

# Jobs, Regeneration and Assets Overview and Scrutiny Committee

## Agenda

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**Date:** Monday, 18th January, 2016  
**Time:** 2.00 pm  
**Venue:** Committee Suite 1,2 & 3, Westfields, Middlewich Road,  
Sandbach CW11 1HZ

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The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

1. **Apologies for Absence**

2. **Minutes of Previous meeting** (Pages 1 - 4)

To approve the minutes of the meeting held on 23 November 2015

3. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

4. **Declarations of Party Whip**

To provide an opportunity for Members to declare the existence of a party whip in relation to any item on the Agenda

5. **Public Speaking Time/Open Session**

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For requests for further information

**Contact:** James Morley

**Tel:** 01270 686458

**E-Mail:** [james.morley@cheshireeast.gov.uk](mailto:james.morley@cheshireeast.gov.uk) with any apologies

A total period of 15 minutes is allocated for members of the public to make a statement(s) on any matter that falls within the remit of the Committee.

Individual members of the public may speak for up to 5 minutes, but the Chairman will decide how the period of time allocated for public speaking will be apportioned, where there are a number of speakers.

Note: in order for officers to undertake any background, it would be helpful if members of the public notified the Scrutiny Officer listed at the foot of the Agenda at least one working day before the meeting with brief details of the matter to be covered.

6. **Civica Ltd Progress Report** (Pages 5 - 18)

To consider a report from the commissioning officer regarding the progress of Civica Ltd, the Council's wholly owned company for Building Control and Planning Services

7. **Engine of the North Progress Report** (Pages 19 - 20)

To consider a report from the commissioning officer regarding the progress of Engine of the North Ltd, the Council's wholly owned company responsible for property development

8. **Work Programme** (Pages 21 - 26)

To review the current Work Programme

**CHESHIRE EAST COUNCIL****Minutes of a meeting of the Jobs, Regeneration and Assets Overview and Scrutiny Committee**

held on Monday, 23rd November, 2015 at Committee Suite 1,2 & 3,  
Westfields, Middlewich Road, Sandbach CW11 1HZ

**PRESENT**

Councillor H Wells-Bradshaw (Chairman)  
Councillor J Weston (Vice-Chairman)

Councillors S Brookfield, C Browne, B Roberts, S Pochin and G M Walton

**Apologies**

Councillors D Bebbington and L Durham

**ALSO PRESENT**

Councillor M Jones – Leader of the Council  
Councillor D Stockton – Cabinet Member for Regeneration and Assets  
Councillor S Hogben – visiting member

**OFFICERS PRESENT**

Caroline Simpson – Executive Director of Economic Growth and Prosperity  
Julian Cobley – Head of Investment  
Karen Teirney – Regeneration Manager  
Jez Goodman – Regeneration Programme Manager (Crewe)  
Chris Jackson – Senior Projects Officer, Regeneration  
David Laycock – Project Manager  
James Morley – Scrutiny Officer

**18 MINUTES OF PREVIOUS MEETING**

RESOLVED – That, subject to the correction of some typographical errors, the minutes of the meeting held on 19 October be approved as a correct record and signed by the Chairman.

**19 DECLARATIONS OF INTEREST**

Councillor S Brookfield declared a personal interest in Item 6 as she was employed by a company which was based in the Royal Arcade.

**20 DECLARATIONS OF PARTY WHIP**

There were no declarations of party whip

**21 PUBLIC SPEAKING TIME/OPEN SESSION**

There were no members of the public present who wished to speak

### 22 CREWE TOWN CENTRE REGENERATION UPDATE

The Committee received a presentation on the regeneration of Crewe town centre. This followed on from a presentation the Committee received at its previous meeting regarding the regeneration of Macclesfield town centre. Karen Tierney informed the Committee about the draft regeneration delivery framework which had been approved by Cabinet for consultation in April 2015. The Council had consulted with residents and businesses about the future of the town centre under the slogan "Your Town Your Choice". Nearly 1200 surveys had been completed with 79% agreement to the vision which had been set out in the regeneration framework.

Councillor M Jones, Leader of the Council, arrived during the meeting to contribute to the presentation. The Council had identified various key opportunity sites to be developed as part of the regeneration framework. Jez Goodman provided an overview of some of the sites and the plans for them. These included the Royal Arcade, Crewe Lifestyle Centre, and Crewe University Technical College (UTC) site on West Street. The Committee was also informed about business and infrastructure investment in the town. Councillor Jones informed the Committee that he was expecting the Government to announce that HS2, the high speed rail project, would go through Crewe and have a hub station which would bring lots of investment and economic opportunities to Crewe.

