

Economic Growth & Regeneration

What do we do?

- Strategic arm of the Councils services
- Planning & Place
- Economic Development
- Property Investment & Regeneration
- Delivering financial resilience via strategic interventions
 - Area Regeneration
 - Leverage external funding Govt/Agency/ County Council/ Private Sector
 - Facilitate economic resilience through planning policy
 - Supporting local Communities & businesses

Economic Growth & Regeneration

Adding Value is What do we do?

- Regeneration & New Development

= New Homes & New Businesses = Increased Council Tax & Increased
Business rates = Increase in Council revenues

but also =

Outcomes directly linked to Council Priorities on Climate Change

Transport improvements access to local services & more sustainable
neighbourhoods

Economic Growth & Regeneration

How We Do it?

- Planning & Place
 - We shape, plan, facilitate & enable development
 - Planning Policy
 - Local Plan
 - Area Action Plans
 - SPDs
 - Conservation Plans & Policy
 - Pre-App Planning Service
 - Development Management (Planning Applications)
 - Building Control/Enforcement
 - The strength & quality of these Plans & policies and customer focused service delivery underpin the future economic resilience of the Lancaster district.

Economic Growth & Regeneration

How do we Do It?

- Economic Development

- Business Support & Economic Prosperity

- Supporting local business

- Place & Visitor Economy

- Supporting the district to grow its visitor economy which represents 11% of all visits to Lancashire or 7.7 M visitors supporting 7000 FTE jobs

- Visitor Information Centre Marketing & Partner Support

- 100k pa enquiries support 200 businesses generate £125k/pa via platform box office
 - Generate £120k/pa retail & online sales

- Culture & Heritage (AoNB & Museum Teams)

- Support Festivals & events which generate 100k visitors and £2M economic impact
 - Museums over 100k items have 120K active social media engagements 10k followers

Economic Growth & Regeneration

How do we do it?

- Economic Development

- Arnside & Silverdale AoNB Team

- Conserve & Enhance 75Km² natural environment supported partners in conserving 259ha of land, assessed 175 planning application, restored 11 meadows within the AoNB Area secured £263k external funding, 5k followers Twitter 1500 e-newsletter subscribers, 260k website views The Team has won several nationally recognised awards for their Neighbourhood Plans which are considered exemplars of best practice.

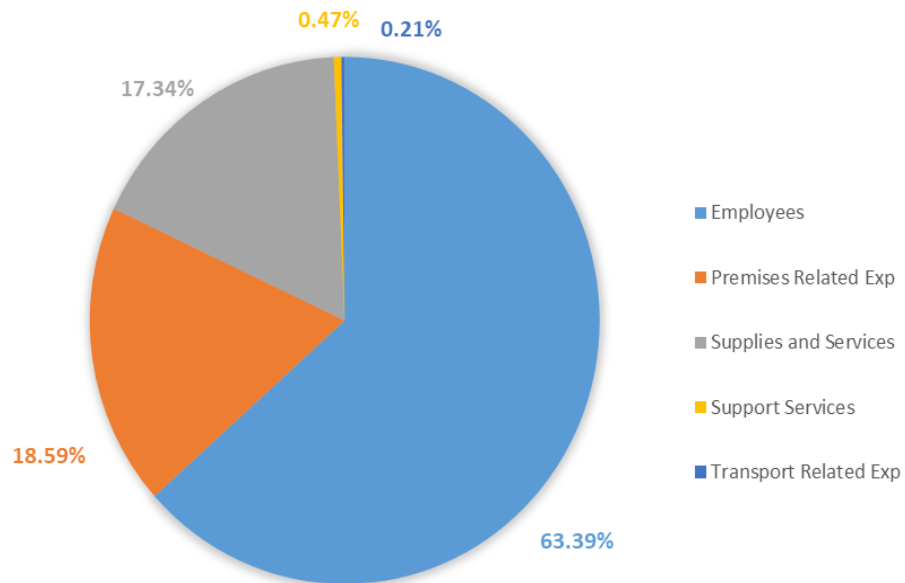
Economic Growth & Regeneration

How we do we do it?

