

# Public Document Pack

## **Livestock Market Working Party**

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Held virtually on Wednesday 19 January 2022.

### **Present**

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Councillors Bailey, Burr MBE (Chair), Cleary, Cussons MBE, Docwra, Middleton and Wass

### **In Attendance**

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Cllr Frank, Owen Griffiths, Cllr Potter, Phillip Spurr and Howard Wallis

### **Minutes**

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#### **30 Apologies**

Apologies were received by Cllrs Arnold and Keal.

#### **31 Minutes from Last Meeting**

Members accepted the minutes from the previous meeting.

#### **32 Election of Temporary Chair**

Due to the apologies of the Chair, a temporary Chair needed to be elected for the meeting. Cllr Burr stood and was elected unopposed.

#### **33 Progress on Legal Agreement**

Since the last meeting, in November, further discussions have taken place with the Fitzwilliam Trust Corporation (FTC) over the Livestock Market Site and the legal agreement that would be agreed for the handover of the land.

An initial Exclusivity Agreement has been proposed and agreed in principle between the two parties- although some details remain to be finalised. The Agreement will commit the two parties to work towards the transfer of the site to the Council- it also prevents the site's owners from engaging with other parties during the period of the agreement. There is a high level of confidence that this will provide enough time for the negotiations, design specifications, and planning details to occur. The Exclusivity Agreement is intended to provide Members with the confidence that they require to move towards more detailed project development.

Members discussed and asked questions on the following:

- The Members were reassured that there is a commitment from both sides to getting the project moving.
- The Council must only incur expenditure on works that directly relate to the Livestock Market and not the wider business park.  
Members were informed that the Council would only pay for costs of the Livestock Market development and appropriate proportion of shared services. Whilst the exact specifics would need to be determined, the level of contribution will need to

be negotiated and agreed upon during the next stage of project development. would be something that would be negotiated upon and agreed before the Council.

- Concerns over expenditure.
  - The initial feasibility work indicates that the project budget is very tight.
  - To help with this, there will be a one-time further request for money from the Council, at the next budget meeting, to cover consultancy costs and provide a greater level of flexibility of funding.

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### **Progressing to detailed Project Development**

The Members were presented with the future steps of the project if they gave their ascent to it moving onto the next stage.

The plans were set out and this encompassed the appointment of consultants to progress:

- The Design Elements.
- The potential to gain synergies with another project supporting the creation of an Anaerobic Digester, allowing for efficiencies in the level of planning.
- The cost elements.
- The development of the business case.

Members then discussed and asked questions on the following:

- The timeframe for securing a consultant.
  - A fee proposal has already been received from Align Property Partners. [APP is a company created by North Yorkshire County Council to provide consultancy services and the Council has an established Collaboration Agreement with NYCC to utilise the operational expertise and experience of Align]
  - If approval is granted by the end of January then the consultant can be appointed immediately.
  - The contract value for the next stage of project development is within the threshold that can be approved by the Chair of the Policy and Resources Committee.
  - If that were to happen the next stage of work (RIBA stage 2) could be complete by the end of March.
- Need to consider potential biosecurity risks due to dealing with livestock.
- Whether there would be multiple consultant appointments
  - The next stage of work undertaken by consultants will cover RIBA stages 2 (Concept Design) and 3 (Spatial Coordination)- this will take the project through to securing planning permission.
  - A further appointment will need to be made for the final stages: RIBA stages 4-6 (Technical Design, Construction, and Handover). [This would be dependent on a decision to proceed with the project from Full Council].
- Whether the anaerobic digester plans would delay the Livestock Market being developed.
  - It was confirmed that successful delivery of the Livestock Market was the priority. If there is a way to accommodate the digester into the plans then this would be considered- however this must not result in any greater risks to delivering the Market.

- Cllr Cleary wanted it on the record his concerns over the anaerobic digester.

It was unanimously agreed that the Council could move onto the next stage of the project development – subject to finalising the Exclusivity Agreement.

It was unanimously agreed that the Livestock Market should be the priority above all else.

### 35 **Project Programme**

The initial feasibility report, by Align, suggested following construction dates:

- Start on site - November 2022
- Completion - June 2023.

However, this was based on progressing to detailed project development shortly after the Working Party in September 2021. The programme has therefore had to be revised to account the longer period required to approve further project development.

The revised construction dates would be:

- Start on site- March 2023.
- Completion – October 2023.

Officers will work with the consultant to explore opportunities to accelerate this programme, such as running as many processes' concurrently as possible.

The new start date would be closer to the dissolving of Ryedale District Council. As a result, there would be a need to be able to show substantial progress, for the Council to present the project as a Capital programme to be furthered.

It was unanimously agreed by the Members that as much of the project, as possible, should be conducted under Ryedale District Council. It was accepted, though, that parts of the implementation stage might have to be conducted under the new authority.

### 36 **Any Other Business**

Since the last meeting, there have been further requests from a representative of the landowner to speak to the group. Officers asked if he should be invited to the next meeting.

Whilst some members saw merit in this, others expressed the view that this was not required or appropriate at this stage.

It was unanimously agreed that whilst there might be merit in inviting the representative of the landowner to a future meeting, discussions were best

progressed by Officers- until such time as the land transaction had been completed.

There being no further business, the meeting ended at 7:50pm.