Following the presentation members asked questions and the following points arose:

- The site for the UTC was considered small and potential for expansion was limited with traffic issues in the area. The Committee was informed that there would be scope to expand the proposed building upwards however the UTC would not require a huge site. Highways work such as drop off points and parking would help to ease traffic issues.
- The potential for HS2 may have impacted on some plans however most plans had been developed with the potential for HS2 in mind. There was no overall strategy for planning applications and development. The process would take place over 25 years and would be ongoing which required separate planning applications and development overtime.
- Existing tenants of the Royal Arcade had been consulted on the regeneration framework throughout the process and would be given the opportunity to continue using the site in future.
- It was suggested that access to the town centre was via some areas of deprivation and dilapidation which may discourage visitor to the town centre. These areas also needed to be considered for regeneration in order to improve access and the overall image of the town.

RESOLVED – That the presentation be noted

Councillor M Jones left the meeting

Caroline Simpson, Jez Goodman, Karen Tierney and Chris Jackson left the meeting

## 23 SKILLS AND GROWTH ASDV

Julian Cobley and David Laycock provided a report on the creation of a new ASDV for skills and growth. In July 2015 Cabinet had approved the development of a business case for a new way of operating services such as skills and business engagement to improve delivery and provide more benefits to residents and businesses. Cabinet had given the Cabinet Member for Regeneration and Assets delegated authority to approve the business case and delivery model for the new ASDV which was due to be decided at a meeting on 7 December 2015.

The current situation in Cheshire East was that there was an ageing work force and changing demographics. There was good GCSE achievement in young people however low employability skills and many graduates from university were moving on from the Borough. It was suggested that the new ASDV would be at the centre of the issue, encouraging the development of the right skills and supporting businesses to develop in the area and retain the skilled workers of the Borough. The ASDV would also work to address skills shortages in industries such as caring and building as well as encouraging development in engineering and science industries.

The proposed model for the ASDV had been developed by considering a range of options using an appraisal tool developed by Price Waterhouse Coopers (PWC). It was decided that a single wholly-owned company limited by shares was the best option.

Members asked questions and the following points arose:

- The ASDV would be funded by revenue from grants and bidding for projects from Government as well as fees from helping other organisations get grants and other fees for discretionary services. It was suggested that private companies were better at generating revenue than local authorities and that the ASDV would be able to do business outside of the Council as well.
- There was a similar model operating on a larger scale in Greater Manchester that was performing successfully. It was anticipated that the arrival of high speed rail in the North West would create a lot of benefits and the Cheshire East needed to be able to compete effectively with places like Greater Manchester to reap the economic benefits of HS2.
- The strengths and weaknesses of the current staff in the teams which were transferring to the ASDV had been assessed to identify any gaps to ensure the ASDV had the necessary capability to achieve its goals. There was experience of the private sector in the staff and the Councillors chosen to be directors of the company would have useful experience. Staff were enthusiastic about the potential change.
- Government had recently decided that in future local authorities would be able to retain all business rates raised in their area. It was hoped that this ASDV would contribute towards increasing the business rates raised in Cheshire East.
- Subject to approval of the creation of the ASDV by the Cabinet Member for Regeneration and Assets, the ASDV was scheduled to begin operating in shadow form in January 2016 with a full launch in April 2016.

RESOLVED:

- (a) That the report be noted

- (b) That a progress update be provided in March 2016, prior to the ASDV beginning operation, to provide assurance about the readiness of the ASDV to succeed. This will be followed by six monthly performance reports to the Committee to monitor progress.

Councillor D Stockton left the meeting

Julian Cobley and David Laycock left the meeting

### 24 **WORK PROGRAMME**

The Committee gave consideration to its work programme. The Chairman proposed that the Committee set up a task and finish group to consider how changes could be made to the involvement of councillors in section 106 agreement development and management. The Committee agreed and the Chairman asked for volunteers to sit on the task and finish group.

The Committee also agreed that a briefing on HS2 would be added to the work programme due to the expected announcements from Government about whether the line would travel through and stop at Crewe.

RESOLVED:

- (a) That the work programme be updated as discussed
- (b) That a task and finish group be set up to review S106 Agreements with the following membership: Councillors H Wells-Bradshaw (chair), D Bebbington, S Brookfield, C Browne and J Weston.