- Property Investment & Regeneration
 - Strategic Land & Property Acquisitions/disposals
 - Project Management
 - Asset Management
 - Facilities management Council Assets
 - Estate Management, lease renewals, rent reviews, repairs, maintenance
 - Regeneration Strategies
 - Feasibility/Viability
 - Consultant/Procurement Briefs/ Development briefs

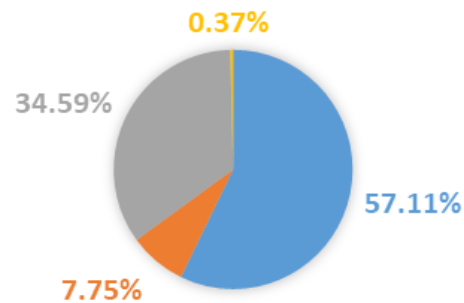
2022/2023 Expenditure Budget

ECONOMIC GROWTH & REGEN TOTAL EXPENDITURE £10.127M

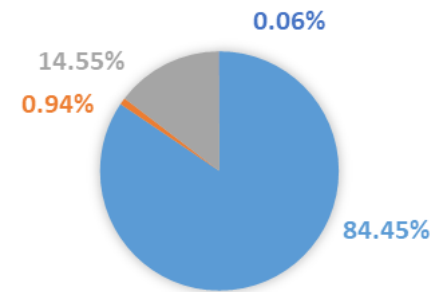


Sum of 2022/23 Budget	Column Labels			
Row Labels	Economic Development	Planning & Place Regen	Property, Investment and	Grand Total
Capital Financing Inc			0	0
Employees	1,801,800	2,484,300	2,133,000	6,419,100
Income	-927,300	-1,058,900	-3,536,700	-5,522,900
Premises Related Exp	244,600	27,600	1,610,500	1,882,700
Supplies and Services	1,091,100	428,000	236,500	1,755,600
Support Services	11,700		36,300	48,000
Transport Related Exp	5,600	1,800	14,000	21,400
Grand Total	2,227,500	1,882,800	493,600	4,603,900

