise Partnership. It is currently planned to present a report to the Executive in August to identify potential routes for funding of Major Transport schemes.

#### Transport Service Budgets

16. There are a number of major challenges to maintaining the current level of service within the Transport Service in 2016 and future years. The recent restructure principally to address the ending of the LSTF funding in March 2016 saw a reduction of 3 posts covering the promotion of sustainable transport in the city. Currently a further 4 posts are maintained on a temporary basis using Better Bus Area, business and Police funding pending the announcement of the Sustainable Travel

Transition Fund. Further staffing and budget savings of £450k are identified in the Transport Service for 2016/17 with further savings anticipated in future years.

17. The Transport Team continue to investigate funding opportunities to maintain and improve the city's transport network. It is anticipated that further funding will become available from the LEPs and potentially through the devolution process.

### **Consultation**

18. Not applicable as this item is for information only

### **Options**

19. Not applicable as this item is for information only

### **Council Priorities**

20. These transport initiatives accord with the Council's priorities relating to a prosperous city for all by improving access and reducing journey times for residents, a focus on frontline services such as the maintenance of traffic signal equipment and a council that listens to residents through consultation on projects and initiatives.

### **Implications**

21. There are no financial, human resources, crime and disorder, information technology, property or other implications directly associated with this information only report.

### **Risk management**

22. Not applicable as this is an item for information only.

### **Recommendations**

23. That the Committee note the present position in relation to major transport initiatives in the city.

Reason: To ensure Members are kept updated on major transport initiatives in the city.

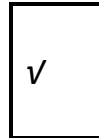
**Author:**

Tony Clarke  
Head of Transport  
Tel: 551641

**Chief Officer Responsible for report:**

Neil Ferris  
Acting Director of City and  
Environmental Services

Report  
Approved



**Date** 6/5/2016

**For further information please contact the author of the report**

**Wards affected – ALL**

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## **Economic & City Development Policy and Scrutiny Committee**

18 May 2016

### **Major Projects Update**

Report of the Director of City and Environmental Services

### **Summary**

1. This report provides Members with an overview and update in relation to the major development projects in the city.

### **Background**

#### **York Central**

#### **What is the opportunity?**

2. The York Central site has long been considered a prime business location for high-value sectors and is at the core of the Northern Powerhouse, under an hour from Newcastle, and once HS3 improvements are complete, under an hour from Manchester.
3. There is considerable pent up demand within York as a city which has virtually all the ingredients to deliver significant inward investment, but which has been held back by available quality office space for businesses to locate.

#### **What are the estimated benefits?**

4. A developed York Central will deliver game-changing high-value economic growth for the region. Through the benefit of the financial unlocking and commercial incentives through Enterprise Zone (EZ) status, the site would deliver:
  - 108,000m<sup>2</sup> of additional grade A office led commercial space for private sector growth,

- Estimated 6600 FTE high-value jobs in industries such as professional services, insurance and high-value rail, and
- £1.16 billion direct GVA uplift from the commercial phases alone. With strategic alignment of planned transport improvements that would also be delivered as part of site regeneration, the benefits and job opportunities would be felt across the LEP and the North.

**What has been happening in the last six months and what are the next steps?**

5. Between January and March 2016, the partnership of CYC, Network Rail, HCA and National Railway Museum undertook a first stage of consultation on the York Central site. The purpose of this consultation was to seek views on high-level development principles from a range of local and regional stakeholders, in order to inform a detailed planning framework (Supplementary Planning Document) for the site, and support allocation in the Local Plan. The four-week consultation included a variety of events such as specialist stakeholder sessions, ward committee presentations and permanent web and public hub presence. Around 1,400 responses were received to the consultation, which marks the start of an ongoing process of engagement. Responses are currently being analysed, though an overwhelming majority of respondents (80%) supported redevelopment of the site, and around 75% supported the development objectives identified for the site.
6. The findings of the consultation will be collated and used, alongside ongoing evidence base production, to inform a draft Supplementary Planning Document (SPD) which will be consulted on in late summer/early autumn, ahead of allocation in draft Local Plan in late 2016. Evidence base work is currently underway in respect of transport, infrastructure, and delivery approach. This will then inform updated viability assessment, and the funding approach being pursued. Dialogue with DCLG over the enterprise zone programme is continuing, and a standard Memorandum of Understanding between CLG, CYC and the LEP has been signed.
7. Alongside this work on planning framework, the partnership of CYC, Network Rail, HCA and National Railway Museum are currently negotiating terms for formal engagement. Commercial, technical and legal advisors to the partnership are also currently being procured, to provide consultancy support to key work-streams.

8. Land assembly work is ongoing, with detailed negotiations progressing with Unipart Rail and a sale agreed with a private land owner. The sale of the five-acre site off Holgate Road to Network Rail to facilitate the redevelopment of their maintenance facilities and move operational uses off York Central has now been completed.
9. Network Rail continues to migrate operational uses off the site and to pursue the processes to formally remove land from operational rail use.

