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7 November 2018

To: All Councillors

As a Member or Substitute of the **Community & Environment Committee**, please treat this as your summons to attend a meeting on **Thursday 15 November 2018 at 6.00pm in the Council Chamber, Town Hall, Matlock.**

Yours sincerely



Sandra Lamb  
Head of Corporate Services

## **AGENDA**

### **1. APOLOGIES/SUBSTITUTES**

Please advise Democratic Services on 01629 761133 or e-mail [committee@derbyshiredales.gov.uk](mailto:committee@derbyshiredales.gov.uk) of any apologies for absence and substitute arrangements.

### **2. APPROVAL OF MINUTES OF PREVIOUS MEETING**

13 September 2018

### **3. PUBLIC PARTICIPATION**

To enable members of the public to ask questions, express views or present petitions, **IF NOTICE HAS BEEN GIVEN**, (by telephone, in writing or by electronic mail) **BY NO LATER THAN 12 NOON OF THE WORKING DAY PRECEDING THE MEETING.**

### **4. INTERESTS**

Members are required to declare the existence and nature of any interests they may have in subsequent agenda items in accordance with the District Council's Code of Conduct. Those interests are matters that relate to money or that which can be valued in money, affecting the Member her/his partner, extended family and close friends.

Interests that become apparent at a later stage in the proceedings may be declared at that time.

## 5. QUESTIONS PURSUANT TO RULE OF PROCEDURE NUMBER 15

To answer questions from Members who have given the appropriate notice.

**Page No.**

## 6. HURST FARM REGENERATION PROJECT

**3 - 12**

To note a report setting out the progress made by the Estate Regeneration Manager in the first year in post delivering on the successful DCLG regeneration funding awarded to Hurst Farm, Matlock. The report outlines the next steps, details of emerging project ideas and the potential funding bids proposed.

## 7. MATLOCK COMMUNITY VISION – LAND AT BAKEWELL ROAD, MATLOCK

**13 - 26**

To note and thank Matlock Community Vision for the work they have undertaken on the Bakewell Road Redevelopment Project and consider approval to take the project forward, with a further report to the Committee in July 2019.

## 8. GYPSIES & TRAVELLERS – FURTHER UPDATE

**27 – 31**

To receive an update on the current position regarding the provision of a permanent Gypsy and Traveller site in the District.

## 9. DERBYSHIRE DALES BUSINESS SURVEY 2018

**32 - 77**

To note the results of the second Derbyshire Dales Business Survey, conducted in Autumn 2018, in order to inform Members' economic development priority.

## 10. SITE FEASIBILITY STUDY AND OPTIONS ASSESSMENT

**78 - 82**

To receive an update on work being undertaken to help progress earlier delivery of employment floorspace on land off Cromford Road/Middleton Road, Wirksworth, in support of the Council's economic development priority.

## 11. LITTER ENFORCEMENT – FIXED PENALTY NOTICES

**83 - 85**

To receive a report summarising a new enforcement power that enables the issuing of fixed penalty notices for the offence of littering from vehicles. Also, to consider the adoption of a scheme of delegation for the issuing of fixed penalty notices and the standard amounts for the penalties as detailed in the report.

Members of the Committee - Councillors Jason Atkin, Richard Bright, Sue Bull, Martin Burfoot, Albert Catt, Ann Elliott, Chris Furness, Susan Hobson (Vice Chairman), Vicky Massey-Bloodworth, Tony Morley, Dermot Murphy, Joyce Pawley, Mike Ratcliffe, Lewis Rose OBE, Andrew Statham, Colin Swindell, Jo Wild (Chairman)

Substitutes - Councillors Deborah Botham, Jennifer Bower, David Chapman, Tom Donnelly, Richard FitzHerbert, Steve Flitter, Alyson Hill, Angus Jenkins, Jean Monks, Garry Purdy, Irene Ratcliffe, Mark Salt, Jacquie Stevens, John Tibenham, Philippa Tilbrook

COMMUNITY AND ENVIRONMENT COMMITTEE  
15 NOVEMBER 2018

Report of the Head of Housing

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## **HURST FARM REGENERATION PROJECT**

### **PURPOSE OF REPORT**

This report sets out the progress made by the Estate Regeneration Manager in the first year in post delivering on the successful DCLG regeneration funding awarded to Hurst Farm, Matlock. The report provides an update, outlines the next steps in the project and aims to introduce members to emerging project ideas and potential funding bids proposed.

### **RECOMMENDATION**

Members note the progress of the project.

### **WARDS AFFECTED**

Matlock St Giles

### **STRATEGIC LINK**

Estate regeneration can be an effective way of improving the wider environment, tackling poor housing conditions and supporting vulnerable people in their housing choices. The Hurst Farm project also provides an opportunity for different council departments to work together to add value and develop an inspirational project.

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## **1 SUMMARY**

- 1.1 Committee previously received two reports concerning the Government's Estate Regeneration programme. On 16th March 2017 members were asked to note the District Council's submission of a Capacity Building Fund bid to the Department for Communities and Local Government (DCLG). Following this report the District Council has been successful, with funding awarded for the Hurst Farm Estate.
- 1.2 Committee received a second report concerning the progress of the Government's Estate Regeneration programme on the 11<sup>th</sup> January 2018 asking Members to note the work undertaken since the the Estate Regeneration Manager started in post on the 4<sup>th</sup> September 2017.
- 1.3 This report provides a further update for Members, including progress concerning the consultation process, the initial projects that are emerging from the work undertaken so far and the likely sources of grant funding.

## 2 REPORT

- 2.1 In 2016 the Government sought expressions of interest (EOI) for an ambitious estates regeneration programme with 100 estates from around the country. £200m in loan funding had been set aside for partnerships and joint venture arrangements. The Department for Communities and Local Government (DCLG) had made available resources to help develop ideas. An expression of interest to be part of the programme was submitted by Derbyshire Dales District Council, the focus of this EOI being Hurst Farm Estate. To aid the bid and show a commitment to the programme the Committee agreed a £21,525 contribution from the Revenue Grants Unapplied reserve at no cost to the General Fund. Waterloo also offered in kind support linked to the development and finance skills available within their group structure.
- 2.2 On 31<sup>st</sup> January 2017 representatives from DDDC, Derbyshire Dales Council for Voluntary Services (DDCVS), Friends of Hurst Farm (FOHF) and Waterloo Housing Group submitted a joint bid. The bid was successful and DDDC received £100,000 to fund a two year Regeneration Project officer. Waterloo Housing also received £80,000 in order to meet the cost of feasibility studies and spot purchasing of specialist consultancy services.
- 2.3 The aim of these funds is to provide the necessary knowledge of the issues facing the estate and support residents to engage with and be part of leading the project. In turn the strategy aims to bid for and attract all necessary capital finance from a range of external funding sources to deliver environmental improvements and community projects on the estate.
- 2.4 The Estate Regeneration Manager has established working relationships with Waterloo Housing, Derbyshire County Council, CVS, Dept. for Work & Pensions, FOHF, the Social Club and Castle View Primary School. Ward Members have attended a short briefing on the project. During the first year of the project the Regeneration Manager has been gathering and analysing data concerning the estate in order to establish the underlying issues to be addressed within the strategy.
- 2.5 Since starting the post there have been nine Steering group Project Board meetings held and four quarterly newsletters have been produced by FOHF. These are available to see at the DDDC website page for the project ([www.derbyshiredales.gov.uk/housing-a-council-tax/hurst-farm-regeneration-project](http://www.derbyshiredales.gov.uk/housing-a-council-tax/hurst-farm-regeneration-project)). In December 2017 a logo was created for the regeneration project. The children from the Estate Youth Club were guided by an artist to express 'what they liked about Hurst Farm'. Using these expressions the artist created an original piece of art work. The digital image has been adapted with the tag line 'We love Hurst Farm' to be the logo representing the regeneration process and promote a positive vision of the estate.
- 2.6 Waterloo, FOHF and the Project Board separately agreed to the Head of Housing contacting the owners of the remaining 43 Non Traditional Homes on the estate to consider options to improve these homes. Fifteen owner occupiers responded and the Head of Housing and Estate Regeneration Manager were able to meet them. The Head of Housing and Regeneration Manager will be contacting owner/occupiers once more by letter over the winter 2018/19 to update residents on the limited options available.

- 2.7 In the spring of 2018 the Regeneration Manager, working with Waterloo, contracted two consultants to assist with the first phase of the community consultation process. The consultants ran the engagement process and held several consultation events and activities. The report outlining the findings of these activities will be made available by mid November 2018. This data will be used by the Regeneration Manager and the Project Board to establish the draft 'vision strategy' for the estate and to start development of key projects and funding bids.
- 2.8 The Regeneration Manager and the Steering group identified that in order for the regeneration project to leave a sustainable long term legacy for the Hurst Farm estate, the project needed to help increase community capacity. The aim is to encourage and empower more residents to feel engaged and inspired to get involved with community projects. With this in mind the Regeneration Manager has been spending some time to actively support community projects on the estate guided by FoHF. These included the setting up and running of the Community Café, supporting the Social Club, supporting the setting up of a Community Safety Partnership, a garden project, job club and recently a craft club. These endeavours together with the community consultation activities have opened up connections to new volunteers. Over the next year the project will endeavour to support these volunteers' capacity to be more actively engaged in the community.
- 2.9 The next steps of the project will see residents being consulted on the draft vision in the Spring of 2019 during the 2nd phase of the consultation process. Further focused consultation activities will be held with residents on identified priorities and to develop key emerging projects. Study visits to relevant projects are being considered to look at successful regeneration schemes and community projects. Emerging ideas will be developed considering their potential costs, sustainability and how we can bring in external funding to fund these priorities.
- 2.10 A detailed report of the project progress is available in the appendix.

### **3 RISK ASSESSMENT**

#### **3.1 Legal**

There are no legal risks arising from this report.

#### **3.2 Financial**

There are no financial risks arising from this report.

### **4 OTHER CONSIDERATIONS**

In preparing this report, the relevance of the following factors has also been considered: prevention of crime and disorder, equalities, environmental, climate change, health, human rights, personnel and property.

## 5 CONTACT INFORMATION

Marie Schmidt, Estate Regeneration Manager Telephone: 01629 761393, email: [Marie.Schmidt@derbyshiredales.gov.uk](mailto:Marie.Schmidt@derbyshiredales.gov.uk)

## 6 BACKGROUND PAPERS

Date	Description	Location
2016	Community and Environment Committee 2 <sup>nd</sup> June 2016, Estate Regeneration Programme: Expression of Interest	Head of Housing
2016	DCLG regeneration programme bid documents	<a href="https://www.gov.uk/government/publications/estate-regeneration-fund">https://www.gov.uk/government/publications/estate-regeneration-fund</a>
2017	Environment Committee 16 <sup>th</sup> March 2017, Hurst Farm Regeneration Bid	Head of Housing
2018	Community and Environment Committee 11 <sup>nd</sup> January 2018, Estate Regeneration Programme: Hurst Farm Regeneration Project	Head of Housing

## 7 ATTACHMENTS

**Appendix 1: The Outline Project**

## **APPENDIX 1 THE OUTLINE PROJECT**

### **Part 1:**

#### **Estate Regeneration Project for Hurst Farm, Matlock**

##### **Project Background:**

The Hurst Farm regeneration project started in September 2017. Funding of £180,000 for the project was awarded to DDDC and Waterloo Housing by the DCLG (now renamed MHCLG) for a two year estate regeneration project to be undertaken on the Hurst Farm estate in Matlock by a dedicated project officer and to facilitate surveys and specialist consultants needed.

The regeneration project and process has at its heart, the community of Hurst Farm and their views and aspirations. Hurst Farm remains a focus for many agencies, and part of the rationale for developing an estate regeneration project here is to address some of the underlying issues that affect the estate and to find solutions to them. We aim as an outcome of this project to develop a full project plan and funding strategy for the estate which can inform funding applications, inform the work of local agencies, and which can be regularly reviewed and revised.

##### **Overview of 1st Year in post**

Guided by the project board the 1st year saw the regeneration manager building key relationships and partnerships. It saw the outline planning of the project and the delivery of the 1st Phase of the consultation activities.

The regeneration manager spent time investigating issues on the estate to establish a clear picture of the physical infrastructure and environment of the estate establishing its strength and weaknesses. The steering group identified early on that the regeneration project needed to be more than the creation of a vision document and strategy for the estate. To ensure that there was ownership and a bigger group of active residents supporting emerging projects it was agreed that the project should also consider the delivery of quick win projects and support capacity building of residents on the estate. To this end the regeneration activities of the manager in the first year have included a practical delivery element.

Time was spent supporting the establishment of a Community Café, setting up of a gardening project, a trial job club, a craft club and helping the Social Club in developing a business plan. Learning gained from these activities around community engagement is informing the approaches to be taken in the second year of the project.

As part of the consultation process two consultants were contracted via the Waterloo budget to support the regeneration manager in engaging residents and deliver consultation activities over the summer 2018.

'Planning for Real' was hired to deliver the consultation activities based around a 3d model of the estate. A local arts organization was hired to deliver the engagement activities and to set up and support the PFR events.

Together these consultants will produce a findings report outlining the outcomes from the consultation events by mid November 2018. These findings will form the basis for the

regeneration manager to produce the draft vision strategy for the estate, which residents will be consulted on in the 2nd phase of consultations in the spring of 2019.

### **The 2nd year of the regeneration project and desired outcomes of the project:**

The 2nd year will have as its focus the strategic delivery of the project. This will be the development of a 'vision strategy' document, including worked up projects, a funding strategy and some completed key funding bids.

Residents will be consulted on the draft strategy and further focused consultation sessions will endeavour to develop emerging themes and projects in more detail with the residents.

The 2nd Phase of the project also provides the opportunity for the different departments within DDDC to work together to feed into the strategy. With Hurst Farm being the most deprived estate within the Derbyshire Dales it attracts many different services from within the council. We believe that this project therefore offers a unique opportunity to work together. This next strategic part of the project provides the potential for officers from all departments to work closer and develop innovative new approaches to issues identified in the consultation process. In this way additional value can be added to the project.

### **Emerging project ideas:**

The initial estate investigation identified the following key themes and emerging projects. These were expanded and deepened during the consultation process.

