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Livestock Market Working Party

Held virtually on Wednesday 6 April 2022

Present

Councillors Arnold, Bailey, Cussons MBE, Di Keal (Chair) and Wass.

In Attendance

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

Minutes

37 Apologies

Apologies were received from Cllrs Burr, Cleary, and Docwra.

38 Minutes

The minutes were approved by the working party.

39 Site Negotiations and Proposed Approach

Since the previous meeting, negotiations have continued with the Fitzwilliam Trust Corporation (FTC). There are two options for progressing the site transfer (as set out in the confidential Briefing Note circulated to members on 22 February 2022).

Route 1: The site is offered with no restrictions. The site would be transferred to the Council once the Livestock Market is completed to a specification to be agreed with the FTC. However, discussions have identified a significant gap between the expectations of the two parties. Given the fixed budget for the scheme, it is considered that the feasibility of this route is unlikely.

Route 2: The site is given to the Council but with usage restrictions over what the site can be used for; the Livestock Market together with other complimentary uses. The briefing note circulated to Members on 22 February 2022 proposed progressing on the basis of Route 2. It would allow for the site to be secured, secure the remaining s106 funding, and deliver a "core facility" which could be built upon.

Questions were asked on:

- Have the FTC moved the parameters for the site transfer and might these move again?
- Would a usage restriction raise questions over how sustainable the project would be in the long-term? If the Livestock Market were to stop operating, what would be the process for solving that?
 - It was explained that there is a risk with the usage restriction but there would also be an opportunity cost in not accepting the land that is being offered.

- There might be an obligation over what is put on the land but it would still allow for the Council to secure the future of a Livestock Market in Ryedale.
- If the Livestock market stopped operating then further discussions would be required with the FTC.
 - Further, negotiations with the FTC will be required to agree the detail of usage restrictions and in what circumstances these will cease.
 - Where does the anaerobic digester project fit into these routes?
 - The anaerobic digester talks are still ongoing between the Circular Malton & Norton team and the FTC. It is understood that the project is now being developed for a different site so it does not need to be within the considerations of the Livestock Market.
 - Would the inclusion of additional buildings, such as a café, bring any benefit to the FTC?
 - No direct benefit- but such buildings would help support the viability of the Livestock Market.
 - Whether an abattoir could be built on the site as well?

40 **Project Programme**

The following programme was outlined, subject to the Working Party being content for Officers to progress as proposed and presuming that nothing gets delayed.

August- A Part A Report to Policy and Resources Committee setting out the project business case and seeking approval to proceed to procurement and seeking delegated authority to appoint contractors.

October- Due to Local Government Reorganisation, all large capital projects (over £1m) will also have to go through North Yorkshire County Council to be approved. The process and timescales are uncertain but will take around 10 weeks.

November to March- Technical designs, specifications and procurements.

May 2023- The construction to start site.

September 2023- Building work to be completed.

41 **Next Steps**

Members of the Working Party provided a clear steer, with no dissenting voices, to officers to progress with the proposed “Route 2” approach to site acquisition and the following next steps.

A vote was proposed to give an indicative approval to officers for the following three steps:

- 1) Consent to continuing to create the exclusivity agreement

- 2) Agree to the hiring of the next stage of Align consultants
- 3) Progress with detailed land transactions.

42 **Any Other Business**

There being no further business, the meeting ended at 7:45pm.

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