The meeting commenced at 2.00 pm and concluded at 3.40 pm

Councillor H Wells-Bradshaw (Chairman)

## **CHESHIRE EAST COUNCIL**

**REPORT TO:** Jobs, Regeneration and Assets Overview and Scrutiny Committee

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**Date of Meeting:** 18 January 2016  
**Report of:** Director of Planning & Sustainable Development  
**Subject/Title:** Civicance Ltd – Progress Update  
**Portfolio Holder:** Councillor Arnold

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### **1.0 Report Summary**

- 1.1 This report provides Members of the Committee with the background information on the transfer of Building Control and Planning Support Services to the ASDV of Civicance Ltd. It also provides an update on the operation and performance over the initial period.

### **2.0 Recommendation**

- 2.1 The Committee is requested to note the progress made by Civicance Ltd since its inception in April 2015, including its operation and performance.

### **3.0 Reasons for Recommendation**

- 3.1 As part of the Council's move towards being a "Commissioning Council" Civicance Ltd as one of the Council's new Alternative Service Delivery Vehicles (ASDVs) is key to the delivery of a range of services and "outcomes" for local residents. It is important to ensure that these are achieved through the ongoing monitoring of the Contract.

### **4.0 Wards Affected**

- 4.1 N/A

### **5.0 Local Ward Members**

- 5.1 N/A

### **6.0 Financial Implications**

- 6.1 Civicance receives a Management Fee for the delivery of service to be renegotiated annually with the Council. In addition Civicance also "buys back" a range of services from 'CoSocius' including ICT services, Oracle and payroll support. The latter was to ensure a smooth transition into the new way of working and continuity of service to

users. Civicance will consider in future years if it wishes to continue to buy these services from the company as it does at present or seek an alternative provider.

### **7.0 Legal implications (authorised by the Borough Solicitor)**

7.1 Civicance has a 7 year contract with Cheshire East. The contract commenced on 1<sup>st</sup> April 2015.

### **8.0 Background**

8.1 In January 2015 Cabinet approved the transfer of the management of a range of services to the new ASDV. The company called Civicance Ltd was formally established in April 2015 with a Board including two Cheshire East Council representatives. Civicance Ltd is part of the Council's wider drive to become a "Commissioning Council".

8.2 The services and some 47 staff formally transferred to Civicance Ltd on the 1<sup>st</sup> April 2015. The key service delivery areas are:

- Building Control
- Local Land Charges
- Planning Support, liaison and customer interface
- Street Naming and Numbering

8.3 The Contract contains a range of elements and key performance measures to provide the services required by the Council. These are set out in the Service Specification Schedule which helps form the basis by which the Council can measure the effectiveness of Civicance and whether it is delivering.

8.4 Perhaps unlike other ASDVs, Civicance was set up to reduce additional expenditure as a result of competition from other external services and factors (such as proposed changes to land charges) with a potential threat which could lead to additional costs of some £892K over 5 years.

8.5 Appendix 1 provides details of the performance from April to September. This shows a busy period of activity across the main service areas. Raising the profile of Civicance as a company through extensive marketing; building relationships with the local business and development community and improvements in planning application registration have been just some of the key headlines over the first 6 months of the company. Measurement against key indicators shows strong operational performance in most areas.

8.6 Financial performance is on track albeit Building Control income is down (due to competition) but Land Charge income remains strong.

9.7 As part of the monitoring of the Contract, regular meetings are held with Civicance to review progress. A number of further initiatives and improvements are planned over the coming year.

### **Appendices**

Appendix 1 – Performance Update Report

10. **Access to Information**

The background papers relating to this report can be inspected by contacting the report writer:

Name: David Malcolm  
Designation: Head of Planning (Regulation)  
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Email: david.malcolm@cheshireeast.gov.uk

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# *Performance Update Report*

April to September 2015

Date of Report: 05<sup>th</sup> January 2016

[www.civicance.co.uk](http://www.civicance.co.uk)

Civicance Ltd is an agent for Cheshire East Council (CEC) and is owned and controlled by CEC  
Registered Office: Westfields, Middlewich Road, Sandbach, Cheshire CW11 1HZ