- **Built Environment:** including traffic management and highways, environmental improvements, improvements to housing, community assets and physical resources such as the social club and school buildings
- **Community Assets & Engagement:** supporting Friends of Hurst Farm, the Social Club and Castle View Primary School. Support the development of community run assets, increase support for residents with training, employment and schemes promoting health and wellbeing.
- **Economy:** all estate regeneration needs to be underpinned by economic development. On Hurst Farm work needs to be done to improve income levels, training, employment and enterprise opportunities on the estate.
- **Re-Imagining:** Build a positive Hurst Farm brand and change perception within the estate and the wider Derbyshire Dales community.

To ensure that the regeneration project continues beyond its designated 2 years and leaves a sustainable legacy for the community it is vital that some key projects are already developed and funding applied for within the 2nd year of the regeneration project.

The projects outlined in broad terms below are what we feel can be developed and funding applied for within the next year.

To support this funding and planning process a working partnership group was formed including local residents. The group identified the projects listed and have agreed to work on the funding bids together.

Working together the group had its first success in successfully bidding for a Derbyshire County Council Action Grant for £10,000 to deliver a weekly 'Stay and Play' project for parents with young children on the estate.



Through the Waterloo budget it was agreed that a professional bid writer should be employed to support some of the more complex bids to increase their likely success.

### **FoHF and the Community Centre**

Friends of Hurst Farm are a small group of dedicated residents from the estate, who give their time to work on behalf of the community. They run the Youth Club, the Golden Club and the Community Café as volunteers and also maintain and run the Community Centre.

The centre provides community meeting facilities, a small kitchen and access to computers. Through room bookings and other fund raising activities the FoHF are able to sustain the Centre. However, as a small group of residents it is a challenge to maintain this level of activity and to increase capacity around the services offered to the community. The potential of the Community Centre as a community facility is not fully utilised and the FoHF need support in extending the use of the centre and the activities they can offer. In order to do this the FoHF need funding to bring in a paid support and community development worker. The post would continue the community engagement work started by the regeneration project. They would run the centre, run the community activities offered and expand the activities and opportunities the centre can offer to residents.

The group would like to develop the centre into an 'estate office' that would see it staffed and open for several hours every day providing access to the computers. Providing vital internet access in an age where everything is done online and essential for those on Universal Credit.

This way the centre can become a true community hub offering a space to chat, get advice from and see what is going on the estate. The funding would also include for training to allow FoHF to develop a business plan to grow the centre into a community enterprise that would bring enough revenue to pay for the member of staff making it self-sustainable long term, without outside funding.

To achieve this goal the FoHF are considering applying for a 'Reaching Communities' bid and are being helped by DDCVS in the writing and submission.

### **Community Café**

The FoHF with funding from DCC, have set up a community Café on the estate. This is to create a Social eating event using volunteers to cook good quality meals using Fareshare supermarket surplus food for the community. A trained chef and his family are the core volunteers supported by FoHF, have successfully delivered three sessions already once a month serving over 40 people per session. Payment is by donation only. The idea is to allow residents to meet, eat together and talk to each other and build a sense of community.

The longer term vision is to increase the amount of volunteers to allow the Café to open more frequently with the ambition of setting it up as a sustainable community enterprise at some point in the future.

### **Arts Strategy**

We are planning to develop an arts strategy for Hurst Farm to allow residents and the wider district to see themselves, their community and the estate in a different light. The strategy would involve 'artists in residence' working with the community and the school, bespoke art pieces commissioned by residents and an annual arts festival.

## **Non Traditional Homes**

All 43 remaining NTH on the estate were contacted via a letter and offered a consultation meeting to discuss their properties and circumstances. Fifteen owner occupiers responded. The Head of Housing and Estate Regeneration Manager were able to meet with each and talk through the aspirations, issues and possible options. A few of the owners were interested in relocating to new bungalows built near the estate, but most wanted to stay and were looking for support with the 'cladding' of the houses. The most likely way forward is a cladding option that has successfully been delivered in other districts on existing council housing. More work still needs to take place but such a solution would improve the physical appearance of the PRC homes and improve the energy efficiency of the property. The Head of Housing and Regeneration Manager will be contacting owner/occupiers once more by letter over the winter 2018/19 to update residents on the option available.

## **Social Club**

Built in 1966, the social club is a central community building and resource on the Hurst Farm estate and as such is a key priority for the regeneration project. The Social Club is the only public house and social gathering space on the estate. Currently the club is only used by a small fraction of the estate. The Club hosts a snooker and dart league, public meetings, private functions, is used as the space for the weekly Youth Club and some sport and leisure activities organised by DDDC. The land and building is leased to the Social Club by DDDC.

In the summer of 2018, the Club became a Community Interest Company and the directors want to make the club more accessible for the whole community. The regeneration project supports the Social Club in its aims of refurbishing and developing the building both as a flourishing business and a community resource and to take on the building from DDDC as an asset transfer. The regeneration project through the Waterloo budget was able to commission a detailed condition survey of the social club building.

The extensive report identified a 5 year program of building works based on three development options to either repair (£250,000), refurbish (£500,000), or re-build (£1m). The Social Club have chosen the middle option as the most achievable option for the time being. The report has identified £35,000 of urgent repairs that are needed within the first year. The regeneration project is supporting the Social Club in finding ways of raising this sum. The Social Club is financially solvent and over time would be able to contribute towards the rebuilding costs. However, the remaining amount will need to be raised through external funding and fund raising events.

As part of the consultation process we have set up a digital arts project to work with the regulars and residents in capturing the history of the Club and the estate. In the 2nd part of the consultation process we will run more detailed planning events with the Club to establish the future vision for the building and the company.

## **Spider Park:**

The Spider Park, or Orchard, is an open green space located at the top of the estate next to the Castle View School. It is enclosed and not overlooked and this is currently allowing for anti-social behaviour to take place. Even though the footpath through the park is used regularly by parents as their main route to school, parents will not allow the children to play there on their own.

This park is the second biggest open green space on the estate. The land is owned and maintained by DDDC. The development of this park has been identified through the consultation as a key concern for residents, who would like to see it developed into a community park. They would like to see the anti-social behaviour being tackled; better play

facilities for children, improved footpaths and maybe even a community garden, or space for growing food.

There is a S106 agreement in place where £42,000 will become available through the new housing development at the top of Asker Lane over the next couple of years. We would like to suggest that this money should be used as match funding to support other funding bids. Further detailed design consultation with residents in the 2nd phase will be used to develop a design and cost proposal for the park.

## **HLF**

The Hurst Farm estate is surrounded on three sides by woodland and open green space linking into Lumsdale Valley and across to Tansley. There is a circular footpath that starts at the bottom of the estate on Hurst Rise near Lime Tree Road and the new John Bowne memorial all the way around to the Social Club at the top of the estate. It includes the football pitch and the Helicopter Park Playground. There are other smaller footpaths in between the main path. Some of footpaths are Victorian stone paths that took workers to the mills and that brought Victorian Spa visitors to see the Wishing Stone located at the top of the estate.

However, despite this rich green resource being on the doorstep of residents it is not well used. Part of this is due to the condition of the footpaths, the intimidating overgrown areas of woodland and anti-social behaviour, such as illegal dumping and young people congregating. Some of the valuable old historical stone slabs have been stolen in recent years and need protecting further.

The footpaths lead from the estate to the Lumsdale Waterfalls and the WWII embattlement site at the top of Hurst Farm. With such rich heritage all connected with a beautiful woodland walk and views of Riber castle it would become a perfect day out if these footpaths and cycle path were to be developed all the way from the city centre starting at the train station.

There is ample scope to develop an interesting historical footpath and cycle path for residents of the estate, Matlock and visitors. It would help preserve and conserve historical sites, which are an important part of the architectural heritage for Matlock.

We are proposing to apply for a large Heritage Lottery Grant to make this innovative piece of work possible. The application would be made together with the Lumsdale Arkwright Society, Arkwright Society, FoHF and the Social Club.

Heritage Lottery funding bids are a time intensive multi stage application process that require a professional approach. We are proposing to work on the first round of the application together with an experienced bid writer. The bid would be developed during the last year of the regeneration project. The consultant's time would be paid for through the Waterloo budget to increase the success rate of the application.

Being a prestigious and far reaching bid we would ask that the Council will allow for some officer time from relevant departments to be made available to support information gathering and the bid writing of this project.

If we are successful in reaching the 2nd round of the application process the HLF would fund project officer time to develop the project in its full detail. If the application was successful, it is likely that DDDC would hold and administer the funding. The funding would pay for all the project officer time required to administer and deliver the project.

The land around Hurst Farm belongs to and is maintained by DDDC. As part of this regeneration project it is recommended that a woodland management strategy is drawn up and the regeneration strategy is considering applying for a Countryside Stewardship Grant to support this work.

### **School grounds and Forest School**

Castle View Primary School is located on Hurst Farm and has the aim of being a community resource and to become an active community hub for the estate. The head teacher, governing body and PTA have become a strong partner within the regeneration process.

Statistics from the school show that children who join the school from the estate at age 3 are not hitting their national development targets. To support the children's development the school is interested in developing measures and projects that would support local families and children in having good early year's experiences and is considering bringing in projects around food growing, outdoor play and forest school.

The school has large grounds and a dining hall building that both could be developed into community facilities. The school would like to develop its dining hall to make it into a third community and conference facility that can be hired by the community and local organisations for events and activities. The regeneration project will work with the school community to draw up a vision and a design for the school grounds and this will form part of the estate strategy.

### **Community Safety- CCTV – Action Grant**

Over this summer the Hurst Farm estate has seen a wave of crime and anti-social behaviour. Leaders of the community got together and held a public meeting which was attended by over 100 concerned residents, the police and other partners. A partnership working group was formed as a result of this meeting and it was agreed to hold regular public meetings. The partnership group started working on behalf of the residents to find ways to tackle the issues raised and to help build a stronger crime reporting culture on the estate.

Following the 1st public meeting more residents reported the crimes witnessed and as a result the police have been able to take action and remove some of the negative elements causing the issues. As a result much of the crime and anti-social behaviour has subsided.

The partnership has also been able to secure funding for a crime stoppers campaign on the estate through the DDDC safety officer. Further work is also looking to provide CCTV cameras on the estate.

### **Next Steps:**

The initial phase of the project has one more year to continue to deliver its objective of putting together an innovative regeneration strategy for Hurst Farm. As is apparent from the results obtained in the first year, the project is building relationships with residents and has gathered strong partners for the project offering much good will and support. Combined with the help and co-operation shown by DDDC council staff and departments towards the project, it is hoped that the regeneration project will be able to deliver a successful long term, sustainable strategy and new vision for residents of Hurst Farm that will be a vehicle for real change and leaves a positive long term legacy both for the estate and Matlock as a whole.

The draft strategy will be made available in the spring of 2019 with the launch of the final strategy to be held in September 2019.

**BACK TO AGENDA**

COMMUNITY AND ENVIRONMENT COMMITTEE  
15 NOVEMBER 2018

Report of Head of Regeneration and Policy

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## **MATLOCK COMMUNITY VISION - LAND AT BAKEWELL ROAD, MATLOCK**

### **PURPOSE OF REPORT**

To advise Members of progress in regards to the Bakewell Road redevelopment project and seek approval to take the project forward.

### **RECOMMENDATION**

1. The Committee note and thank Matlock Community Vision for the work they have undertaken in taking forward the Bakewell Road redevelopment project.
2. The programme of work in paragraph 2.6 of this report be pursued.
3. A report be presented to this Committee in July 2019, with an update on the development of proposals for this site.

### **WARDS AFFECTED**

Matlock All Saints and Matlock St Giles

### **STRATEGIC LINK**

The redevelopment of the Bakewell Road site will positively contribute to the Corporate Plan priority of delivering a thriving district, and in particular business growth and job creation.

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## **1. BACKGROUND**

- 1.1 The District Council owns the freehold interest in land at Bakewell Road, Matlock. Following the adoption of the Matlock Town Centre Supplementary Planning Document in November 2008, the District Council has sought to ensure the implementation of development proposals on the land at Bakewell Road that would be beneficial to the community of Matlock and the vitality and viability of Matlock Town Centre.
- 1.2 At the meeting of Corporate Committee on 13<sup>th</sup> September 2012, it was resolved to appoint Henry Davidson Developments as the District Council's preferred developer partner for the redevelopment of the Bakewell Road Key Development Opportunity site. (Minute 157/12).
- 1.3 Over the period of the next 15 months up to January 2014 Henry Davidson Developments Ltd brought forward development proposals for a 38,000 sq ft anchor food store with five ancillary retail units totalling 24,500sq ft, along with

6 duplex apartments and 273 car parking spaces, covering land in the District Council's ownership and that of third parties.

- 1.4 In June 2014, following a period of public consultation, the Corporate Committee resolved that
  1. the Committee welcomes the outcome of the Bakewell Road Workshop held on the 6<sup>th</sup> March and thanks all those who participated.
  2. Option 3 is pursued and the District Council provides technical support, including Officer time and meeting facilities, to enable the community, through its representative group, to develop a sustainable solution which most closely fits the principles of the Matlock Town Centre SPD.
  3. the contribution of Henry Davidson Developments be acknowledged and the Corporate Director be authorised to conclude the arrangement in such terms as are reasonable and appropriate.
  4. the Committee affirms the principles of the Matlock Town Centre SPD.
- 1.5 Following this, Matlock Community Vision was formed as a Community Interest Company on 12<sup>th</sup> September 2014 whose aim was “to carry on activities which benefit the community and in particular to lead and facilitate community-led land and building development in Matlock Town Centre.”
- 1.6 Matlock Community Vision (MCV) is made up of representatives from Matlock Civic Association, Derbyshire Dales District Council, Matlock Town Council, Transition Matlock, Town Traders, Over 50's Forum, Matlock in Bloom, and Highfields School 6<sup>th</sup> Form.
- 1.7 In 2014 MCV made an application for funding to the Homes and Community Agency to fund a developer/architect competition, for which a detailed design brief was created. The application for funding was unfortunately unsuccessful, primarily because the whole site comprised land in both public and private sector ownership.
- 1.8 Subsequent work by MCV, with free assistance from a commercial estate agent and other development experts, involved the preparation of proposals for a mixed use development for the site, comprising a central feature – a modern version of a winter garden/arcade which would form a covered pedestrian route from Bakewell Road to Imperial Road. Advice from Officers throughout this process was to ensure that whatever is being proposed for the site should focus upon the District Council owned land, and to bring forward proposals that are financially viable.
- 1.9 Members may recall that MCV gave a presentation to Council on 26<sup>th</sup> January 2017, which set out the latest position they had reached and a request for further assistance from the District Council in taking forward the project.
- 1.10 In June 2017, Council agreed to making a sum of £10,000 available to MCV in order to facilitate a feasibility study of their proposals for the potential redevelopment of the land in District Council's ownership i.e. the Market Hall and the Former Bus Station (Minute 40/17). The work, undertaken by Aspinall Verdi Ltd, commenced in October 2017, and was completed in March 2018.

