

REPORT TO: Overview and Scrutiny Committee

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:

- 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