## 1.0 Introduction

- 1.1 Civicance Ltd provides a number of statutory regulatory services on behalf of Cheshire East, some of which are chargeable functions and open to a competitive marketplace.
- 1.2 The services Civicance Ltd undertake currently include the following;
  - 1.1 Building Regulations fee earning
  - 2.1 Building Regulation non fee earning
  - 3.1 Response to report of Dangerous structures
  - 4.1 Monitoring of Demolitions
  - 5.1 Local land and property searches
  - 6.1 Street naming and numbering
  - 7.1 Planning administration and application registration
- 1.3 All of the work undertaken by Civicance Ltd involves, at one stage or another, interactions with residents of Cheshire East on a daily basis. Services offered need to be responsive and prompt, whilst being efficient.
- 1.4 Through the inaugural stages of the activity the members of Civicance Ltd have focussed efforts significantly to achieve the requirements as set out within the agency agreement between Cheshire East Council
- 1.5 This report provides a summary of operational performance between 01<sup>st</sup> April 2015 and the 30<sup>th</sup> September 2015 together with highlights of financial performance to the end of October 2015.

## 2.0 Operational achievements

- 2.1 The company operates within a competitive marketplace particularly focused on the fee earning Building Regulation and land charges areas. This business activity relies on quality service provision and service user relationships. With this mind, Civicance Ltd has recognised the importance of building such relationships and has focussed on the following activity in addition to the day to day requirements;

### Building relationships

- Met with the South Cheshire Chamber of Commerce to improve business connectivity. The company has attended a number of events which have subsequently resulted in further discussion with those proposing to development within the Cheshire East area.
- Developed and conducted two networking / customer information events. Agents and architects have been invited to two promotional events introducing Civicance Ltd whilst providing the opportunity to update on changes to legislation

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- Attended both the Cheshire and Nantwich shows, to improve public awareness and perception.
- Interacted and liaised with local schools. Improving professional awareness.
- Conducted 3 builders early morning surgeries, engaging directly with local builders on an informal basis, providing advice and support directly.

Improved a professional web presence through the development of;

- a Civicance website with interactive forms
- accounts for Twitter, Facebook and LinkedIn
- information e-shots, providing key information to customers regularly. This form of communication provides the ability to regularly maintain contact with service users and non-users, improving brand awareness.

Informing residents through the development of;

- A new “Civicance – Guide to extending your home”. This guide is predominantly available in an electronic format and is available to view through the website. A link is also provided at the foot of all emails issued by the Company. The guide provides information to homeowners relating to the Building Regulation processes when extending their home.
- A radio campaign through Silk Fm. In response to need to improve customer awareness, Civicance Ltd has commissioned a radio campaign through Silk Fm, which ran for 13 weeks ending at Christmas. A further regional campaign is planned for the new year through the LABC Organisation
- Marketing leaflets distributed to key locations within the area. Through marketing analysis it is apparent that locality does impact the decision of service providers used. Marketing leaflets to introduce Civicance Ltd and the relationship with Cheshire East have been distributed to a number of post code areas where competition remains fierce.



Working with others

- Progressed discussion with neighbour authorities. Discussion has continued to understand the nature of how any future joint ventures would operate. Initially Civicance Ltd has proposed a memorandum of understanding which is currently being considered by all parties however this is seen as a short term measure.
- Continuing to proactively participate within the national LABC organisation. The “LABC” brand has been considered to play a key role in the part of local authority building control activities over the years, and it is considered important to maintain these relationships to retain existing customers. LABC can assist both CEC and Civicance to further promote service delivery.

2.2 To ensure that the functions of the company remain fit for purpose Civicance Ltd has also driven forward a number of business improvement initiatives;

- Reviewed, recommended and implemented changes to planning application stage rules that provide greater transparency through the website. This will provide a clear audit trail to the planning application process, and provide information on the website as soon as an application is received.
- Implemented greater document management processes moving away from printing documents.
- Developed and implemented a process for planning application case management, thereby contributing to the audit trail of an application
- The development of planning application performance reports as requested by the Development management team
- Improved planning registration time from over 4 weeks to under 5 days

2.3 In addition to operations highlighted within 2.1 and 2.2 above, the company has also;

- Registered 960 Building Regulation applications, of which 937 were fee earning.
- Registered 2794 Planning Applications
- Conducted 7358 site inspections provided through 100% same day site visits
- Responded to 21 dangerous structures
- Registered 881 initial notices
- Registered 10,906 competent persons notifications
- Responded to over 5,000 land charge search requests
- Provided a FIRST STAGE response to the Bosley incident, co-ordinating activities, assisting the search and rescue services
- Supported the Heritage team in the conservation of the Brooks Mill, Congleton. Taking appropriate immediate actions to maintain the mills structural integrity.