The feasibility study considered the proposals put forward by MCV but also developed and tested further options, which included a range of uses including a cinema, office, retail and bookable meeting / event space.

1.11 MCV's consultants, Aspinall Verdi Ltd, concluded that:

- There is apparent demand for a small one or two screen cinema in Matlock and potential occupiers who have a requirement for Matlock.
- There is a higher than average provision of retail in Matlock, of which a significant portion is aimed at tourists. The Bakewell Road site is considered to be at the very edge of the retail area.
- There is apparent demand and an under-supply of community space that could accommodate uses ranging from small informal meetings to larger rehearsals and performances.

1.12 In terms financial viability, the consultants found the following:

	Original Concept	Option 1 – Base Case	Option 2 – 15m Extension	Option 3 – End Bay Removed
Quantum of floorspace (sqft)	16,663	8,331	11,690	12,637
Quantum of floorspace (sqm)	1,548	774	1,086	1,174
Capital Costs	£4,300,000*	£2,800,000	£3,900,000	£4,400,000
Running Costs	£180,466	£148,283	£208,056	£223,651
Base Income Potential	£127,718	£101,572	£172,278	£219,384
Income potential with 20% increase in occupancy rate	£138,433	£117,231	£223,316	£270,448
Surplus / deficit with 20% increase in occupancy rate	-£42,032	-£31,052	£15,260	£46,797

1.13 This indicates that for all options there is insufficient financial viability to be able to cover the running costs. It also indicates that two options might generate sufficient income to cover the running costs, but only where assumptions are made about a 20% increase in usage.

1.14 However for each of four options identified, no account was taken of the significant capital costs needed to secure the redevelopment of the site. Furthermore, no clear proposals were made for meeting these capital costs, nor was any account taken of the revenue implications of financing such capital costs. Without significant external grant funding, the financial viability of all four options is therefore questionable. This work also indicates that the inclusion of any element of community uses has an impact upon the financial viability of any development proposals. The Executive Summary of the Aspinall Verdi report is attached in Appendix 1.

1.15 In July 2018, following discussions with MCV, the District Council's Commercial Development Advisor (Thomas Lister Ltd., funded through the Economic Development Reserve) was given a brief to undertake the following:

- Consultation with Trent Barton to re-assess their interest within a comprehensive redevelopment of the combined land ownerships.
- Consultation with London Metric, as developers of the M&S Foodstore and Boyes unit as adjoining leaseholder and experienced retail and leisure developer, to ascertain their views on the site.
- Soft market testing (without prejudice) of uses which included;
  - Contact with smaller scale cinema operators to understand the basis of their interest, scheme proposals, funding and any wider interest in the site.
  - To consider the potential for ancillary uses which would sit adjacent to a cinema such as food & beverage.
- To contact residential developers active within the area to ascertain the level of their interest in this location.
- Similar exercise for care home operators.

1.16 The District Council's Commercial Advisor, based upon the above, was instructed to identify viable options for the site. Options assessed would need to address:

- Proposed land use and capacity.
- High level capacity review.
- Initial development appraisal based upon standard BCIS project costs and estimated projected values.
- Anticipated project delivery route
- Programme.

1.17 This work has now been completed. The District Council's commercial advisors have concluded that, whilst there is some interest from the smaller cinema operators, without significant capital investment in redevelopment of the site it was unlikely that such an operation would be financially viable in the short to medium term. The study also considered that the redevelopment of the site for a residential care home was likely to be financially viable, as would open market residential development, although the need to be consistent with town centre planning policies was recognised. In terms of use of the site for a medical centre it was confirmed by the Derbyshire CCG that there is a requirement to improve the medical facilities within the town – working in partnership with the existing practices and that new larger surgery facilities would be required to meet the growing needs within the area – but this would require a partnership with one or both of the existing surgeries within the town. The Executive Summary report from Thomas Lister Ltd. is attached in Appendix 2.

1.18 Discussions also took place with both Trent Barton, who own the adjacent site, and London Metric, who have a long leasehold interest in building currently occupied by M&S and Boyes. The indications from both parties



were that they would be willing to consider proposals. However, high expectations of land values and compatibility of uses are likely to be key issues.

- 1.19 The situation, therefore, remains as when Members considered this issue in 2014: the redevelopment of the larger site has a greater potential for attracting inward investment, which would provide a more comprehensive development opportunity on a key gateway into the town. However the development of the wider site without the co-operation of the adjacent third party landowners is unlikely to be achieved, and the form of such development may be such that it is not universally supported by the local community in Matlock.

## **2. NEXT STEPS**

- 2.1 As indicated, since the last report to Members a significant level of further work - involving two separate development consultancies – has been undertaken aimed at establishing a viable solution for the site, capable of incorporating community uses. Whilst this remains the objective, complex land ownerships/site assembly and the requirement for a significant up-front capital injection remain two problematic issues to unlocking the site.
- 2.2 Matlock Community Vision have worked with dedication and energy to bring forward community aspirations for the Bakewell Road site. MCV committee members have achieved a great deal and deserve the thanks of the District Council, and indeed of the people of Matlock, in developing and testing well-considered proposals for this challenging site.
- 2.3 The evidence from the two recent studies suggests that despite involvement from the community in bringing forward proposals, only development with higher values which include residential use is immediately commercially viable on the land solely within the ownership of the District Council. Longer term returns along with economic led community benefits *could* be gained from a cinema type development in the market hall area – but only where this includes some food and beverage offer – and capital costs for such a development would not be capable of being recouped in the short term. Whilst ‘community use’ is unviable, a use attractive to the community (such as a cinema) could be viable in the long term but only with food/beverage units included.
- 2.4 Although the Aspinall Verdi report considered some development on the Lido site, it is considered that this is not a feasible option going forward, in the short-term at least, as this would involve both the loss of significant car parking revenue which supports the delivery of key Council services, the scale and significance of which would not be outweighed by the public value of any potential capital receipt, and the loss of convenient car parking spaces which are of value to town centre users.
- 2.5 Earlier work, including discussions with LEPs, indicate that external funding would be difficult to secure based on requirements for scale and impact in terms of business growth and job creation. There are currently no LEP capital infrastructure funding rounds open. However this situation is dynamic, and

recent Budget announcements, including the proposed Future High Streets Fund, suggest that funding rounds might reopen in future.

2.6 There remain both practical and economic challenges to the successful redevelopment of the Bakewell Road site and as such the District Council needs to review its position going forward. It is considered that the following programme of activities should be undertaken over the course of the coming months in order to maintain momentum on this project:

- In the short term, engage with London Metric and explore the possibility of taking forward some form of joint venture in regards to the land in the District Council's ownership.
- In the medium term, investigate the extent to which there is a solution to removing the block on economic use of the site imposed by the continuance of a bus route in the Former Bus Station, given that a replacement bus station has now been in existence and in use for some years.<sup>1</sup>
- In the longer term, and only in the event that Trent Barton's financial aspirations for the land in their ownership reduce to an acceptable level, should the District Council seek to enter into any negotiations about the options for the redevelopment of that part of the site.
- On an ongoing basis, that Matlock Community Vision are continually engaged and involved by the District Council in the development of any proposals for the redevelopment of the site.
- On an ongoing basis, that potential funding opportunities for the redevelopment of the site continue to be explored.
- A report be presented to this Committee in July 2019, which provides Members with an update on progress on development proposals.

### **3 RISK ASSESSMENT**

#### **3.1 Legal**

The recommended programme of activities is subject to contract at this stage. The legal risk is therefore low.

#### **3.2 Financial**

The cost of the work programme set out in paragraph 2.6 of this report can be met from existing budgets. It is considered that the financial risk of this report is low at this stage.

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<sup>1</sup> Members are advised that the potential for a bus right turn from Matlock Bridge has been included within the draft D2N2 Infrastructure Plan.

#### **4 OTHER CONSIDERATIONS**

In preparing this report the relevance of the following factors has also been considered: prevention of crime and disorder, equalities, environmental, climate change, health, human rights, personnel and property.

#### **5 CONTACT INFORMATION**

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#### **6 BACKGROUND PAPERS**

<b>Description</b>	<b>Date</b>
Corporate Committee Report	13 <sup>th</sup> January 2014
Corporate Committee Report	26 <sup>th</sup> June 2014
Aspinall Verdi Report	April 2018
Thomas Lister Report	October 2018

#### **7 ATTACHMENTS**

Appendix 1 – Executive Summary Aspinall Verdi Ltd. Report

Appendix 2 – Executive Summary Thomas Lister Ltd. Report

## Executive Summary

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- ES 1 This report has been prepared on behalf of Matlock Community Vision (MCV) with support from Derbyshire Dales District Council (DDDC).
- ES 2 MCV are a local community group that has come together with an interest in bringing forward new development, which is of a quality and use appropriate to the Town, and which also brings additional benefits in terms of its impact. MCV have a vision to create 'something special' which attracts visitors and residents to the centre of the town and enhances its offer as a destination within the Peak District for tourism, as well as enhancing facilities for residents.
- ES 3 This study focuses on land and buildings off Bakewell Road which are currently the bus station and market hall, adjacent to Marks & Spencer. AspinallVerdi have been appointed to formulate and test options for this site. AspinallVerdi have worked with colleagues at MCV and Quantity Surveyors, David Hewitt Associates.
- ES 4 MCV put forward a proposal for the site which we have reviewed and used as a base to develop further options which were developed through discussions with MCV and a stakeholder consultation. Descriptions and analysis of these options can be found in section 5. The physical aspects of the site and particularly how the existing structure could be adapted to accommodate new uses which have been identified. Car parking was of key significance because of the revenue it provides to DDDC. This income must be retained in order for the Council to support the development. Therefore, the options seek to maintain a balance in car parking provision.
- ES 5 AspinallVerdi have reviewed the likely market demand and interest for accommodation from a range of uses including a cinema, office, retail and bookable meeting / event space. From our research we have made the following conclusions:
- There is apparent demand for a small one or two screen cinema in Matlock and potential occupiers who have a requirement for Matlock.
  - Flexible / serviced workspaces are considered to be the most appropriate type of office space for Matlock. This would be targeted towards start-up companies, individuals seeking a professional working environment, and small companies,
  - There is a higher than average provision of retail in Matlock, of which a significant portion is aimed at tourists. The Bakewell Road site is considered to be at the very edge of the retail area. Therefore, it is perhaps suitable for destination retailing which attracts customers to specifically visit that shop (e.g. bike shop).

- It was evident from the stakeholder workshop that there was high demand and an under supply of community rooms that could accommodate uses ranging from small informal meetings to larger rehearsals and performances.
- ES 6 AspinallVerdi have conducted residential market analysis as this type of development could come forward on surrounding land and provide a land receipt that would go towards the funding of the scheme. Retirement living appears to be a viable option as there are a number of occupiers with an active requirement for Matlock.
- ES 7 See sections 2 to 5 for more information regarding our market research.
- ES 8 This market research was used to inform the levels of likely revenue which could be generated from the mix of accommodation which could be provided. We used conservative estimates on the occupancy rates of the community rooms, therefore we conducted a sensitivity analysis which provided the revenue with increased occupancy rates. We have also reviewed the levels of likely operating costs to enable comparison with likely revenue.
- ES 9 David Hewitt Associates (Quantity Surveyors) provided an assessment of potential construction costs for different options.
- ES 10 Table ES 0.1 below provides a summary of our options assessment, see section 5 for further details.

**Table ES 0.1 - Summary of Options Assessment**

	Original Concept	Option 1 – Base Case	Option 2 – 15m Extension	Option 3 – End Bay Removed	Lido Site
<b>Quantum of floorspace (sqft)</b>	16,663	8,331	11,690	12,637	22,196
<b>Quantum of floorspace (sqm)</b>	1,548	774	1,086	1,174	2,062
<b>Capital Costs</b>	£4,300,000*	£2,800,000	£3,900,000	£4,400,000	£4,600,000
<b>Running Costs</b>	£180,466	£148,283	£208,056	£223,651	<i>Analysis not undertaken</i>
<b>Base Income Potential</b>	£127,718	£101,572	£172,278	£219,384	£102,999
<b>Income potential with 20% increase in occupancy rate</b>	£138,433	£117,231	£223,316	£270,448	£113,714
<b>Surplus / deficit with 20% increase in occupancy rate</b>	<b>-£42,032</b>	<b>-£31,052</b>	£15,260	£46,797	N/A

\* Capital costs estimated by aggregating costs from other options, see Section 6.

- ES 11 We note that Option 2 exceeds its respective indicative running cost assumption with an increase of 15% and Option 3 exceeds its respective indicative running cost assumption with an increase of 5%. The Original Concept and Option 1 remain in deficit.
- ES 12 The final section of this report is a review of potential funding sources and delivery mechanisms.
- ES 13 We have reviewed a range of funding sources, some of which are focussed at particular types of organisations, such as not for profit community enterprises and therefore the nature of the organisation that brings a project forward will be a key consideration.
- ES 14 It is likely that capital funding will not come from a single source, but from a variety of sources – often referred to as a ‘cocktail’. Inevitably this means that the project needs to move forward incrementally and as funding is secured or committed one can move to the next stage
- ES 15 We note that if the Market Hall and Bus Station are developed (without adjacent residential development) then substantial public funding towards the capital costs will be required; if the Market Hall and Bus Station plus Lido site (with adjacent residential development) then this could make a substantial contribution to the capital costs.
- ES 16 We have reviewed two possible routes to development:

- DDDC in the lead,
  - A community enterprise organisation taking the lead.
- ES 17 The approaches above are not exhaustive and there are a number of scenarios whereby the community and the Council can work together and also involve a commercial organisation. This can be developed through further dialogue.
- ES 18 The participation or the role of the District and County Councils will be necessary although clearly if no community organisation comes forwards, then the nature and emphasis of the project may need to change to be more commercially focussed such that project risk is minimised and that the project can be delivered with the minimum levels of grant support. This view is based on limited public sector resources.
- ES 19 We understand that there is a consensus within MCV at the moment that the proposal should be weighted towards the DDDC taking the lead supported by MCV.