## **Southern Gateway**

### **What is the opportunity?**

10. The Southern Gateway area covers the length of Piccadilly, the Coppergate Shopping Centre and the Eye of York and runs through to St George's Field and the Foss Basin. Much of the area is of low quality with significant dereliction and underdevelopment and yet the area has great potential in both its location and its historic built assets. The area sits largely within the city walls and within the Historic Core Conservation Area, at the confluence of two rivers, the Ouse and the Foss.
11. The area contains a substantial amount of public estate with three Museums/attractions (Castle Museum, Fairfax House and the Jorvik Viking Centre), three court buildings, many listed structures and a historic monument of international significance (Clifford's Tower).
12. The vision being developed for the area will help to achieve the effective regeneration of this strategically important location in the city and will coordinate development of wider socio-economic benefits. This is based on a mixed use, quality development with significant civic and public space.

### **What are the estimated benefits?**

13. Detailed economic benefits will be developed as part of this project. Benefits will include increased footfall, improved car parking provision, promotion of the use of sustainable transport, public realm improvements (including the setting of Clifford's Tower) and retail, office and residential space.

**What has been happening in the last six months and what are the next steps?**

14. The demolition of 17-21 Piccadilly has now been completed with works to landscape the area now being progressed.
15. Discussions with the lessee have been started with regard to the development of Stonebow House over which CYC hold the freehold. The planning application has been received by the Lessee and will be considered by planning.
16. In October 2015, Executive agreed for further work to be undertaken to establish a dedicated project team to lead the work. A project Manager has been appointed who will lead the project and pull together contributions from officers across Property, Planning, Legal, Finance and Procurement. The team will now work to deliver the following:
  - Seek a joint venture partner to co-develop 17-21 Piccadilly
  - Undertake engineering archaeological feasibility on ideas for development of Castle and St Georges's field car parks
  - Explore planning constraints and develop a suitable approach to planning issues
  - Develop a high level spatial plan for the area and a 3D visualisation for the area
  - Undertake a market assessment and Development Appraisals
  - Develop a detailed business case
  - Commence discussions with adjoining public and private sector land owners
  - Explore a range of commercial delivery mechanisms
  - Prepare for a public consultation
  - Prepare a Conservation Statement for St George's Field & the Foss Basin.

The cost of this work is estimated at £185k.

**Guildhall**

**What is the opportunity?**

17. City of York Council moved out of the Guildhall to West Offices in April 2013. Since that time we have been developing options for the future

of the Guildhall, compatible with our retained use of the council chamber for full council meetings.

18. A key consideration has been to achieve a re-use which generates economic benefit for the City and improved public access to the riverside.
19. The site could potentially see a mixed use development with 1350m<sup>2</sup> of office space, the Guildhall, council chamber and meeting room spaces and 650m<sup>2</sup> of leisure (restaurant / cafe bar) space on the riverside, with the creation of a new publicly accessible riverside courtyard garden.

### **What are the estimated benefits?**

20. The option recently agreed by Executive is estimated to generate £66 million of additional annual GVA for York and the surrounding area local economy by 2029.
21. These estimates are based on the high-value job creation in the computing and Information services and media sectors over the period, as modelled by the North Yorkshire Regional Econometric Model.
22. The additional benefits of creating a hub venue for business to collaborate and work with our universities will also be explored.

### **What has been happening in the last six months?**

23. Following Executive approval last October the design team led by Architects Burrell Foley Fischer have undertaken a robust project review and undertaken detail survey and preliminary design work.
24. The emerging preferred option meets the strategic brief requirements, and offers the potential for the Guildhall main hall to be at the heart of the revitalised complex.
25. This detailed project development work is progressing in accordance with the Executive approval and the project programme and is currently on track to report back to Executive in July, requesting permission to proceed to the delivery stage.

26. Following a detailed analysis it was agreed to select a commercial operator for the business club and serviced office venue on the basis of a commercial lease – where the Executive approval was clear that no specific use should be specified. CYC reserved use of the council chamber for full council meetings and the Guildhall for Civic Events is a pre-requisite
27. An exhibition of outline proposals was held at the Guildhall, alongside tours of the building for the Residents Festival which generated a very positive response. Pre-application engagement is in progress with Historic England and the council's Planning and Conservation teams
28. Cushman Wakefield were appointed as our commercial agents to advise on and market the leisure units – they report strong interest.
29. We are proposing to report to CSMC in June to allow for pre-decision scrutiny, leading in to the July Executive.

## **Community Stadium**

### **What is the opportunity?**

30. The core project objectives are to provide a new community stadium within a new leisure facility complex in Monks Cross. This project represents an opportunity to create one of the country's most far reaching community stadium complexes, delivering a scheme that will bring considerable enhanced facilities to the city, improve the leisure offer, provide a home for both the local professional football and rugby clubs, create jobs, and provide a range of community use within the development.

