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Livestock Market Working Party

Held in the Council Chamber on Wednesday 6 July 2022 at 6:30pm.

Present

Councillors P Andrews (Substitute), Arnold, Cussons MBE, Keal (Chair) and Wass

In Attendance

Owen Griffiths, Phillip Spurr and Howard Wallis

Minutes

1 Apologies

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

2 Minutes

The Minutes of the previous meeting were received by the Working Party.

3 Site Negotiations

Officers provided an update on the site negotiations that had taken place since the last meeting.

Although it was recognised at the last meeting that there would be a user restriction on the land provided by the Fitzwilliam Trust Corporation (FTC), the details of that user restriction still needed to be worked out. Discussions and correspondence between the two parties have continued, with the principles needing to be finalised to avert future risk. It would also be important that, in order to protect the public expenditure, that any user restrictions would not be indefinite.

The officers hope to have the exclusivity agreement finalised by the end of July.

4 Project Development Update

There have been further stakeholder meetings for those involved with the project. A revised site plan was shared with the present users of the Livestock Market and constructive feedback was provided. This feedback would be useful for the development of the project after the exclusivity agreement is finalised.

The Members were informed of the present cost estimates for the scheme and how that would work with the budget previously allocated by Members. It was acknowledged that, since the previous cost estimates, construction cost inflations would put price pressures on the budget of the project.

It was put forward that various options will need to be considered for implementing the project including:

- 1) Phasing the project - with the budget agreed by Members funding an initial phase only.
- 2) Ensuring an appropriate structuring for project delivery - to attract follow-up investment to complete further phases.

- 3) Grant Funding - may provide an opportunity for additional investment from external grants. However, there are not presently considered to be any grants available that are being offered for this type of project.
- 4) Increased Council Budget – to enable the whole project to be delivered. Any increase in budget would clearly require Council approval.

Following the update Members asked questions on:

- How the Council will assess rental levels for the completed Market?
- The extent of FTC involvement in the project.
- If there was any grant funding available, would there be any restrictions on it?

5 Programme

The project programme was provided at the previous meeting but it has had to be reconfigured due to the delays in the agreement mentioned in the site negotiation updates.

As a result of this, the report that was due to go to the August Policy and Resources Committee will now have to go to the Policy and Resources Committee in September, or potentially the following meeting in November. If the report is approved by the Committee, the recommendations would be taken to Full Council and to the continuing authority of North Yorkshire County Council to be approved under Section 24 process.

The Chair wanted the minutes to reflect her support and thanks for the efforts made by Officers throughout the changes and delays in the project development.

Questions were then asked about:

- What would the continuing authority require for the section 24 process and what would that process would be?
- How long the Section 24 process would take?

6 Next Steps

The next steps of the project are contingent upon the agreement of the FTC over the user restriction and the exclusivity agreement.

Once that agreement is in place, the following steps can be progressed:

- Revised design and cost estimates, in conjunction with Align consulting.
- Further details regarding the level of infrastructure and servicing required.
- An assessment of the options available for the operations and management of the Market once the project has been completed.
- Writing the report for the Policy and Resources Committee.
- Preparing the business case for the Section 24 approval

Key updates will be circulated to the Members of the Working Party and the next Working Party meeting will be held ahead of the Policy and Resources Committee.

7 **AOB**

There being no further business the meeting finished at 7:20pm.

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