**Options Assessment**

**In respect of site at**

**Bakewell Road, Matlock**

**On behalf of**

**Derbyshire Dales District Council**

**29<sup>th</sup> October 2018**



## 1.0 Executive Summary

- 1.1 Thomas Lister Ltd were instructed by Derbyshire Dales District Council to undertake a review of development options for the Bakewell Road site, Matlock. The site has been identified as a key town centre regeneration area over the past 10 years or more given the gateway location and secondary uses within the area.
- 1.2 The subject site is formed of 3 substantive interests, comprising of the District Council freehold interest over approximately 1.53 acres, a long leasehold interest of 0.62 acres which is under the control of London Metric Ltd and the freehold of a former bus depot on a site of 0.94 acres which is owned by Wellglade Ltd. As part of this assessment, an approach has been made to London Metric and Wellglade Ltd to consider their views on the future uses of the site.
- 1.3 The assessment follows on from a Feasibility Study undertaken by Aspinall Verdi on behalf of Matlock Community Vision (MCV) and funded by the District Council which considered options focused around the re-use of the existing Market Hall and bus layby – and considered a range of options for refurbishment and conversion to uses including cinema, retail offices and community meeting rooms.
- 1.4 Whilst the MCV Feasibility Study identified some scenarios assessed as being revenue neutral – none of the options are able to generate either a site value or contribute to the capital costs of delivering such a scheme.
- 1.5 The District Council therefore wished to consider whether there are alternative development options including higher value uses which would be financially viable (and potentially create a positive land value) – and may potentially support the provision of some element of community provision within the site.
- 1.6 The Market Hall, Bus Interchange and former Bus Depot site collectively provide a significant opportunity for town centre regeneration and the creation of a new gateway into the town centre as well as providing new facilities which would complement the existing provision within Matlock.
- 1.7 The assessment has identified interest in the site from a variety of users which include cinema uses, care home and residential – which could deliver the development of part or the entire site area – potentially within a combination of uses across the site.
- 1.8 However, many of the barriers which have frustrated previous development proposals are still in place which include;
  - Constraints on the redevelopment of the Market Hall through the overriding lease held by London Metric – which include both party wall and common car parking issues associated with the building.
  - The requirement for bus operators to maintain access through the site for bus routes between Imperial Road and Bakewell Road which will sub-divide the area and prevent the comprehensive development of the site.

- Lack of engagement from Wellglade following an initial discussion in relation to the provision of site information to enable a better understanding of their requirements to be provided.

1.9 It is considered positive that there is interest from end users for the site. However, the ability to secure the comprehensive redevelopment of the entire site to create a high quality and financially viable development, incorporating an element of community uses, is, in the short term likely to prove challenging.

1.10 In light of the above, it is considered that the next steps would be as follows;

- i. Follow up the interest from cinema operators to ascertain whether there is a firm interest in the occupation of part or all of the Market Hall for cinema uses – and the financial terms which would be available.
- ii. To approach London Metric to ascertain their interest in the re-use of the Market Hall for cinema or other related uses – potentially linked to a wider agreement for the extension of their lease over the adjoining buildings.
- iii. To seek to engage further with Wellglade and obtain a more detailed understanding of their aspirations for the property and site.
- iv. Continue a dialogue with DCC and bus operators in relation to options to divert bus routes away from the Imperial Road/ Bakewell Road link whilst maintaining services to central Matlock.
- v. Working with the CCG and local doctors practices to continue to explore the potential to meet demand for new facilities as the local population grows with various new schemes coming forward on the subject site.

**BACK TO AGENDA**

COMMUNITY AND ENVIRONMENT COMMITTEE  
15 NOVEMBER 2018

Report of the Chief Executive

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**GYPSIES AND TRAVELLERS – FURTHER UPDATE**

**PURPOSE OF THE REPORT**

To update the Committee on the current position regarding the provision of a permanent Gypsy and Traveller site in the District.

**RECOMMENDATION**

1. That the Committee acknowledges the ongoing challenges of providing a site suitable to meet the permanent needs of Gypsies and Travellers in the Derbyshire Dales.
2. That the Committee notes the work undertaken to date in evaluating a potential Gypsy and Traveller site on land in the District Council's ownership.
3. That authority be delegated to the Head of Regulatory Services to initiate as quickly as practicable a search of land in private ownership and/or offered for sale on the open market with the intention of the District Council purchasing a suitable site subject to Council approval.
4. That, subject to the outcome of (3) above, a report be presented back to this Committee and if necessary a specially convened meeting at the earliest opportunity.

**WARDS AFFECTED**

All Wards outside the Peak District National Park

**STRATEGIC LINK**

The District Council's duties under Planning and Housing legislation underpin its corporate objectives in relation to the whole of the District.

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**1. BACKGROUND**

- 1.1 At its meeting on 29<sup>th</sup> September 2016, Council accepted its duties and responsibilities towards Gypsies and Travellers under housing and planning legislation, and endorsed the principle of development of land at Watery lane, Ashbourne as a permanent Gypsy and Traveller site.
- 1.2 At its meeting on 26<sup>th</sup> January 2017, Council resolved that a sum of £10,000 be made available to draw up a design specification for the Gypsy and Traveller site, that this specification be used to invite tenders for the development of the site, that all opportunities for external funding to assist with the development be explored and that authority be delegated to the Corporate Director to agree appropriate heads of terms for the Council to become the leaseholder of the Watery Lane site.

- 1.3 On 12<sup>th</sup> July 2018 the Community and Environment Committee considered an updating report which noted that the site at Watery Lane, Ashbourne was not available at the present time due to the fact that the County Council have indicated (Cabinet Report 26<sup>th</sup> April 2018) that the acquisition or disposal of property in their ownership which may be impacted by a future A515 by-pass for Ashbourne should be suspended.
- 1.4 This decision directly impacts upon the District Council's ability to provide a Gypsy and Traveller site at Watery Lane, Ashbourne despite the Council securing an allocation of land at Watery Lane for the provision of a Gypsy and Traveller site in the Adopted Derbyshire Dales Local Plan (Policy HC6). In the meantime, the District Council is failing to deliver against its requirement to provide 6 Gypsy and Traveller pitches by 2019 and continues to experience unauthorised encampments in Bakewell, Matlock Bath, Doveridge and most recently Ashbourne.
- 1.5 As a consequence, it was resolved that Officers should undertake a comprehensive site identification and evaluation exercise to consider the potential for an alternative Gypsy and Traveller site within the Derbyshire Dales (outside the Peak District National Park) and that a further report should be presented to Committee on the outcome of this exercise.

## **2. FURTHER UPDATE REPORT**

- 2.1 Following the Committee meeting on 12<sup>th</sup> July 2018 a schedule of all District Council landholdings greater than 0.1ha in area has been compiled. The site threshold of 0.1ha being the minimum area that might be considered as suitable for a site of the required size, depending on factors such as land type, configuration, current use etc.
- 2.2 The schedule comprises of 182 sites. Some of these sites were located within the area of the Peak District National Park and so were discounted without further consideration as there is no requirement within the National Park's Local Plan to provide a Gypsy and Traveller site. Each of the remaining sites was assessed against the criteria contained within Policy HC6 : Gypsy and Traveller Provision, contained within the Adopted Derbyshire Dales Local Plan (December 2017).

These criteria are:-

- The proposal will not have a significant detrimental impact on neighbouring residential amenity or other land uses.
- The site has safe and satisfactory vehicular and pedestrian access to the surrounding principal highway network and would not result in a level of traffic generation which is inappropriate for roads in the area.
- The site is situated in a suitable location in terms of local amenities and services including schools, shops, health services and employment opportunities to allow access by sustainable means.
- The site is capable of providing adequate on-site services for water supply, mains electricity, facilities for recycling and waste disposal and foul and surface water drainage.
- The site will enable vehicle movements, parking and servicing to take place, having regard to the number of pitches/plots and their requirements as well as enabling access for service and emergency vehicles.
- The site is not situated within an area at high risk of flooding.

- The development is well planned and incorporates soft landscaping measures in order to mitigate the impact upon the character or appearance of the local area, the landscape or sites/areas of nature conservation value or heritage assets.
- The site is capable of providing adequate levels of privacy and residential amenity for site occupiers.
- The site is suitable taking account of ground conditions, land stability and other environmental risks and nuisances, with appropriate mitigation secured prior to occupation.

2.3 As a result of this assessment, a total of 6 sites were identified which were considered to warrant further investigation. Site visits were undertaken and the Derbyshire Gypsy Liaison Group was invited to consider the list to give its expert opinion on the potential that the sites might have in practice.

2.4 Following this period of further detailed evaluation, none of the sites in the ownership of the District Council were considered to be suitable for development as a Gypsy and Traveller site, taking into account the criteria detailed above and the particular needs of the Traveller family currently seeking accommodation.

2.5 As part of the same exercise land owned by Derbyshire County Council identified through the shared information available on the One Public Estate programme was considered. In most cases the land identified was operational land and often associated with a school or similar facility that would automatically mean that it was not suitable for further consideration. Again no suitable site was identified using the assessment criteria set out above and the particular needs of the family.

2.6 Officers were also asked to consider land that was offered for sale on the open market and in this respect public auctions since 12th July 2018 have been monitored. A number of parcels of land have been offered for sale that it was considered would meet the site criteria and needs of the family. These sites have not been progressed as officers have no delegated authority to pursue this line of action.

### **3. UNAUTHORISED ENCAMPMENTS**

3.1 Since 12<sup>th</sup> July 2018 Officers have continued to manage a series of unauthorised encampments at locations around the District. Encampments involving the family group have been recorded at Matlock Bath Station Car Park, Cromford Meadows, Rowsley Playing Fields, Queen Elizabeth Grammar School Playing Fields, Fishpond Meadows Car Park and Bakewell Showground. Encampments involving other Traveller groups have been recorded at Kingsfield Industrial Estate, Wirksworth Leisure Centre Car Park, Doveridge, Derwent Way Car Park and Old Road Darley Dale.

3.2 In relation to the Family group, action has recently been taken to obtain a Possession Order in respect of land at Bakewell Showground and the Agricultural Business Centre. This action was taken jointly by the District Council and Bakewell Agricultural and Horticultural Society in order that it could be applied to all land in the vicinity under the control of both organisations. Whilst this Order should restrict encampments in the Bakewell area it should be noted that it further limits the sites that are available for the family to set up camp, potentially leading them to use increasingly sensitive sites in the absence of an authorised place to live.

3.3 Each and every time the District Council is faced with having to deal with an unauthorised encampment, we embark upon a very costly and time consuming

process, the scale and impact of which cannot be sustained. During the last 6 months, most of the District Council's Legal staffing resources have been expended on dealing with Traveller related issues, often at the expense of other Council priorities. In addition, significant time and resources are expended by the Head of Regulatory Services and Environmental Health Officers who have to deal with significant public comment, some of which is highly personal and offensive.

- 3.4 In the absence of the District Council being able to implement the Local Plan allocation at Watery Lane, an alternative course of action must be taken as it is not sustainable to continue in the current manner. It is therefore recommended that the Council now embark upon a search to identify land outside the District Council's ownership with a view to acquisition and development as a Gypsy and Traveller site, the details of which will be reported back to Committee in due course.

## **4. RISK ASSESSMENT**

### **4.1 Legal**

The District Council is seeking to address the lack of authorised Gypsy and Traveller Sites within the District to meet its duties under the Planning Policy for Traveller Sites 2015. In the absence of a permanent site, the District Council will be required to seek legal redress to evict unauthorised encampments on its land. This is a drain on resources and can lead to animosity between the District Council and others. Eviction is not a solution. Whilst serious endeavours are being made to find a suitable permanent site, the legal risk to the Council is medium to high in terms of its own activity and to risk of challenge should those endeavours fail. The legal risk is assessed as medium to high.

### **4.2 Financial**

The cost of Officer time spent dealing with unauthorised encampments and undertaking a comprehensive site identification and evaluation exercise to identify the potential for an alternative Gypsy and Traveller site has been met from within existing budgets.

Should Members approve the recommendations of this report and a site be identified, the full costs of acquiring and developing a scheme will be presented back to Committee whereby a full financial risk assessment will be undertaken. The financial risk associated with this report is assessed as low.

## **5. OTHER CONSIDERATIONS**

In preparing this report, the relevance of the following factors has also been considered: prevention of crime and disorder, equalities, environmental, climate change, health, human rights, personnel and property.

## **6. CONTACT INFORMATION**

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## 7. BACKGROUND PAPERS

29 <sup>th</sup> January 2016	Report to Council ( <i>Gypsies and Travellers</i> )
26 <sup>th</sup> January 2017	Report to Council ( <i>Gypsies and Travellers Update</i> )
12 <sup>th</sup> July 2018	Report to Community & Environment Committee ( <i>Gypsies and Travellers Update</i> )

BACK TO AGENDA

COMMUNITY AND ENVIRONMENT COMMITTEE  
15 NOVEMBER 2018

Report of the Head of Regeneration and Policy

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## **DERBYSHIRE DALES BUSINESS SURVEY 2018**

### **PURPOSE OF REPORT**

To report the results of the second Derbyshire Dales Business Survey, conducted in Autumn 2018, in order to inform Members' economic development priority.

### **RECOMMENDATIONS**

1. The results of the Derbyshire Dales Business Survey October 2018 are noted and used to inform the District Council's work to help accelerate the delivery of sites and premises within the district;
2. The broadband results are shared with Derbyshire County Council to inform the Digital Derbyshire programme.

### **WARDS AFFECTED**

All

### **STRATEGIC LINK**

Economic development is highlighted in the Corporate Plan 2015-2019 as the District Council's highest priority. *Business growth and job creation* is the top priority, following extensive public consultation confirming that a thriving district is residents' overriding wish. The District Council's vision is for a Derbyshire Dales with high-wage, high-skill jobs.