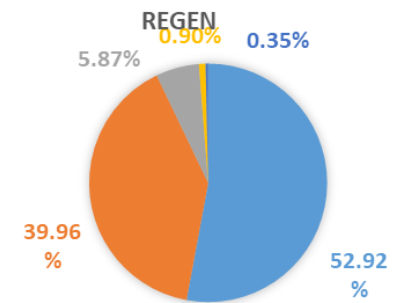
ECONOMIC DEVELOPMENT



PLANNING & PLACE

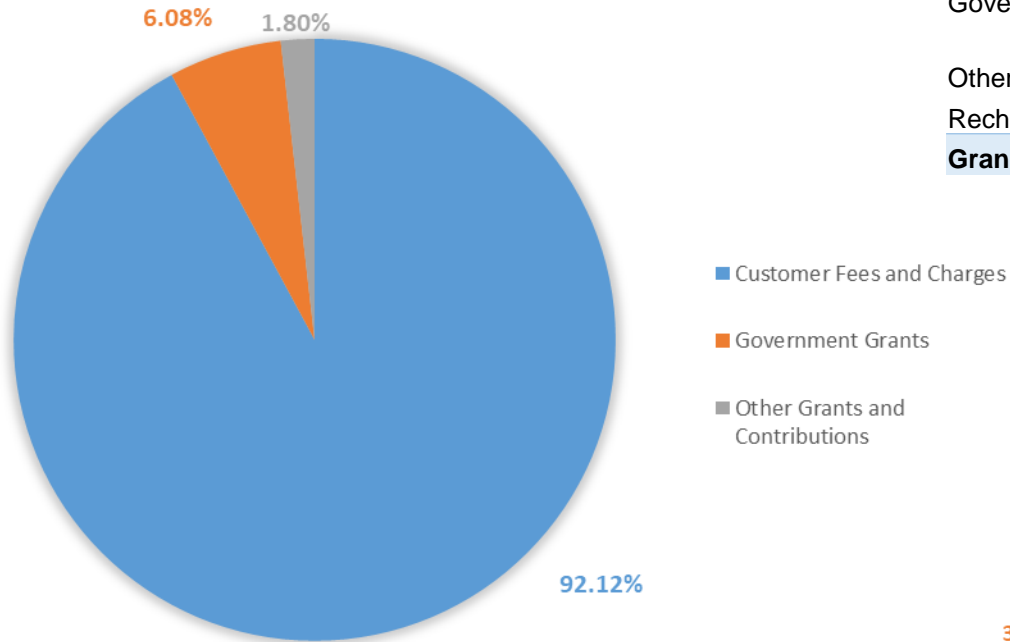


PROPERTY INVESTMENT & REGEN



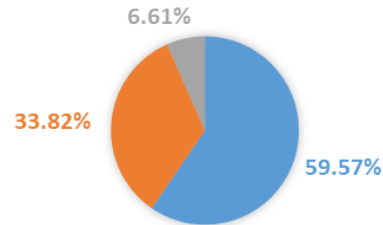
2022/2023 Income Forecast

ECONOMIC GROWTH & REGEN TOTAL INCOME £5.090M

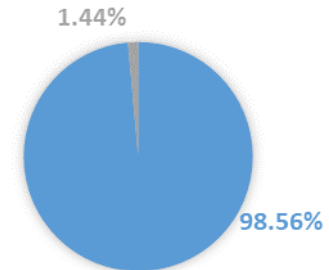


Sum of 2022/23 Budget	Column Labels			
Row Labels	Economic Development	Planning & Place	Property, Investment and Regen	Grand Total
Customer Fees and Charges	-545,400	-1,032,600	-3,110,200	-4,688,200
Government Grants	-309,700		0	-309,700
Other Grants and Contributions	-60,500	-15,100	-16,200	-91,800
Recharges	-11,700	-11,200	-410,300	-433,200
Grand Total	-927,300	-1,058,900	-3,536,700	-5,522,900