### 3.0 Performance Framework

3.1 A number of Key Performance Indicators have been included within the agency agreement that require the Company to monitor performance against. The following tables highlight the required performance expected of the Company as part of this agreement:

Action	Reason	Benefits to the Company	Benefits to the Customer
Monitor Performance of Planning Application Registration	As required under contract agreement. Monitor Performance levels to clearly indicate areas for improvement.	Data can be used to forecast future work trends, staffing requirements and to identify performance against agreement targets	Performance set against the contract and associated guidelines to achieve what the company sets out to achieve. Improve customer service delivery of planning applications

Service Level Indicator	2014 – 2015 Cheshire East achievements	Target set for 2015 – 2016	Target Set for 2016 - 2017	Schedule 1 KPI	Schedule 6 KPI	Possible Penalties	Target Achievement for the period
April - September 2015							
Valid Application registered within 10 working days	57%	100%	100%	Yes	Yes	No	99%
Valid Planning Applications registered within 5 working days	3%	80%	90%	Yes	Yes	Yes	94%
Registration of valid Householder applications registered within 2 working days	22%	90%	90%	Yes	Yes	No	72%
Registration of valid prior applications within 1 working day	29%	100%	100%	Yes	Yes	Yes	54%
Neighbours and consultees notified within 1 day of registration of applications		90%	100%	Yes	Yes	No	100%
Requests for additional information, amendments or corrections to invalid applications sent out within 5 working days of receipt		90%	90%	Yes	Yes	No	u/a
Issue Decision Notices within 1 day of Decision being produced		95%	95%	Yes	Yes	Yes	u/a

*Commentary:* The company has improved service provision significantly over the inaugural months, however there are a few areas in need of further improvement. A review of processes is currently underway with the aim to identify resources, therefore enabling performance targets for those highlighted “amber” above to be met. Additionally, throughout the start-up process of the company a number of staff changes have been made that have also distracted resources.

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Action	Reason	Benefits to the Company	Benefits to the Customer
Monitor Market activity together with performance relating to Fee Earning activity under the Building Regulations	<i>As required under contract agreement. The data can also be used to forecast future workload and staffing requirements. The number of applications reflects fee income</i>	Data can be used to forecast future work trends, staffing requirements and to identify marketing potential.	Performance set against the contract and associated guidelines to achieve what the company sets out to achieve.

Service Level Indicator	2014 – 2015 Cheshire East achievements	Target set for 2015 – 2016	Target Set for 2016 - 2017	Schedule 1 KPI	Schedule 6 KPI	Possible Penalties	Target Achievement for the period
<i>April - September 2015</i>							
Number of Fee Earning Applications received	1962	2200	2200	Yes	Yes	No	937
Number of Initial Notices	1348	1400	1400	No	Yes	No	881
Number of all LA Apps as a % of all notices received	59%	70%	70%	No	Yes	No	51.5%
Percentage of Full Plans checked within 15 working days	84%	94%	94%	Yes	Yes	Yes	96%
Percentage of inspections carried out the same day where requested before 10.00am	100%	98%	98%	Yes	Yes	No	100%
Percentage of Decisions issued within 2 months		98%	98%	Yes	Yes	No	98%

*Commentary:* Performance associated with work received remains at a high standard. Significant marketing activity has been undertaken by employees who are predominantly frontline customer facing employees. Currently, market analysis has revealed the activity of **approximately 40 companies** that are now operating within the Cheshire East region competing for “fee earning building regulations element” business in this area. Feedback also reveals that fees and charges are lower compared with those set by Cheshire East which gives competitors a commercial advantage.

It should be noted that competitors do not undertake work relating to Building Regulations where no fee is applicable, such as works associated with disabled adaptations etc.



Action	Reason	Benefits to the Company	Benefits to the Customer
Monitor Performance of processing correspondence and PD enquiries	As required under contract agreement. Monitor Performance levels to clearly indicate areas for improvement.	Identify performance against others.	Performance set against the contract and associated guidelines to achieve what the company sets out to achieve. Improve customer service delivery of planning applications

Service Level Indicator	2014 – 2015 Cheshire East achievements	Target set for 2015 – 2016	Target Set for 2016 - 2017	Schedule 1 KPI	Schedule 6 KPI	Possible Penalties	Target Achievement for the period
April to September 2015							
Response to Permitted Development enquiries issued within 21 days		95%	95%	Yes	No	No	n/a
Acknowledgement of correspondence received sent out, scanned, indexed and filed in system within 2 working days		90%	90%	Yes	Yes	No	n/a

*Commentary:* Processes are not yet available to enable reporting of this target. This forms part of the processes review. Further discussion with the client will be necessary relating to the service level indicator for the acknowledgement, indexing of correspondence, as the whole function relies on the performance of the clients scanning bureau. Performance targets against permitted development enquiries should be available for the next quarterly report.