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## **1 BACKGROUND**

- 1.1 At the July C&E Committee (report of 12 July 2018 refers) Members approved the updated Economic Development Reserve Expenditure Programme, including provision for the 2018 Derbyshire Dales Business Survey. This independent survey is undertaken every two years. Its primary purpose is to update the Council's evidence base on need and demand for business accommodation within the district, specifically B Class employment uses, in support of corporate objectives to accelerate delivery of employment sites.
- 1.2 Following a procurement exercise, QA Research Ltd. was appointed to undertake the survey on behalf of the Council. The methodology comprised a telephone survey of 150 Dales businesses followed by an on-line survey to gather further responses. As in 2016, the survey covered sites and premises and access to broadband (with similar questions included for comparison



purposes), plus potential implications for local businesses from Brexit. The survey was undertaken during September and the first week of October.

## **2 DERBYSHIRE DALES BUSINESS SURVEY 2018**

- 2.1 197 survey returns were achieved, similar to that delivered by MEL Research in Autumn 2016. The Derbyshire Dales Business Survey 2018 report is attached as Appendix 1. The main results of the survey (which also supports the District Council's theme of business engagement) are summarised below.
- 2.2 Given the nature of the survey, the methodology sought to target businesses on industrial estates and business parks and sectors predominantly occupying / requiring B class employment space (office, light industrial, general industrial and storage and distribution). As in 2016, key sectors included: manufacturing (including food and drink manufacturing); engineering; construction; creative; information and communication; professional/scientific/medical; and transport and distribution.
- 2.3 Generally the profile of respondent businesses was comparable to 2016 and similar to the district profile. 73% were microbusinesses (fewer than 10 employees) (72% in 2016) and a further 19% were small businesses (10-49 employees) (21% in 2016). 8% of businesses with 50+ employees took part in the survey. The largest proportion of responses came from businesses within the manufacturing and engineering sectors (28% compared to 30% in 2016), followed by services (13% - same as 2016), and construction (13% - 9% in 2016). Half of respondents (50%) occupied premises of 200 sqm (2,150 sqft) or below. Nearly a quarter of respondents (45 businesses) completed both the 2016 and 2018 surveys. Key findings are:

### Current Premises

- 2.4 Half of those businesses responding occupied either light industrial premises (27%) or (un-serviced) office space (23%) (a further 9% occupied serviced office space). 20% operated from general industrial premises or a warehouse with the remainder operating from a range of other premises.
- 2.5 As in 2016, most business surveyed are satisfied with their current premises (8 out of 10), but **45% indicated their current premises would no longer be suitable in 5 years' time or less**. One in five businesses (19%) felt their premises would only be adequate for their needs for a further 2 years.

### Factors Currently Restricting Business Operations

- 2.6 Over a quarter of respondents (27%) felt the size of their current premises was restricting the operation of their business. As in 2016, **the main issue remains inadequate broadband availability** (31% in 2018 / 35% in 2016). Recruiting staff (particularly for businesses with 10 or more employees) was restricting the operations of 25% of businesses compared to 16% in 2016.

## Future business accommodation needs

- 2.7 Of those surveyed, **38% have expansion plans and a further 7% said they didn't but only because they '...are not able to find suitable premises.'** This equates to a total of 87 businesses considering expansion. Overall, this is comparable with the figure for 2016 (43%). 47% of those considering expansion require new premises, particularly light industrial space.
- 2.8 In the main, businesses with expansion plans are willing to relocate within the district (68%) although the majority prefer not to move more than 10 miles.
- 2.9 44% of businesses seeking new premises want '*good quality premises*' with the greater preference for freehold (39% freehold vs 22% leasehold). Approximately half of those specifying requirements (20 businesses) need premises of between 101 - 200 sqm (1,190 – 2,150 sqft); and around a third (13 businesses) require 201 – 1,000 sqm (2,150 – 10,800 sqft).
- 2.10 Those who are currently looking to expand their business were asked if this would create additional jobs. **97% stated that expansion would enable additional jobs to be created, and these businesses expected to create an average of 6.7 new jobs.**
- 2.11 One in four respondents (24%) considering expansion stated that if new premises became available in the next two years which met their requirements, they would almost certainly take up these premises and a further 47% said they would 'consider taking these premises'.

## Business Outlook / Potential Implications of Brexit

- 2.12 The majority of businesses were of the view that the overall effect of Brexit on their business would be '*no change*' (39%). A significant proportion replied '*don't know*' (20%). Of those that did express an opinion one way or the other, more considered Brexit would have a negative rather than positive impact (35% vs 7%) on their business.
- 2.13 The main impacts identified by businesses related to costs of purchases, particularly if the '*...strength of the pound continues to fall*' (47%) and '*...if import tariffs are imposed*' (38%).
- 2.14 With regard to future plans, **of those planning investments during the next 12 months, 65% indicated they were proposing to continue**, 25% said they were not and the remainder were unsure.
- 2.15 Regarding turnover, the majority (58%) of businesses responding expect their turnover to increase over the next 2 years compared with 62% expecting an increase over the next 5 years.
- 2.16 Regarding staff numbers, 48% were of the view that numbers are likely to stay the same over the next 2 years with 42% anticipating staff numbers to increase during this period. Businesses anticipate a similar picture over the

next 5 years (40% expect staff numbers to stay the same / 44% expect an increase).

### Broadband

- 2.17 81% of businesses identify fast, reliable broadband as imperative or very important to their business (74% in 2016).
- 2.18 **62% of businesses responding reported experiencing problems with their current broadband service**; most commonly these relate to reliability of the connection (34% of users) and maximum speed (22% of users).

## **3 CONCLUSIONS**

- 3.1 The survey re-confirms the requirement for new employment floorspace in the Derbyshire Dales. **44% of businesses surveyed** (87 businesses) **have firm expansion plans or plans that are restricted by the lack of 'suitable premises'** with nearly half requiring new premises. Overall, the proportion of businesses considering expansion is comparable to that recorded in 2016 (out with issues such as Brexit).
- 3.2 Some 45% of businesses consider their current premises will no longer be suitable in five years' time or less. The predominant requirement is for good quality premises, light industrial space on a freehold basis where available. Businesses with expansion plans are generally willing to relocate within the district but only within circa 10 miles.
- 3.3 Businesses have mixed views on Brexit. Compared with 2016, views on turnover growth over the next 5 years are comparable – the majority expect this to increase. However, 2018 respondents were less likely to expect an increase in staff numbers over the next 5 years compared with those in 2016 (44% vs 55%).
- 3.4 **Inadequate broadband remains the main issue currently affecting business operations.** Although the proportion of businesses reporting problems with their current broadband has reduced from 2016 levels (circa 70%) which is positive, 62% still report problems with the key issues remaining reliability and speed.
- 3.5 In order to generate additional Business Rates income, as well as to meet the Council's Economic Plan objectives for more better-quality jobs, growth in small and medium sized businesses remains crucial. Developing the priority employment sites identified in the Economic Plan is also necessary to deliver the Local Plan's ambitions.
- 3.6 The data from the latest Derbyshire Dales Business Survey will therefore be used to inform development proposals on Dales employment sites and the business case for more direct intervention on sites for Member consideration. Anonymised data from the broadband part of the survey will also be shared with Derbyshire County Council to inform the Digital Derbyshire roll-out.

## **4 MEMBER REPRESENTATIVE'S COMMENTS**

### **4.1 Place Shaping – Councillor Tony Morley**

I am pleased to support the officer recommendations. The results of the survey restate the need to encourage growth businesses to remain within the Derbyshire Dales, and to continue to work hard with landowners and developers to enable earlier delivery of workspace on our larger mixed use sites.

## **5 RISK ASSESSMENT**

### **5.1 Legal**

There are no legal risks arising from the report at this stage.

### **5.2 Financial**

The report summarises the detailed findings from the recent Business Survey commissioned by the Council and has no immediate resource implications. Therefore the financial risk at this stage is assessed as low. However, the potential resource implications of workspace development will need to be considered and the financial risk may change at that time.

## **6 OTHER CONSIDERATIONS**

In preparing this report, the relevance of the following factors has also been considered: prevention of crime and disorder, equalities, environmental, climate change, health, human rights, personnel and property.

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## **CONTACT INFORMATION**

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## **BACKGROUND PAPERS**

- Derbyshire Dales Economic Plan, September 2014
- Community and Environment Committee, 12 July 2018: Derbyshire Dales Economy

## **ATTACHMENTS**

Appendix 1 Business Survey 2018 for Derbyshire Dales District Council, October 2018 (QA Research Ltd.)

# Business Survey 2018

For Derbyshire Dales District Council

26 October 2018



Mill House,  
North Street,  
York, YO1 6JD  
01904 632039

[www.qaresearch.co.uk](http://www.qaresearch.co.uk)  
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Authors:	Michael Fountain, Amy Price
Comments:	To: <a href="mailto:Michael.fountain@garesearch.co.uk">Michael.fountain@garesearch.co.uk</a>
This research has been carried out in compliance with the International standard ISO 20252, (the International Standard for Market and Social research), The Market Research Society's Code of Conduct and UK Data Protection law	



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## I. Executive Summary

### I.1 Methodology and Respondent Profile

The last independent business survey in the district was carried out in 2016 and a similar survey was required in 2018 to update the 2016 data set. The research focussed on businesses located on business parks and industrial estates in the district and others operating from B Class (Business, General Industrial, Storage and Distribution) premises and sites.

A two stage approach was adopted, which consisted of an initial telephone survey followed by an online survey;

- A total of 197 businesses completed the survey (151 by phone and 46 online) from a database of 1,045 eligible businesses, giving an overall response rate of 19%.
- Respondent businesses were spread across the district.
- **Most respondent businesses had 1-9 employees (73%) or 10-49 employees (19%),** but some larger businesses with 50-199 (7%) and 250+ (1%) were surveyed
- Respondent businesses were most likely to operate in 'manufacturing' (16%), 'service' (13%), 'construction' (13%) or 'engineering' (12%).
- *The 2016 research also captured the views of 197 businesses (although additional surveys were completed by DDDC which provided more data for some questions) and generally the profile of 2016 respondent businesses was comparable to 2018, with a similar distribution by number of employees and sector. Specifically, 45 businesses were identified as having completed both the 2016 survey and the 2018 survey.*

Findings from the survey are detailed below. Based on the full sample of 197 businesses the figures below have a margin of error of +/- 6.3%, although where questions were asked of a sub-group of respondent businesses this margin of error will be greater.

### I.2 Key Findings

#### Current business premises

- Half of businesses interviewed classified their current premises as either 'light industrial' (27%) or 'office (not serviced)' (23%), while around one-in-ten respondent businesses operate from 'general industrial' (12%), a 'serviced office' (9%) or a 'warehouse' (8%).
- Of the 197 businesses interviewed, 76 (39%) operate from a business park or industrial estate in the district and this was most likely to be 'Ashbourne Airfield' (8% of all businesses interviewed) or 'Hathersage Park' (4% of all businesses interviewed).
- Eight-in-ten businesses (80%) are 'NET: Satisfied' (meaning they are either 'very satisfied' or 'fairly satisfied') with their current premises; this is a similar proportion to that recorded in 2016 (81%). However, in 2018 more than one-in-ten (13%) expressed some degree of dissatisfaction (either 'very' or 'fairly dissatisfied');
  - Businesses located on business parks and industrial estates were significantly more likely to be 'NET: satisfied' with their current premises than those located elsewhere (87% vs. 76%)
  - However, businesses with firm expansion plans and those who can't expand due to lack of suitable premises were significantly more likely to be 'NET: Dissatisfied' than those with no plans to expand (21% vs. 6%).
- As might be expected given the high levels of satisfaction, most businesses felt that their current premises would be adequate for their needs for '5 years' (16%) or '10 years' (42%), but **one-in-five felt this would only be the case for '2 years' (19%)** and one-in-ten (10%) felt they were 'not adequate now'. Essentially, this means that **45% of businesses indicated that their current premises would no longer be suitable in 5 years' time or less.**





### Factors currently restricting business operations

- When presented with a list of factors that might restrict business operations, most did select at least one factor and while considerations around business premises are clearly evident for some, a range of other factors also seemingly act as a barrier;
  - Selected most often was **'inadequate broadband availability' (31%)** – as context to this, later questions about the importance of broadband to their business recorded that 46% thought this was *'imperative'*
  - Businesses also selected property related issues particularly **'size of your current premises' (27%)**, *'quality of your current premises'* (12%), *'planning issues'* (14%) and *'rents'* (10%)
  - A quarter of businesses selected *'recruiting staff'* (25%)
  - Parking is also a concern, both for *'...customers'* (21%) and *'...staff'* (18%).

### Expansion plans

- **Almost two-fifths (38%) of businesses said they had expansion plans and a further 7% said they didn't but this was because they *'...are not able to find suitable premises'***; this equates to 87 businesses in total that are considering expansion.
- The 2016 survey recorded that 43% of businesses had firm expansion plans which is comparable to the figure recorded in 2018.
- Businesses with firm expansion plans and those that felt expansion wasn't possible due to the availability of *'suitable premises'* were asked a series of questions about expansion;
  - 97% said that potential expansion would involve additional jobs being created and these businesses expected to create an average of 6.7 new jobs (including an average of 3.1 *'high skilled'* jobs)
  - A fifth (18%) said that they *'don't know'* what expansion would mean in terms of the business's premises, but **nearly half (47%) said they'd require *'new premises'*** while 15% (equating to 13 businesses) felt they would need *'additional land'*
  - Almost a third (30%) of businesses with expansion plans said that these could be accommodated by *'expanding existing premises'*.