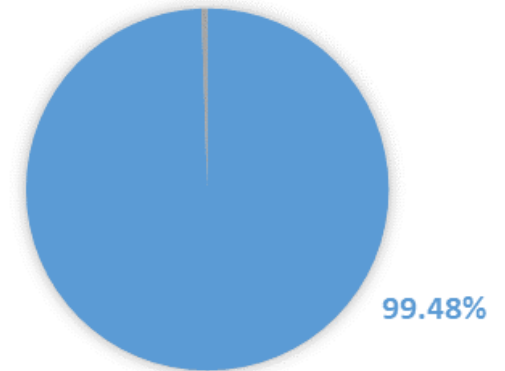
ECONOMIC DEVELOPMENT



PLANNING & PLACE

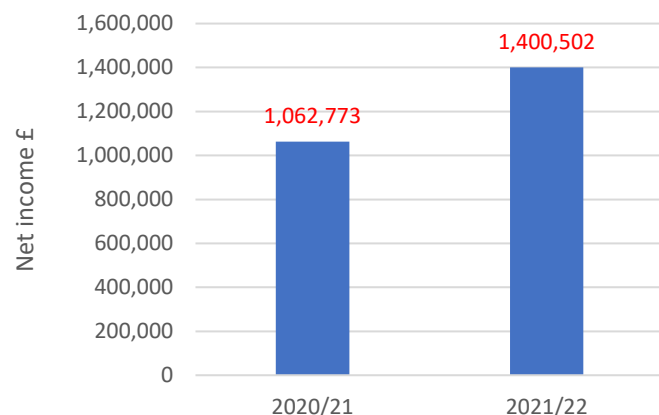


PROPERTY INVESTMENT & REGEN 0.52%



Commercial Properties

Income and Expenditure 2021 /22



		2020/21 Net Income	21/22 Income	21/22 Expenditure	21/22 Net Income	2020/21 to 2021/22 Variance
		£	£	£	£	£
Commercial Properties / Industrial Units / Other						
P2104	White Lund Trading Estate	183	0	795	795	(612)
P2107	Alfred Street Workshops	(3,134)	(15,750)	2,017	(13,733)	10,599
P2111	Commercial Properties	790	0	1,077	1,077	(287)
P2112	5 Cheapside	(36,688)	(38,262)	526	(37,736)	1,048
P2113	7 Cheapside	(45,065)	(45,965)	1,986	(43,979)	(1,086)
P2114	9 Cheapside	(27,357)	(27,890)	337	(27,552)	195
P2117	1 King Street	(9,131)	(10,136)	126	(10,010)	879
P2118	3 King Street	(9,482)	(9,787)	101	(9,687)	205
P2119	5 King Street	6,173	0	9,242	9,242	(3,069)
P2120	5a King Street	398	(5,526)	2,990	(2,535)	2,933
P2121	5b King Street	(4,880)	(6,955)	4,565	(2,390)	(2,490)
P2123	9a-11 King Street	(13,093)	(17,893)	2,857	(15,037)	1,944
P2124	10-12 King Street	0	0	374	374	(374)
P2126	67-71 Market Street	(27,707)	(32,981)	584	(32,397)	4,690
P2127	4 Queen Street	(22,059)	(23,000)	1,345	(21,655)	(404)
P2134	Edward St Garage	3,022	0	487	487	2,535
P2136	26a St Georges Quay	5,771	(22,234)	21,336	(898)	6,669
P2138	Ex Methodist Church, Moor La	(8,022)	(8,422)	361	(8,061)	39
P2140	Moor Lane Mills - Reebok U.K.	(266,570)	(310,486)	18,424	(292,062)	25,492
P2141	Assembly Rooms	(10,836)	0	2,275	2,275	(13,111)
P2142	Land, St Leonardgate	(2,860)	(2,860)	0	(2,860)	0
P2152	Dukes Playhouse	(7,486)	(19,470)	7,660	(11,809)	4,324
P2153	1, Lodge Street	800	0	1,177	1,177	(377)
P2154	87 King Street	(10,415)	(6,491)	5,369	(1,122)	(9,293)
P2155	Cultural & Recreational - Gen	(580)	(580)	913	333	(913)
P2160	City Lab,4-6 Dalton Square	(110,970)	(205,830)	127,109	(78,720)	(32,250)
P2161	55 St Leonards Gate	1,451	0	3,621	3,621	(2,170)
P2174	Storey Institute	137,656	(369,280)	490,027	120,747	16,909
P2179	26 Castle Park	(11,500)	(11,500)	0	(11,500)	0
P2180	LTH Bar & Catering	1,000	0	0	0	1,000
P2181	17-21 Penny Street	(348,942)	(355,646)	2,816	(352,830)	3,889
P2182	Hilmore Way Units 1, 2 & 2A	(48,599)	(50,094)	51,355	1,260	(49,859)
P2183	Gateway, Morecambe	(209,796)	(713,406)	148,090	(565,316)	355,520
		(1,062,773)	(2,310,445)	909,943	(1,400,502)	322,574