Action	Reason	Benefits to the Company	Benefits to the Customer
Monitor the turnaround of Local searches	As required under contract agreement. Monitor Performance levels to clearly indicate areas for improvement.	Identify performance against others.	Performance set against the contract and associated guidelines to achieve what the company sets out to achieve. Improve customer service delivery of planning applications

Service Level Indicator	2014 – 2015 Cheshire East achievements	Target set for 2015 – 2016	Target Set for 2016 - 2017	Schedule 1 KPI	Schedule 6 KPI	Possible Penalties	Target Achievement for the period
April to September 2015							
All Local searches turned around within 10 working days		100%	100%	Yes	Yes	No	100%
All Local searches turned around within 5 working days		95%	95%	Yes	Yes	Yes	78%
Expedited Searches turned around within 1 working day		100%	100%	Yes	Yes	Yes	100%
Standard Searches received (LLC1 and Con29)		5300	Tbc	Yes	No	No	3010
Non Standard Searches (LLC1, Con29R and Con29O)		1200	Tbc	Yes	No	No	701
LLC1 Only		2200	Tbc	Yes	No	No	1222
Supplementary Questions		50	Tbc	Yes	No	No	u/a

*Commentary:* One particular question responded to requires advice and support from another team. This, at present removes the ability for the Company to control the timelines for this type of enquiry. The level of searches has increased whilst the company has experienced a number of staffing issues due to the personal circumstances and maternity absences



Action	Reason	Benefits to the Company	Benefits to the Customer
Process requests for Street Names	Performance measures required under Agency agreement	Ensure satisfactory monitoring of performance.	Meet customer needs and expectations.

Service Level Indicator	2014 – 2015 Cheshire East achievements	Target set for 2015 – 2016	Target Set for 2016 - 2017	Schedule 1 KPI	Schedule 6 KPI	Possible Penalties	Target Achievement to end of month
Production of informal cabinet reports within 10 working days		100%	100%	Yes	No	No	100%

*Commentary:* None

#### 4.0 Contractual Finance position

4.1 The table below demonstrates the financial position at the end of October 2015 and relates the performance of Civicance Ltd against the requirements of Schedule 6 (Payment and Performance Monitoring) of the Agency agreement.

Civicance & CEC contract position	Target £'000	Forecast £'000	Variance £'000
<b>Mgmt Fee for Civicance</b>	<b>1,764</b>	<b>1,764</b>	<b>0</b>
Income on CEC	(1,756)	(1,608)	148
	<b>8,000</b>	<b>156</b>	<b>148</b>
Schedule 6 consideration	(494)	(401)	93
<b>Expenditure for Civicance against contract</b>	<b>1,764</b>	<b>1,554</b>	<b>(210)</b>
<b>Net position</b>			<b>(62)</b>

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# Report

## REPORT TO: Overview and Scrutiny Committee

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**Date of Meeting:****Report of:** Andrew Round (Assets) - Strategic Commissioning**Subject/Title:** Quarter 3 Engine of the North Report**Portfolio Holder:** Service Commissioning Portfolio – Councillor

### 1.0 Report Summary

1.1 The purpose of this report is to update Overview & Scrutiny Committee on the recent performance of Engine of the North.

### 2.0 Recommendation

2.1 That the Committee consider this report.

### 3.0 Wards Affected

3.1 All

### 4.0 Local Ward Members

4.1 All

### 5.0 Background to Engine of the North Quarterly Reports

5.1 Engine of the North was formed in 2013 to function as the Council's wholly owned property development company in order to:

- Accelerate housing and jobs growth using land & property assets owned by the Council as well as the acquisition/development of third party land.
- Maximise development value of land and minimise the risks to the Council by providing dedicated delivery arrangements and commercial expertise.