### Requirements for new premises and sites

- 13 respondent businesses said they'd need *'additional land'* to expand and the average amount of land required was 11.53 acres.
- Businesses were more likely to need new premises (41 businesses said this) rather than additional land to expand, and a range of different requirements were mentioned as follows;
  - **Required most are *'light industrial'* (37%), *'office (not serviced)'* (20%) and *'warehouse'* (17%) premises**
  - A range of different preferred locations were mentioned ranging from an *'industrial estate'* (29%) to the *'edge of town centre'* (17%) and a *'rural location'* (15%).
  - Businesses don't necessarily want premises that are the highest quality, with only 12% wanting *'prestige'* and **44% wanting *'good quality'*** – in fact 24% said they were happy with *'average'* quality and one-in-ten (10%) wanted something to match a *'basic budget'*.
  - A range of different sizes of new premises are likely to be required, with around half (equating to 20 businesses) likely to require new premises of between 101-



- 200sqm/1,191-2,150 sq ft and around a third (equating to 13 businesses) looking for 201-1,000 sqm/2,151-10,800 sq ft. Least required are the largest premises (1,001 or more sqm /10,801 or more sq ft), with only 3 businesses needing these.
- A slight preference for 'freehold' rather than 'leasehold' is evident (39% vs. 22%), but a third of businesses likely to need new premises to expand said they had 'no preference' (32%).
  - **In the main, these businesses are also willing to relocate from their current location in the district to another one within the district (68%),** although the majority of the 28 businesses that said this felt they wouldn't want to move more than 10 miles away (10 would move 'up to 5 miles' and 10 'up to 10 miles').
- All businesses with firm expansion plans and those that felt expansion wasn't possible due to the availability of 'suitable premises' were asked to outline what factors are most important to them in selecting new premises;
    - No single factor dominated responses here, but mentioned most frequently was the 'cost of premises' (48%) and 'broadband provision' (39%). Also, 'business rates' (31%), 'good road infrastructure' (30%) and 'car parking' (28%) were mentioned by more than one-in-four of these businesses.
    - One-in-four of these businesses said that if new premises became available in the next 2 years which met their requirements their business would 'almost certainly take them up' (24%) and a further 47% said they would 'consider taking these premises'.

### **The implications of Brexit**

- The majority of respondents felt that Brexit would mean either 'no change' (39%) to their business or said they simply 'don't know' (20%), but amongst those that did express an opinion either way businesses were more likely to think that it would have a 'negative impact' rather than a 'positive impact' (35% vs. 7%).
- Respondents were asked to consider a number of ways in which Brexit could specifically impact on their business by giving a score out of 10 (where 10 meant it would have a very big impact) and responses were as follows;
  - **The impacts flagged most frequently as potentially affecting respondents' businesses related to the cost of purchases, particularly '...if the strength of the pound continues to fall' (47%) and '...if import tariffs are imposed' (38%)**
  - Around a quarter gave a score of 7-10 for 'changes to regulations or industrial and consumer standards' (24%) and/or the 'ease of doing trade with the EU' (27%).
  - Other potential impacts were less of a concern with only 15% giving a score of 7-10 for 'disruption to contracts' and 10% for 'access to labour from the EU'
  - The list also included potential benefits, but comparatively low proportions thought that the 'opportunity to gain new markets outside the EU' would impact on their business (9% gave a score of 7-10) and 27% said this was simply 'not applicable' to them.
- To ensure that all possible impacts of Brexit (both positive and negative) were explored, a fully open question was included to ask respondents what the single biggest way was that it could impact on their business; generally comments made related to the negative impacts rather than opportunities or benefits and a range of answers were given, but mentioned most frequently were 'increased costs associated with imports, travel or shipping' (22%) and the 'fall in the value of the pound' (10%).



## Future plans

- Although it was not linked directly to the impact of Brexit, a question was included immediately after the section on Brexit to establish if businesses were proposing to continue with any planned investments over the next 12 months.
- Around a quarter said that their business had *'no investments planned'* (27%). Once these businesses are removed from the calculations, **65% said that they were proposing to continue with planned investments over the next 12 months**, but 25% said that they were not and a further 10% were *'unsure'*.
- Additionally, businesses were asked to assess how their staff numbers and turnover were likely to change over the next 2 years and then over the next 5 years;
  - Over the next 2 years, the majority of businesses expect their turnover to *'increase'* (58%), while few felt it would *'decrease'* (11%). Around two-fifths felt that staff numbers would *'increase'* (42%) over this period and businesses were much more likely to feel that there would be an increase rather than a *'decrease'* (5%). However, businesses were most likely to consider that staff numbers would *'stay the same'* (48%) over a 2 year period.
    - *These figures are comparable to those recorded in 2016.*
  - Businesses were slightly more positive about their prospects over the next 5 years, with 62% expecting turnover to *'increase'* and only 8% anticipating a *'decrease'*. Views on staff numbers were very similar to a 2 year period, with 40% expecting this to *'stay the same'* and 44% envisaging an *'increase'*.
    - *Compared with 2016, views on turnover in the next 5 years are comparable, but 2018 respondents were significantly less likely to envisage an increase in staff over a 5 year period compared with those in 2016 (44% vs. 55%).*

## Broadband experience

- 46% of respondent's considered that fast reliable broadband was *'imperative'* to their business and a further 35% felt it was *'very important'*.
- In line with this, businesses that view the internet as important readily identified ways in which improvements to the speed and reliability of their broadband service would benefit their business; in particular they talked about how it would *'speed up processes'* (66% mentioned this), lead to *'more effective communication'* (66%) and ***'improve business productivity'* (61%)**, but many other benefits were cited.
- 62% of businesses that use the internet said they had experienced problems with their current broadband; this was most likely to be *'reliability (e.g. dropping out, being disconnected)'* (a problem experienced by 34% of internet users) as well as issues with *'maximum speed'* (22%) and *'speed at different times of the day'* (22%).



## 2. Background and Objectives

The primary aim of the District Council's Corporate Plan 2015-19 is to enable a 'Thriving district'. Business growth and job creation, specifically 'Helping new businesses to start and existing businesses to grow' is the top priority for the Council. Results from a business survey were required to inform the Council's Economic Development programme to help achieve these priorities.

The last independent business survey in the district was carried out in 2016 and the survey focused on business accommodation needs and access to broadband. A similar survey was required in 2018 to update the 2016 data set and understand the views of businesses in the district.

Specifically, the objectives of this research were to;

- Undertake a survey with a robust sample of businesses in the district ensuring that the opinions of key decision makers are gathered
- Design a suitable questionnaire, building on the one used in 2016 to ensure continuity and comparability (as far as possible)
- Identify and source a suitable sample of business contacts for the research, focusing on businesses located on business parks and industrial estates and those operating from B Class (Business, General Industrial, Storage and Distribution) premises
- Undertake full data processing and analysis and provide the final data in user-friendly format
- Produce a written report, which analyses the findings in detail and makes comparisons (where this is appropriate) with the 2016 survey
- Provide insight that will inform the council's Economic Development programme.

The following sections outline how we will meet these objectives.

## 3. Methodology

A two stage approach was adopted to maximise the opportunity for qualifying businesses to take part in the survey, which constituted an initial telephone survey followed by an online survey.

Firstly, a database of qualifying businesses had to be compiled. The research focussed on businesses located on business parks and industrial estates in the district and others operating from B Class (Business, General Industrial, Storage and Distribution) premises and sites. To gather contact details, a list of target postcodes and target SIC codes was compiled and this was provided to Dun & Bradstreet who then provided details of all companies that matched this list. This list was then combined with a list of contacts that DDDC held in-house to produce a single list of eligible businesses which formed the target sample for the research. In all, 1,045 businesses were identified in this way.

Then, a total of 151 CATI telephone interviews were completed with businesses from Qa's on-site contact centre based in York. All interviewing was carried out between 4 September and 18 September 2018.

The second stage of data collection was to email an invitation to complete the survey online to all contacts with an email address that had not completed the telephone survey and had not refused to complete the survey when contacted by phone.



In total, 328 contacts were sent the email invitation and DDDC officers made contact with some of these businesses directly to encourage participation.

Across both stages, 197 surveys were completed, giving an overall response rate of 19%.

Data were analysed by Qa's in-house ICT team and data tables produced. The report is based on analysis of these

## 4. How to Read This Report

Findings from each question have been analysed and are detailed in the commentary in Section 5..

With a target sample of 1,045 businesses and based on a sample of 197 survey completions, the findings have a margin of error of +/- 6.3% when based on the total sample. Where questions are based on smaller sub-samples the margin of error will be greater.

Where appropriate, responses from specific questions have been presented as charts or tables and please note the following;

- The base size for each question is clearly displayed at the bottom of each chart/table – in most instances responses are based on the full sample of 197 surveys, but where questions are routed based on answers to previous questions the base size will be smaller.
- Where questions allowed multiple responses the sum of all answers may be greater than 100%.
- Where questions did not allow multiple responses, the sum of answers may still be 1-2 percentage points greater than 100% due to the effect of 'rounding'.

Where appropriate, differences in responses amongst key sub-groups have been outlined. It's important to note that with an overall sample size of 197 respondents, many sub-groups are small and it is not statistically valid to analyse data amongst them. Where this occurs, the actual number of respondents is outlined.

Additionally, where the same question was asked in 2016 and 2018 comparisons have been made between the data gathered at each survey to explore trends over time.



## 5. Key Findings

This section outlines the key findings from the research.

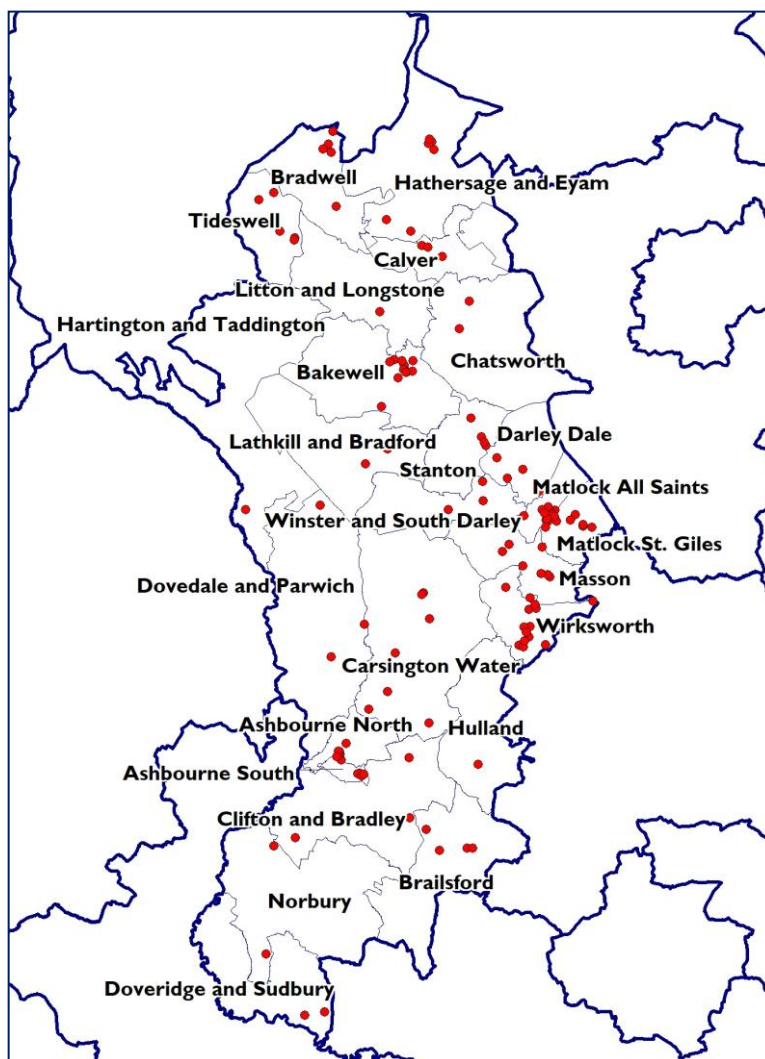
### 5.1 Respondent Profile

#### 5.1.1 Business Location

The location of the respondent's business was confirmed in the survey by checking the postcode. Analysis of these postcodes highlights that of the 197 businesses interviewed, 76 (39%) operate from a business park or industrial estate in the district and this was most likely to be 'Ashbourne Airfield' (8% of all businesses interviewed), 'Hathersage Park' (4% of all businesses interviewed), 'Via Gellia Mills Bonsall' (4% of all businesses interviewed), 'Molyneux Business Park Darley Dale' (3% of all businesses interviewed) or 'Brookfield Industrial Estate and Scholes Mill Tansley' (3% of all businesses interviewed).

The map below shows the geographical location of businesses that completed the survey;

Figure 1. Geographical location of respondent businesses





### 5.1.2 Business Sector

All respondents were presented with a list of sectors and asked to pick one that best represented the one that their business operates in. Responses highlighted that businesses occupying Part B premises and sites operate in a wide range of different sectors, but mentioned most frequently were 'manufacturing' (16%), 'service' (13%), 'construction' (13%) and 'engineering' (12%).

Additionally, all businesses were asked to describe in their own words exactly what their business does and this information has been used to classify each business against the Standard Industrial Classification (SIC); this analysis highlights that around a fifth of business operate each of the following SIC codes; *G - Wholesale and retail trade; repair of motor vehicles and motorcycles* (21%), *C - Manufacturing* (19%) and *M - Professional, scientific and technical activities* (19%).

### 5.1.3 Business Size (number of employees)

The majority (73%) of respondent businesses have 1-9 employees (including the respondent themselves) while a further 19% have 10-49. However, some larger businesses with 50-199 (7%) and 250+ (1%) were also surveyed.

Of the 15 respondents businesses with 50 or more employees, 6 operate in 'manufacturing', 3 in 'food and drink' and 2 in 'retail' with the remainder spread across the other sectors.

### 5.1.4 Comparison with 2016 Respondents

The 2018 survey was designed to ensure comparability with findings from the 2016 survey and to do this the same type of businesses were invited to take part (those operating from Part B Premises) and many of the same questions were included. In both 2016 and 2018, 197 businesses completed the survey (but note that some questions in 2016 were then supplemented with data from other sources).

Generally, the profile of 2018 respondent businesses was comparable to 2016 and similar to the district profile. Therefore, throughout this report, and where appropriate, findings amongst the total sample in 2016 and 2018 have been compared to determine how the views of this business community may have changed.

Specifically, 73% of businesses that completed the survey in 2018 were micro-businesses with fewer than 10 employees (compared with 72% in 2016) and a further 19% were small businesses (10-49 employees) (21% in 2016); the remaining 8% of businesses that took part in the survey in 2018 had 50+ employees.

The largest proportion of responses came from businesses within the *manufacturing and engineering* sectors (28%, compared to 30% in 2016). After this, businesses were most likely to operate in the *service* sector (13%, the same proportion as in 2016), *construction* (13%, compared to 9% in 2016) and *creative and digital industries* (10%, compared to 9% in 2016).

Nearly a quarter of respondents (45 businesses) completed both the 2016 and 2018 surveys.