District Challenges

Location

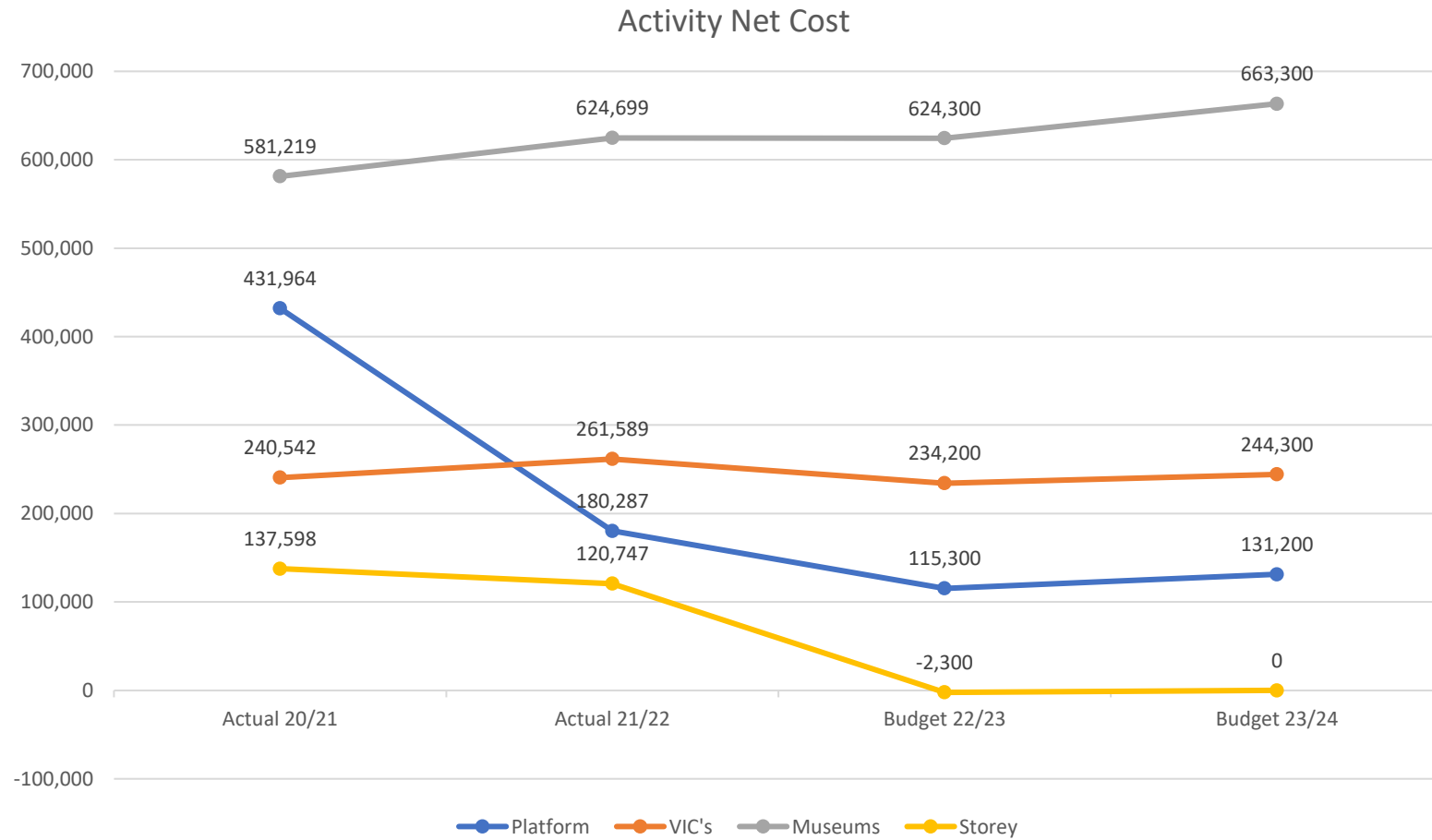
- District is diverse – Urban, Rural, Industrial
- Generally disadvantaged by Govt funding evaluation
- Constrained by geographic barriers and Infrastructure limiting location, scale and volume of new development this has shaped the direction of the Local Plan policies.

Economic Growth & Regeneration

Managing Economic Turbulence & Risk

- **External factors – CoL/ Brexit**
 - Direct impact on Capital Projects delivery/materials/labour/project & programme delay/ funding challenges
 - Indirect – impact of local businesses – impact on wider district economy
 - **Energy Crisis** – significant impact on running Councils Estate looking at a range of options some of which can be implemented immediately & others over time – simple measures turning off lights turning off equipment when not in use & more planned but substantive measures on rationalising and maximising existing space within Councils buildings – mothballing or closing building that are no longer needed
- **Asset Management Strategy –**
 - A new strategy that will introduce active management around the daily, cyclical and Civic estate.
 - Optimise services and building uses & rationalising Assets to minimise maintenance liabilities without compromising local service delivery
 - Maximise Opportunities for rental income from surplus space