### 6.0 Financial Review

6.1 The 3 year programme budget is currently £3.2million. The Company expect £1.4million to fall into 2015/16.

6.2 Engine of the North charges for its services to CEBC at cost, therefore there is no reported profit-loss.

### 7.0 Performance Review

7.1 Engine of the North's current Business Plan approved by CERF in 2015.

7.2 The Company's key achievements to date are as follows:

# Report

- Disposal of site at Parkgate Industrial Estate to Oliver Valves - £2 million capital receipt
- Disposal of the former Remenham Council Offices to Pegasus Ltd - £5million Capital Receipt
- Disposal of land at Earl Road, Handforth to CPG for a retail led regeneration scheme. £7.4million Capital Receipt for Phase 1
- Resolution to grant planning for 230 homes and a foodstore at South Macclesfield Development Area
- St Anne's Lane, Nantwich has been marketed, tenders received and currently being evaluated.

## 8.0 Key Activities 2016/17 Onwards

- Promote North Cheshire Growth Village through the Local Plan Examination process to secure an allocation to deliver a substantial capital receipt, circa 1650 homes, and new neighbourhood facilities including primary school, shops and employment uses.
- Promote a planning application for a residential led scheme at Leighton Green, Crewe to deliver an important new highways link and up to 400 homes.
- Facilitate the disposal of Phases 2 & 3 of the retail & leisure scheme at Handforth Earl Road to deliver a very substantial capital receipt and over 1000 new jobs.
- Implement delivery strategy for South Macclesfield Development Area to deliver circa 230 homes and retail unit(s).
- Complete the sale (subject to planning) of the Council's land at St Anne's Lane, Nantwich.

## 9.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

Name: Andrew Round  
Designation: Director of Growth and Regeneration  
Tel No: 01270 685308  
Email: [Andrew.Round@cheshireeast.gov.uk](mailto:Andrew.Round@cheshireeast.gov.uk)

## CHESHIRE EAST COUNCIL

### REPORT TO: Jobs Regeneration and Assets Overview and Scrutiny Committee

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**Date of Meeting:** 18 January 2016  
**Report of:** Democratic Services  
**Subject/Title:** Work Programme update

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#### **1.0 Report Summary**

- 1.1 To review items in the 2015/16 Work Programme, to consider the efficacy of existing items listed in the schedule attached, together with any other items suggested by Committee Members..

#### **2.0 Recommendations**

- 2.1 That the work programme be received and noted.

#### **3.0 Reasons for Recommendations**

- 3.1 It is good practice to agree and review the Work Programme to enable effective management of the Committee's business.

#### **4.0 Wards Affected**

- 4.1 All

#### **5.0 Local Ward Members**

- 5.1 Not applicable.

#### **6.0 Background and Options**

- 6.1 In reviewing the work programme, Members must pay close attention to the Corporate Priorities and Forward Plan.
- 6.2 Following this meeting the document will be updated so that all the appropriate targets will be included within the schedule.
- 6.3 In reviewing the work programme, Members must have regard to the general criteria which should be applied to all potential items, including Task and Finish reviews, when considering whether any Scrutiny activity is appropriate. Matters should be assessed against the following criteria:

- Does the issue fall within a corporate priority

- Is the issue of key interest to the public
- Does the matter relate to a poor or declining performing service for which there is no obvious explanation
- Is there a pattern of budgetary overspends
- Is it a matter raised by external audit management letters and or audit reports?
- Is there a high level of dissatisfaction with the service

6.4 If during the assessment process any of the following emerge, then the topic should be rejected:

- The topic is already being addressed elsewhere
- The matter is subjudice
- Scrutiny cannot add value or is unlikely to be able to conclude an investigation within the specified timescale

### **7.0 Access to Information**

The background papers relating to this report can be inspected by contacting the report writer:

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## Jobs Regeneration and Assets Overview and Scrutiny Committee – 8 January 2016

### Future Meetings

Formal Meeting	Informal Meeting	Formal Meeting	Informal Meeting	Informal Meeting
Date: <b>18 January 2016</b> Time: 2:00pm Venue: Committee Suites, Westfields	Date: <b>22 February 2016</b> Time: 2:00pm Venue: Committee Suites, Westfields	Date: <b>21 March 2016</b> Time: 2:00pm Venue: Committee Suites, Westfields	Date: <b>25 April 2016</b> Time: 2:00pm Venue: Committee Suites, Westfields	Date: <b>20 June 2016</b> Time: 2:00pm Venue: Committee Suites, Westfields