## 5.2 Current Premises

Respondents were presented with a list and asked to choose the one that best represented the type of accommodation that their business currently occupies. A range of responses were given here, but **half of businesses classified their premises as either 'light industrial' (27%) or 'office (not serviced)' (23%)**, while around one-in-ten respondent businesses operate from 'general industrial' (12%), a 'serviced office' (9%) or a 'warehouse' (8%). Notably, a fifth mentioned a type of premises that was not on the list and this included a 'home office' (5%), a 'shop' (5%) and a 'farm or barn conversion' (5%).

While only 12% of all respondents mentioned a 'general industrial' site, this figure increased to 26% amongst those with 10 or more employees.

While respondents were readily able to describe their business premises, not all felt willing or able to say how large it was with 20% indicating that they 'don't know'. However, half (50%) occupy premises that are below 2,151 sq ft (201 sqm), with a quarter in premises of 10-540 sq ft (1-50 sqm).

It's clear from responses that **businesses are generally satisfied with their current premises**, as eight-in-ten (80%) said they are 'NET: Satisfied' (meaning they are either 'very satisfied' or 'fairly satisfied').

This increases to 87% amongst those that are located on an industrial estate or business park, significantly higher than amongst businesses located elsewhere (76%). Satisfaction is also significantly higher amongst businesses that occupy a 'serviced office' compared with those in an 'office (not serviced)' (94% vs. 76%), perhaps suggesting that this arrangement is a slightly better fit for businesses.

However, more than one-in-ten (13%) expressed some degree of dissatisfaction (either 'very' or 'fairly dissatisfied'); these businesses occupy a range of different types of accommodation currently so there doesn't appear to be a concern with any particular type of accommodation, but it is notable that of the 25 businesses that said they were 'NET: Dissatisfied', 19 are not located on an industrial estate or business park. It's also the case that a fifth of those in an 'office (not serviced)' said they were 'NET: Dissatisfied' with their current premises.

Additionally, businesses with firm expansion plans and those who can't expand due to lack of 'suitable premises' were significantly more likely to be 'NET: Dissatisfied' than those with no plans to expand (21% vs. 6%).

### Comparison with 2016;

Compared with 2016, in 2018 respondents were significantly less likely to say that their business occupies an 'office (not serviced)' (23% vs. 33%) but significantly more likely to say it occupies 'light industrial' premises (27% vs. 11%) suggesting a slightly different mix of businesses were interviewed each year.

It's also notable that 2018 respondents were more likely to know the size of their current premises, as only 20% said they 'don't know', compared with 47% in 2016.

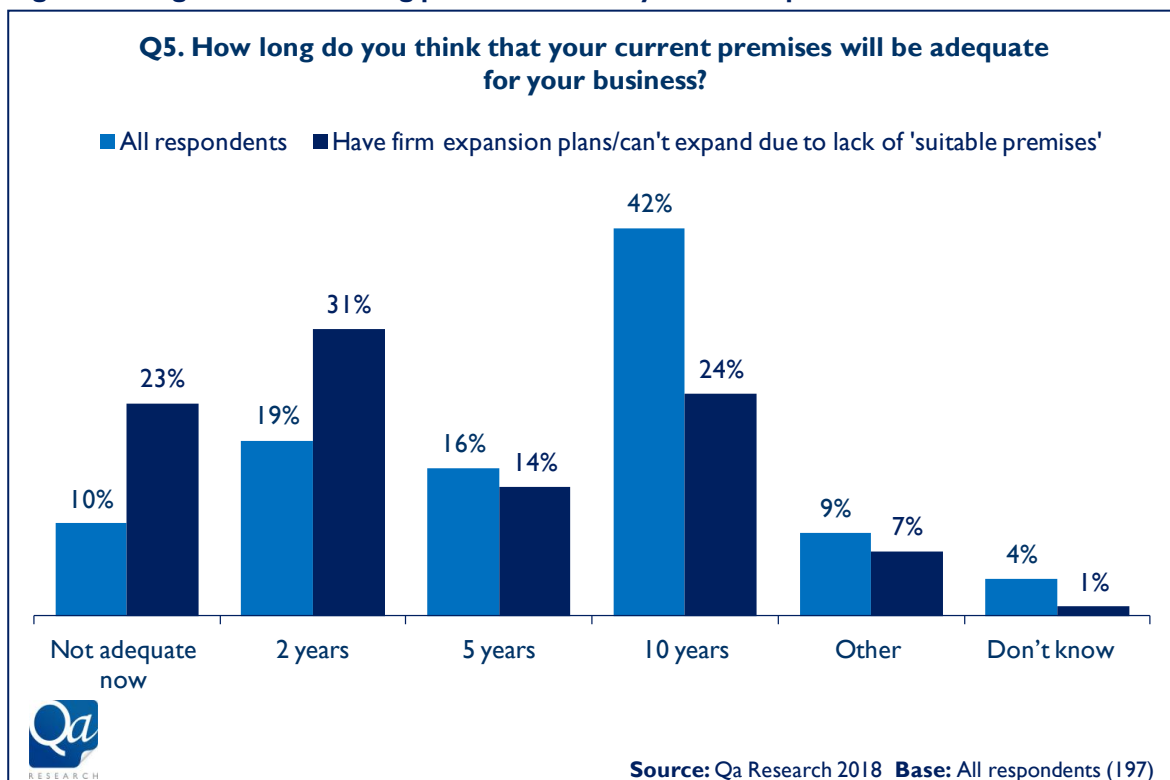
An almost identical level of 'NET: satisfaction' was recorded amongst respondents in 2016 (81%), indicating that there has been no movement in this measure over the last 2 years.





Respondents were asked to indicate how long their current premises would be adequate for their business. The chart below shows responses amongst all respondents and compares these to responses amongst businesses that said they either had firm expansion plans or wanted to expand but felt it wasn't possible due to the availability of 'suitable premises';

**Figure 2. Length of time existing premises are likely to be adequate**



As would be expected given the high levels of satisfaction, most businesses see their premises as being adequate for at least 5 years, although some are evidently occupying inadequate premises now and this includes one-in-four (23%) of businesses with expansion plans (in addition, around a third (31%) of which also feel their premises won't be adequate in 2 years).

### 5.3 Factors Currently Restricting Business Operations

When presented with a list of factors that might restrict business operations, most (79%) did select at least one factor, although no single factor dominated responses. Instead, a range of different considerations are felt to restrict operations.

**Mentioned most frequently was 'inadequate broadband availability' (31%).** Later questions about the importance of broadband to their business recorded that 46% thought this was 'imperative' and these respondents were certainly more likely to mention 'inadequate broadband availability' (40%) than others, but they were almost equally likely to mention the 'size of your current premises' (36%)

Indeed, amongst all respondents, after broadband, factors relating to premises were mentioned most frequently particularly 'size of your current premises' (27%), 'quality of your current premises' (12%), 'planning issues' (14%) and 'rents' (10%).

All these factors were mentioned significantly more by businesses that said they either had firm expansion plans or wanted to expand but felt it wasn't possible due to the availability of 'suitable premises'; for example, 43% mentioned the 'size of your current premises' and 21% said 'planning issues'. However, another key challenge for these businesses is 'recruiting staff' which was mentioned by (37%).

Overall, a quarter of businesses felt that 'recruiting staff' (25%) restricted their operations, although this increased to 45% amongst businesses employing 10 or more staff, which may be a better barometer of the challenges this poses as they are likely to undertake more recruitment than smaller businesses.

Parking is also a concern, both for '...customers' (21%) and '...staff' (18%).

#### **Comparison with 2016;**

The only statistically significant difference in responses between 2016 and 2018 was for 'recruiting staff' which was mentioned by 16% in 2016 but 25% in 2018 suggesting that this has become more of an issue over the last 2 years.

## **5.4 Expansion Plans**

Respondents were asked if their business had plans to expand and 38% confirmed that they had. Furthermore, 7% said that they didn't but this was simply because they were 'not able to find suitable premises'. Taken together, this means that **44% have firm expansion plans or plans that are restricted by the lack of 'suitable premises'**<sup>1</sup>.

When these businesses were asked how they would accommodate this expansion around a fifth (23%) said they 'prefer not to say' or simply 'don't know' while 30% said this could be done by 'expanding existing premises'. However, 47% said they'd require 'new premises' and 15% said they would need 'additional land'.

**Notably, businesses with expansion plans that operate from premises that are not on an industrial estate or business park were significantly more likely than those that were to say they could grow by 'expanding existing premises' (44% vs. 13%) suggesting that when a business outgrows premises on one of these parks it has little choice but to move away.**

#### **Comparison with 2016;**

In 2016, 43% said they had plans to expand, an equivalent figure to the 44% recorded in 2018. Additionally, almost the same proportion of those with expansion plans said they required either 'new premises' or 'additional land' to expand (64% compared with 62% in 2018).

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<sup>1</sup> Note: As all percentages in this report are rounded to the nearest whole number, the combined total of these 2 individual responses is actually one percentage point lower than the sum produced by the simple addition of the 2 percentages.

## 5.5 Future Business Premises Needs

### 5.5.1 Additional Land Requirements

The number of businesses likely to need ‘*additional land*’ for expansion is only 13, and when asked what size of land they would need a range of answers were given ranging from 6,458 sq ft (0.14 acres) by a manufacturing business to 4,356,000 sq ft (100 acres) by an agricultural business.

The average (mean) amount of land required was 502,360 sq ft (11.53 acres), but this is obviously increased by the large requirement of one agricultural business - as all the others wanted less than 175,000 sq ft (4.02 acres).

### 5.5.2 Type and Size of New Premises

Businesses with expansion plans were more likely to say they’d need ‘*new premises*’ rather than ‘*additional land*’ and in total 41 businesses said that this was the case. A range of different types of premises are required and generally businesses are looking for a similar type of premises to that which they current occupy (i.e. they are not looking to switch to a different type - mentioned most frequently were ‘*light industrial*’ (37%), ‘*office (not serviced)*’ (20%) and ‘*warehouse*’ (17%) premises.

The chart below shows the size of new premises businesses would be looking for;

**Figure 3. Size of new premises required for expansion**

Q10. What size of new premises do you require?		
	n	%
Square metres/square feet		
1-50 sqm / 10-540 sq ft	7	17%
51-100 sqm / 541-1,100 sq ft	7	17%
101-200 sqm / 1,191-2,150 sq ft	6	15%
201-500 sqm / 2,151-5,400 sq ft	5	12%
501-1,000 sqm / 5,401-10,800 sq ft	8	20%
1,001 or more sqm / 10,801 or more sq ft	3	7%
Don't know	5	12%
<b>Base: All that require new premises for expansion (41)</b>		

Businesses don’t necessarily want new premises that are the highest quality, with only 12% wanting ‘*prestige*’, while **44% want ‘good quality’ premises**. In fact, 24% said they were happy with ‘*average*’ quality and 10% would actually be looking for something to match a ‘*basic budget*’.

However, a slight preference for ‘*freehold*’ rather than ‘*leasehold*’ is evident (39% vs. 22%), although a third of businesses likely to need new premises to expand said they had ‘*no preference*’ (32%).

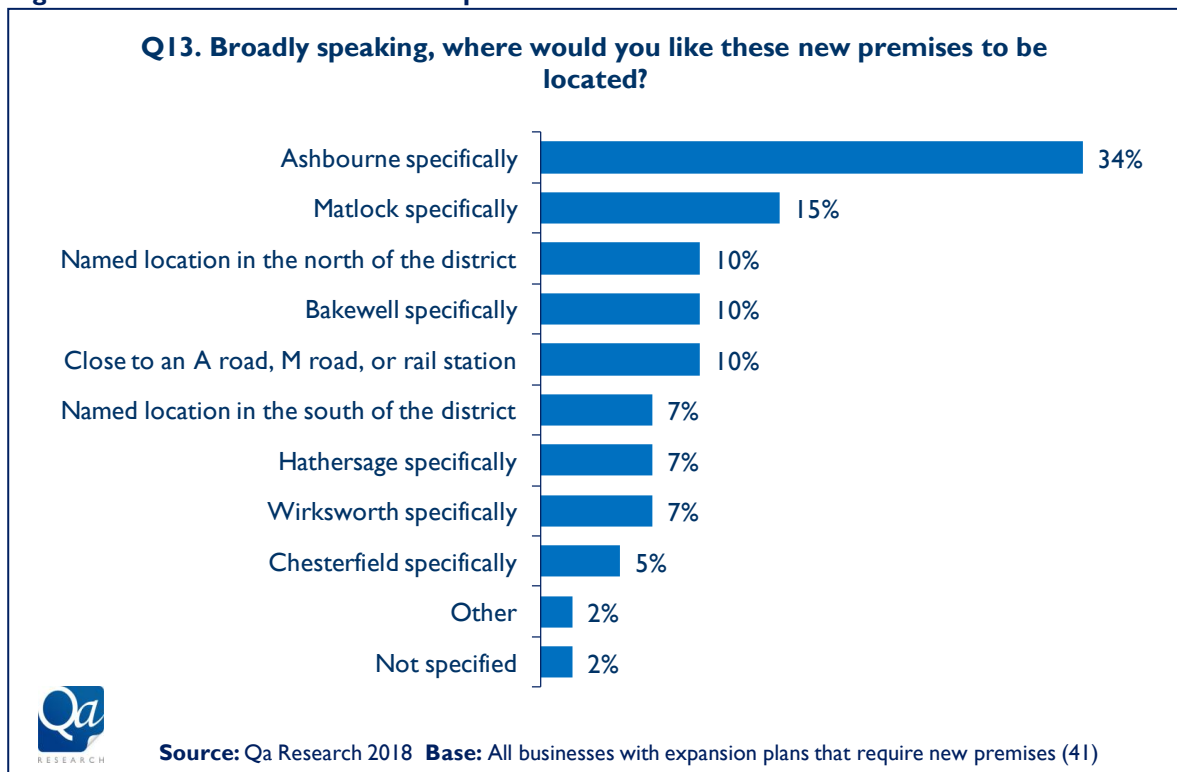
### 5.5.3 Location of New Premises

Reflecting the varied range of requirements, no single preferred location dominated responses with some happy to re-locate to an ‘*industrial estate*’ (29%) some to the ‘*edge of town centre*’ (17%) and some to a ‘*rural location*’ (15%).