Cultural Venues



EGR Reserves Breakdown

Reserve	Slippage from 21/22 (tbc)	22/23 Budget	22/23 Working (inc. Slippage)	23/24	24/25	25/26	Total	Notes
Corporate Priorities	£0	£8,400	£8,400	£8,400	£0	£0	£16,800	Museums Culture Strategy - Arts & Events Exp
Invest to Save	£0	£100,000	£100,000	£0	£0	£0	£100,000	Regeneration Feasibility - Local Plan
Museums Acquisitions	£0	-£1,500	-£1,500	£0	£0	£0	-£1,500	Museums Donations
Corporate Priorities	£0	£3,000	£3,000	£3,000	£3,000	£3,000	£12,000	Museums Culture Strategy
Corporate Priorities	£0	£51,900	£51,900	£24,200	£23,200	£23,200	£122,500	Economic Development - Business exhibitions/ sponsorship, promotions & engagement
Corporate Priorities	£0	£82,900	£82,900	£59,100	£0	£0	£142,000	Business Engagement (Covid Recovery) Staffing
Economic Growth	£0	£96,500	£96,500	£96,500	£0	£0	£193,000	Economic Development - Monitoring software, Place Marketing, Business & Skills, Support for local Wealthbuilding
Covid £1M Business Support	£804,300	£0	£804,300	£0	£0	£0	£804,300	Covid £1M business support
Econ Dev Total	£804,300	£341,200	£1,145,500	£191,200	£26,200	£26,200	£1,389,100	
Corporate Priorities	£190,200	£300,100	£490,300	£228,000	£208,000	£208,000	£1,134,300	Project development/due diligence £152K asset advice, £166K Morecambe town regen, £166K Lancaster City Regen, £60K Lancaster South Growth Catalyst, £414K Capital Asset Mgt,
Corporate Priorities	£0	£135,000	£135,000	£239,000	£0	£0	£374,000	Planning Policy & Local Plan: Commissioning Advice
Invest to Save	£109,500	£0	£109,500	£0	£0	£0	£109,500	Canal Quarter Masterplanning stage work
Invest to Save	£163,200	£0	£163,200	£239,000	£0	£0	£402,200	Bailrigg Garden Village
S106 Highways	£0	-£200,000	-£200,000	-£200,000	-£200,000	-£200,000	-£800,000	Estimated s106 income
Rev Grants Unapplied (Com Hsg/Brownfield)	£0	£9,100	£9,100	£0	£0	£0	£9,100	Brownfield staffing
Rev Grants Unapplied (Com Hsg/Brownfield)	£0	£22,100	£22,100	£15,300	£0	£0	£37,400	Comm Housing Temp post
Plan & Place Total	£462,900	£266,300	£729,200	£521,300	£8,000	£8,000	£1,266,500	
Corporate Priorities	£19,600	£0	£19,600	£0	£0	£0	£19,600	S215 Amenity Improvement work
Invest to Save	£0	£100,000	£100,000	£0	£0	£0	£100,000	Regeneration Feasibility - Bailrigg GV
PIR Total	£19,600	£100,000	£119,600	£0	£0	£0	£119,600	
Total	£1,286,800	£707,500	£1,994,300	£712,500	£34,200	£34,200	£2,775,200	

Economic Growth & Regeneration

Managing Economic Turbulence & Risk

- Existing Capacity/Operational Risk
- Capital Projects Govt funding clawback future funding risk & risks to wider programme delivery eg Lancaster HAZ
- Recruitment & retention – Planning/Regen/Property/Econ Dev
- Budget reductions will have a direct impact on capacity of flat management structures across all parts of the directorate
- Services would need to be reshaped around a reduced designated number of priorities
- Reductions in reduced priorities would impact in the wider district economy
- Example. Every £1 invested generates upto £20 in benefit.