

REPORT TO: Portfolio Holders

DATE: 18th July 2022

REPORTING OFFICER: Inward Investment Officer

PORTFOLIO: Corporate Services and Employment,
Learning & Skills, Community & Culture

SUBJECT: Business Rates Action Areas

PROJECT AREA: 3MG

1.0 PURPOSE OF THE REPORT

In July 2018 Executive Board approved the Business Rates Action Areas (EXB22 – report and minutes attached for reference) and agreed the first 5 year pilot would commence on Astmoor in April 2019. Other locations would follow when local circumstances were considered to be favourable.

Conditions are now favourable at 3MG. We have a number of new developments and more in the pipeline. This report covers two sites at 3MG occupied by Warburton's

2.0 RECOMMENDATION: That

1) Portfolio Holders support Business Rates Relief to Warburton's.

3.0 SUPPORTING INFORMATION

Successful applicants to the Business Rates Action Areas scheme can benefit from up to 100% business rates discount in year one, 75% discount in year 2 and 50% discount in year 3. The company is required to meet subsidy control regulations, which at present allows a company to access up to £325,000 of public funding over a 3 year rolling period.

In return for operating the scheme the Council has access to a company's employment data and is the first port of call for all recruitment. The employment data is of particular importance, as 3MG was awarded £9m of grant funding from BEIS and without the jobs the Council and Esken will be liable for repaying the grant.

4.0 POLICY IMPLICATIONS

The applications to the scheme are in line with the Business Rates Action Areas which is a Council policy.

5.0 FINANCIAL IMPLICATIONS

Warburton's – rates payable £123,392 per annum.
Rates relief would equate to £277,632 across the 3 years.
Clawback reduced by £406,149 in April 2023.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

The Business Rates Action Areas were proposed to accelerated development, job creation and business rates income.

7.0 RISK ANALYSIS

The scheme is available to all businesses within the Action Areas and therefore does not advantage any business over another.

8.0 EQUALITY AND DIVERSITY ISSUES

No adverse impact.

9.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
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None under the meaning of the Act.

Appendix A: Corporate Housing Policy & Delivery, Activity Mapping

Building new & affordable homes to meet the Boroughs housing needs

Chief Execs

- Strategic Housing Partnership

Policy, Planning & Building Con

- LCR-CA Housing & Spatial Planning Board
- Housing land allocation
- Annual housing completions & land supply monitoring
- Housing need study & Affordable Housing Policy
- Housing mix i.e. No. of bedrooms, property type (as Strategic Housing Market Assessment)
- Housing design standards
- New building housing planning applications determination
- Gypsy & traveller site allocations

Regeneration

- Supporting new housing delivery in regeneration areas (i.e. Runcorn Old Town)
- Difficult sites & Brownfield Land Fund i.e. Foundry Lane
- Council owned land disposal i.e. Priory Meadows
- Exemplar Development i.e. Net Zero Housing

Research & Intelligence

- Population, demographic & social-economic data
- Housing tenure data & spatial analysis

Meeting Supported & Specialist Housing Needs

Supported Housing

- Managed accommodation to support independent living support for people with a physical/learning disability
- Council run Care and Support Homes i.e. Oak Meadow and Millbrow
- Older people and extra care accommodation (external providers)
- Gypsy and Traveller sites Management

Housing Solutions

- Affordable Housing Waiting list (Managed as Property Pool Plus by Halton Housing)
- Emergency housing i.e. Homeless and domestic abuse
- Temporary accommodation i.e. hotel and hostels
- 'Move on' accommodation

Maintaining and Improving Existing Housing Stock

Supported Housing

- Halton Home Improvement & Independent Living Services - Assessments
- Home Improvement Agency (adaptions team) i.e. Disability modifications grants, major alterations

Policy, Planning and Building Control

- Housing extension planning & building control applications

Regeneration

- Housing & neighbourhood renewal (i.e. Palacefields & Murdishaw)
- Housing Energy Retrofit Programmes i.e. LAD2 / 3 & SHDF

Environmental Health & Trading Standard

- Housing quality standards enforcement
- Housing in multiple occupancy licencing
- Park homes / caravan sites
- Minimum energy efficiency level for domestic private rented properties (MEES Regulations)
- Managing housing nuisance, i.e. where new homes are built next to commercial properties

Public Health Intelligence

- Healthy Home & Affordable Warmth i.e. ECO grant
- Fuel poverty and healthy home data