### **What are the estimated benefits?**

31. The scheme will create around 200 jobs including match and event day staff that will help operate the stadium during large events; this is equivalent to 165 Full-Time Employment jobs (FTE). There will also be additional temporary construction jobs created during the build phase. During the construction period the development will generate a range of employment opportunities. At the peak of the construction programme, there would be up to 250 people on the site. The construction will also provide eight apprenticeships and six job opportunities for unemployed people.

32. The new stadium will be a positive community focal point for the city which will instil pride and will be an important cultural asset. The stadium will have spaces available for community hire at an affordable rate and will also be the location for public sector training courses and networking events.

**What has been happening in the last six months?**

- i. All appropriate planning conditions have been discharged that allowed the demolition of Huntington Stadium and Waterworld and work to extend the Monks Cross Park and Ride site.
- ii. Demolition of the existing stadium and leisure facilities, Waterworld, on the Huntington site.
- iii. In March 2016 completion of the extension to the Monks Cross Park and Ride, remodelling the site and increasing the capacity of the service in readiness for the new facilities.
- iv. The official opening of the new county standard athletics track at the University of York campus in April by Dame Kelly Holmes.
- v. Planning amendment submitted for a S73 change to the approved planning consent. Planning committee for this will be in June 2016.
- vi. A stadium Executive report sought approval to proceed with the project through to contract financial close and commence construction of the new stadium leisure facilities in summer 2016. This was approved by Executive and Full Council in March 2016.
- vii. The Council confirmed in the March 2016 stadium Executive Report its commitment to Yearsley Pool and redefined the full Project Programme Plan associated with the project.

**What are the next steps?**

Date	Milestone
June 2016	Planning Committee to seek approval for non-material changes (s73 application)
August 2016	S73 planning amendment process concluded (Secretary of State Call In + Judicial Review period passed)
August 2016	DBOM Contract + Commercial Development Agreements Financial Close (contracts signed)
1 <sup>st</sup> Sept 2016	DBOM Contract live (GLL operation of Energise and Yearsley)
Summer 2016	NSLC construction starts
Winter 2017	NSLC construction complete (practical completion of NSLC facilities)
Early 2018	NSLC facilities operational (Stadium, Community Hub & new leisure centre open to public)

**Recommendation**

That the report be noted.

Reason: To ensure Members are kept updated on major projects within the city.



**Contact Details**

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Neil Ferris  
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Report Approved ✓  
Date: 9 May 2016

Wards Affected:

All

For further information please contact the author of the report  
**Abbreviations**

DBOM: Design, Build, Operate and Maintain  
DCLG: Department for Communities and Local Government  
FTE: Full-Time Equivalent  
GVA: Gross value Added  
HCA: Homes and Communities Agency  
LEP: Local Enterprise Partnership  
NSLC: New Stadium Leisure Complex  
P&R: Park and Ride

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## Economic Development & Transport Policy & Scrutiny Committee Draft Work Plan 2016/17

Meeting Date	Work Programme
29 June 2016	<ol style="list-style-type: none"> <li>1. Attendance of Executive Member for Economic Development &amp; Community Engagement to explain his challenges and priorities for the coming year</li> <li>2. Attendance of Executive Member for Transport &amp; Planning</li> <li>3. Draft Work Plan 2016/17 including ideas for potential topics for review in this municipal year</li> </ol>
20 July 2016	<ol style="list-style-type: none"> <li>1. Attendance of Executive Member for Environment</li> <li>2. End of year Finance &amp; Performance Monitoring report</li> <li>3. Update report on Universal Credit</li> <li>4. Interim Report of Grass Verges Scrutiny Review</li> <li>5. Work Plan 2016/17</li> </ol>
7 Sept 2016	<ol style="list-style-type: none"> <li>1. Attendance of Executive Member for Housing &amp; Safer Neighbourhoods</li> <li>2. 1<sup>st</sup> Quarter Finance &amp; Performance Monitoring report.</li> <li>3. Final report of Grass Verges Scrutiny review</li> <li>4. Work Plan 2016/17</li> </ol>
14 Nov 2016	<ol style="list-style-type: none"> <li>1. Six-monthly Update Report on Major Transport Initiatives</li> <li>2. Six-monthly Update Report on Major Transport Initiatives</li> <li>3. 2<sup>nd</sup> Quarter Finance * Performance Monitoring report</li> <li>4. Work Plan 2016/17</li> </ol>
18 Jan 2017	<ol style="list-style-type: none"> <li>1. Update report on Wage data</li> <li>2. Work Plan 2016/17</li> </ol>
8 March 2017	<ol style="list-style-type: none"> <li>1. 3<sup>rd</sup> Quarter Finance &amp; Performance Monitoring Report</li> <li>2. Work Plan 2016/17</li> </ol>
10 May 2017	<ol style="list-style-type: none"> <li>1. Annual Report from the managing Director of Make it York</li> <li>2. Six-monthly Update Report on Major Transport Initiatives</li> <li>3. Six-monthly Update Report on Major Transport Initiatives</li> <li>4. Draft Work Plan 2017/18</li> </ol>

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