### Essential items

Item	Description/purpose of report/comments	Outcome	Lead Officer/organisation/Portfolio Holder	Suggested by	Current position	Key Dates/Deadlines
Apprenticeships	To carry out a task group looking at how apprenticeships can be increased and how SMEs can be engaged	Cheshire East has a strong and resilient economy & People have the life skills and education they need to thrive	Peter Cavanagh Steve Bellairs Sue Malec	Committee	Scope drafted. 2 <sup>nd</sup> meeting held on 28 Oct	27 January 2016
S106 Agreements	To examine whether agreements are being managed well, if funds are used effectively and how are ward members engaged	Cheshire East is a green and sustainable place	David Malcolm Fiona Seddon	Committee	Task and Finish Group agreed. Scoping meeting set up	15 January 2016
CIL	There is potential for the committee to assess whether CIL should be used by the Council	Cheshire East is a green and sustainable place	David Malcolm	Corporate Scrutiny Committee	Corporate agreed item to be added to the WP in Oct 15	On hold until an appropriate time
Cheshire East Engine of the North	To monitor the performance of EotN and whether it is delivering	Cheshire East has a strong	Caroline Simpson	Committee	At Oct 15 meeting the Committee	18 January 2016

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	on its targets	and resilient economy			requested a report for a future meeting	
Civiance	To monitor the set up of the ASDV and the progress made to far	Cheshire East has a strong and resilient economy	David Malcolm Sean Hannaby Ian Bunn	Committee	Report requested for future meeting	18 January 2016
Cheshire and Warrington LEP	To receive a briefing about the LEP and consider how a relationship with the Committee can be developed	Cheshire East has a strong and resilient economy	Julian Cobley Aiden Manley	Committee	CWAC and Warrington have been approached to make arrangements for joint scrutiny	
Skills and Growth ASDV	To monitor the implementation of Cabinet decision to set up new ASDV and have an input into its role and services	Cheshire East has a strong and resilient economy & People have the life skills and education they need to thrive	Julian Cobley	Committee	Report of the ASDV received at 23 Nov 2015 meeting. Portfolio Holder decision took place on 7 Dec. Shadow arrangements start in April.	
Regeneration of Towns and Villages	To assess the regeneration needs of Cheshire East's towns and villages	Cheshire East has a strong and resilient economy	Julian Cobley	Committee	Agreed at workshop	TBA

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### Monitoring Items

Item	Description/purpose of report/comments	Outcomes	Lead Officer/organisation/Portfolio Holder	Suggested by	Current position	Key Dates/Deadlines
High Growth City Project	A task and finish group conducted a review to help council prepare for the potential impact of Crewe being part of HS2 and submitted a report to Cabinet with recommendations.	Cheshire East has a strong and resilient economy	C Simpson K Tierney A Ross	Chairman	TG report submitted to Cabinet 11 Feb. Response to recommendations requested.	Date to receive response to be agreed
Cheshire Neighbours Credit Union	To monitor the progress of the credit union following the reward of a further grant, subject to required actions, by the Cabinet	Our local communities are strong and supportive	Sharon Angus Crawshaw CNCU	Committee	Cabinet agreed funding in Sept 15. Committee to consider monitoring	TBA
Business Engagement	Monitor engagement with Top 100 business in CE. Consider how CE supports SMEs (high growth). How do we stimulate the market and enable development	Cheshire East has a strong and resilient economy	John Willis	Committee	Report received in October. Update requested in six months	25 April 2016 meeting Agenda 15 April
Strategic Asset Management Plan	To monitor the implementation of SAMP and the transfer of surplus assets	Responsible effective and efficient organisation	Heather McManus	Committee	Report received in October. Implementation plan for strategy requested	Future meetings to be considered
Macclesfield Town Centre Regeneration	To receive a paper about the strategy for the town and potential risks and ongoing issues	Cheshire East has a strong and resilient economy	Jo Wise	Caroline Simpson	Presentation received at October meeting	
Crewe Town Centre Regeneration	To receive a briefing about the regeneration framework for Crewe	Cheshire East has a strong	Jez Goodman	Committee	Presentation received at	

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	Town Centre	and resilient economy			November meeting	
HS2	To monitor the progress of developments.	Cheshire East has a strong and resilient economy	Caroline Simpson/Andrew Ross	Committee	Latest update received at 14 December informal meeting	Future dates to be considered
Local Plan	Monitor site allocations, housing delivery and impact on regen and other strategies	Cheshire East is a green and sustainable place	Adrian Fisher	Committee	Agreed at workshop	TBA

### Possible Future/ desirable items

- End to End Planning Process
- Homelessness Task Group – postponed in sept 15
- Council House Building
- Private Rented Sector
- Registered Social Landlords