In total, 68% of businesses (equating to 28 businesses) requiring new premises for expansion said they would be willing to relocate from their current location in the district to another one within the district - the majority of these (20 businesses) said they would only be prepared to relocate up to 10 miles.

The table below shows the preferred location of new premises. Note, that this was an entirely open question so respondents could give any answer they wished to and similar ones have been grouped below;

**Figure 4. Preferred location for new premises**



#### 5.5.4 Key Factors When Choosing New Premises

All businesses with firm expansion plans and those that felt expansion wasn't possible due to the availability of 'suitable premises' were asked to outline what factors are most important to them in selecting new premises.

No single factor dominated responses here, but mentioned most frequently was the 'cost of premises' (48%). After this, was 'broadband provision' (39%), 'business rates' (31%), 'good road infrastructure' (30%) and 'car parking' (28%).

Businesses with expansion plans that are based on an industrial estate or business park were significantly more likely than those that aren't to mention 'good road infrastructure' (44% vs. 19%) suggesting that this is a key consideration if based on this type of site.

Also, one-in-four of these businesses said that if new premises became available in the next 2 years which met their requirements their business would 'almost certainly take them up' (24%) and a further 47% said they would 'consider taking these premises'.

#### 5.5.5 Creation of New Jobs

Amongst the 87 businesses that said they had firm expansion plans or wanted to expand but felt expansion wasn't possible due to the availability of 'suitable premises', 84 (97%) said that this expansion would be likely to lead to additional jobs being created.

The average (mean) number of jobs that could be created was 6.76, but this covered a wide range, with 9 businesses indicating that they would probably create one extra job and one expecting to create 100. However, most businesses (69 of the 84 that answered this question) said that they anticipated creating 10 or fewer.

Around half the jobs that are likely to be created are considered by business to be 'high skilled' with an average (mean) of 3.14 created per business that expects to create any new jobs.

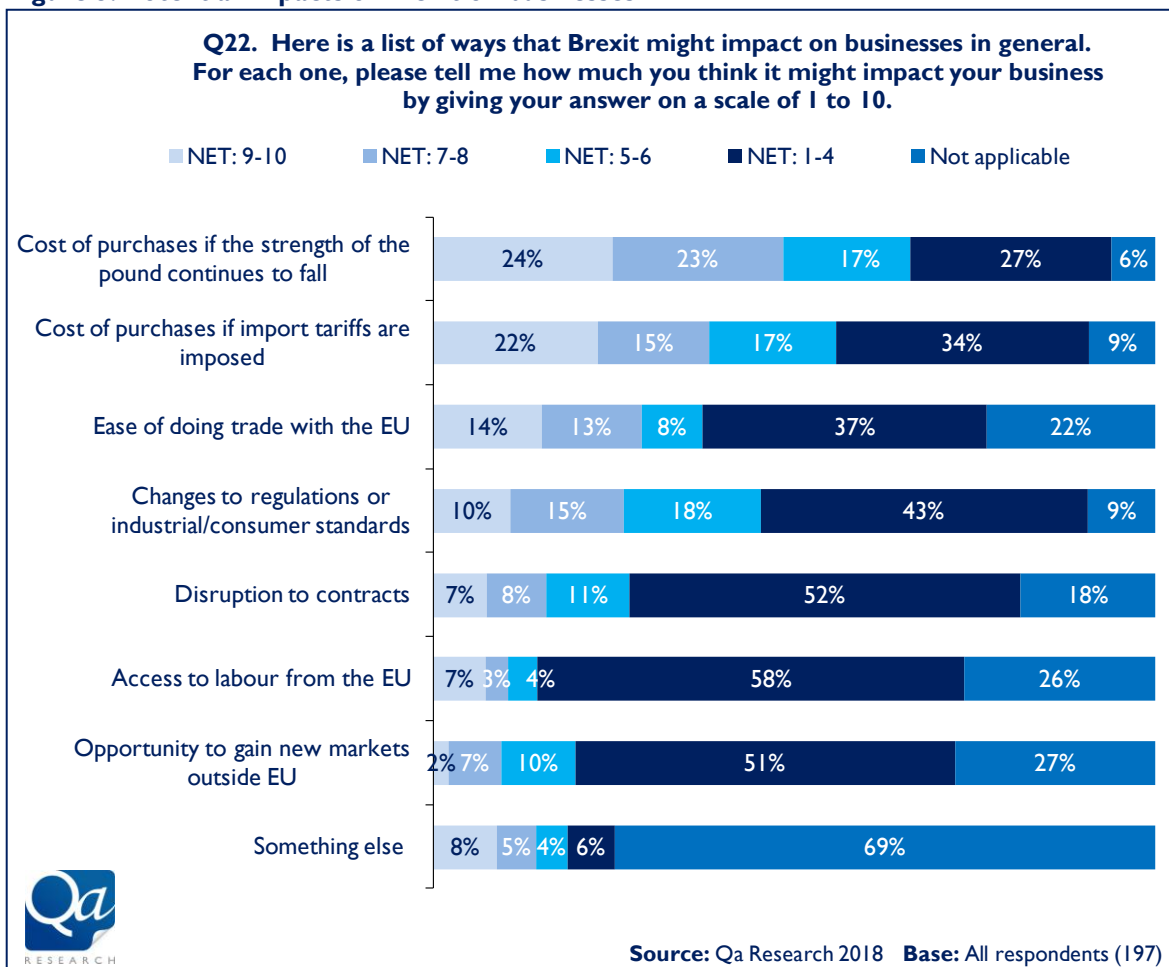


## 5.6 The Implications of Brexit

Respondents were asked what they thought the overall impact of Brexit would be on their business. The majority of businesses didn't have strong opinions on the matter, 39% thought Brexit would mean 'no change' for them and 20% said they simply 'didn't know' what impact it would have. Of those that expressed an opinion either way, however, the view was that it was more likely to have a 'negative effect' (35%) rather than a 'positive effect' (7%).

Businesses were then asked to consider the specific ways in which Brexit could impact them. The chart below shows the full breakdown of scores for all the potential impacts of Brexit included in the survey. Respondents gave various factors a score of 1-10 (10 meaning it would have 'a very big impact'), so for analysis purposes scores on this scale have been grouped into NETS of 1-4, 5-6, 7-8 and 9-10 on the chart below for ease of comparison.

**Figure 5. Potential impacts of Brexit on businesses**



Respondents concerns mainly surrounded its effect on costs. Nearly half thought the 'cost of purchases if the strength of the pound continues to fall' would have an impact (47%, gave ratings of 7-10) on their operations, while 38% indicated 'cost of purchases if import tariffs are imposed' as a cause for concern (again 7-10 ratings).

Businesses that either had firm expansion plans or who couldn't expand due to a lack of 'suitable premises' appeared to be more concerned about the potential cost impacts of Brexit than those who had no such plans. A significantly higher percentage of these businesses (47%), than those who were not expanding (31%) gave 'cost of purchases if import tariffs are imposed' scores of 7-10.

A similar trend was seen for those scoring *'cost of purchases if the strength of the pound continues to fall'* at least 7 (56% vs. 42%).

Business operating in the *'manufacturing'* sector seem to be especially concerned about import tariffs and the strength of the pound – for both statements, 68% indicated they would have a big impact by giving a score of 7-10, significantly higher than businesses operating in other sectors.

The potential issue of trading after Brexit was of concern to some, with around a quarter giving scores of 7-10 for the *'ease of doing trade with the EU'* (27%) and/or *'changes to regulations or industrial and consumer standards'* (24%); here also, amongst businesses operating in *'manufacturing'* these proportions increased to 48% and 35% respectively, higher than amongst businesses operating in other sectors.

Of less concern would seem to be *'disruption to contracts'* (only 15% gave scores of 7-10 and 18% said this was *'not applicable'* to them) as well as the effect on *'access to labour from the EU'* (just 10% gave 7-10 ratings and 26% said this was *'not applicable'*).

As would be expected, given that overall expectations regarding the impact of Brexit were mainly ambivalent or negative, few felt Brexit would afford them the *'opportunity to gain new markets outside the EU'* (only 9% gave this a score of 7-10, while over a quarter (27%) said this was simply *'not applicable'* to them). Notably, 16% of businesses that felt that Brexit would have a *'negative effect'* gave a score of 7-10 for this, suggesting that some do see opportunities despite overall concern about the impact of Brexit.

To fully explore all possible impacts of Brexit, respondents were asked what was the ‘the single biggest way Brexit could impact their business’. This was a fully open question to capture any opinions not covered by previous questions.

A wide variety of factors were flagged which are shown in the table below. Responses tended to relate to negative impacts as opposed to opportunities and the most commonly raised issues again surrounded the potential impact on costs (such as shipping) after Brexit.

**Figure 6. Expectations of what could be the single biggest impact of Brexit**

<b>Q23. What is the single biggest way that Brexit could affect your business, whether positively or negatively?</b>	<b>Count</b>	<b>%</b>
Increased costs associated with imports, travel or shipping	43	22%
Fall in value of GBP	20	10%
Regulatory alignment issues	14	7%
Better focus on UK goods and UK market	12	6%
Reduced consumer confidence or fall in demand	11	6%
Disruption in supply chain, and travel or shipping delays	10	5%
General economic instability	9	5%
Higher export tariffs	8	4%
Reduced scope for collaboration or shared funding opportunities	8	4%
General uncertainty makes business planning difficult	7	4%
Generic negative comment	7	4%
Not clear at this stage what impact Brexit will have	7	4%
Knock-on effect of disruption to other industries	6	3%
Loss of access to the single market	6	3%
Loss of freedom of movement	5	3%
Recruitment issues	5	3%
Positive impact of UK sovereignty over regulations	5	3%
Don't know	28	14%
No impact	8	4%
No answer/response	11	6%
<b>Base: All respondents (197)</b>		



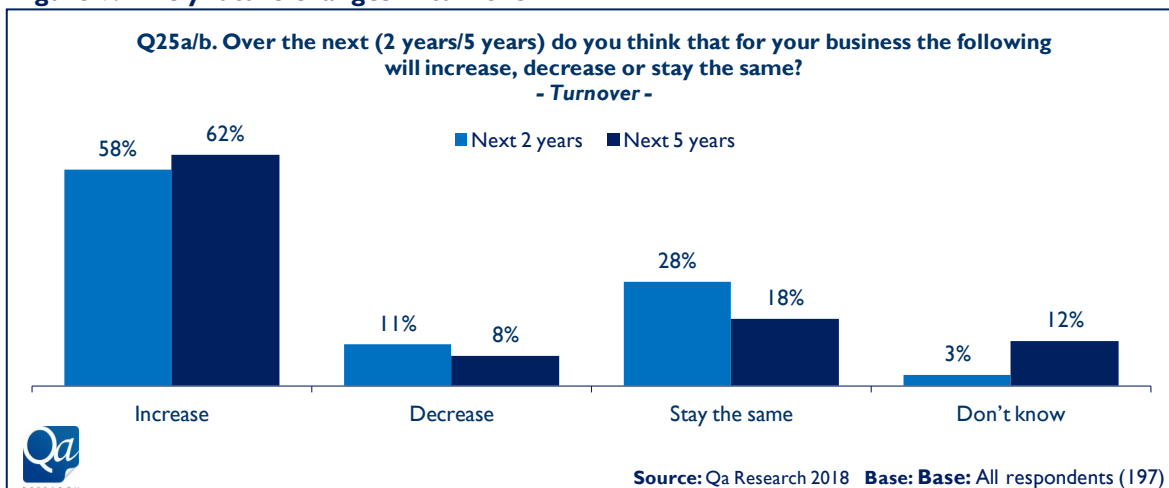
## 5.7 Future Plans

A question was included to establish if businesses were proposing to continue with any planned investments over the next 12 months. Although the question was not linked directly to the impact of Brexit, its position in the questionnaire immediately after the Brexit section may have led some to draw a link between leaving the EU and investment decisions. Around a quarter said that their business had *'no investments planned'* (27%), so it makes sense to remove these businesses from the calculations as the question isn't relevant to them. Once these businesses are removed, 65% said that they were proposing to continue, but 25% said that they were not and a further 10% were *'unsure'*.

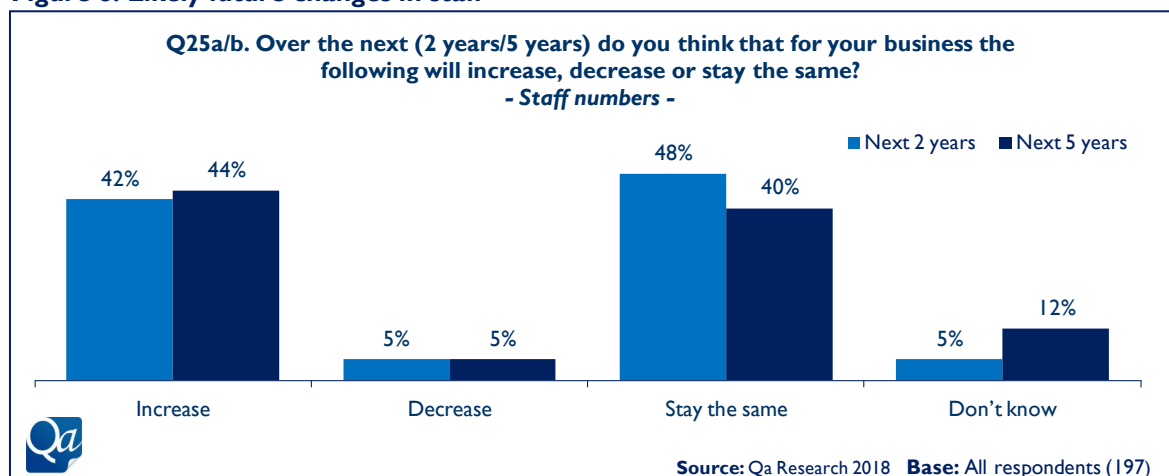
Investment is seemingly more likely amongst larger businesses (those that employ 10 or more), only 13% of which said they had *'no investments planned'* (this compares with 32% amongst those with fewer than 10 employees). Amongst these larger businesses, once those with no planned investments are removed, 83% said that they were proposing to continue with planned investments over the next 12 months.

Respondents were asked to assess how staff numbers and turnover of their business were likely to change over the next 2 years and then over the next 5 years. Responses are summarised below;

**Figure 7. Likely future changes in turnover**



**Figure 8. Likely future changes in staff**



Generally, for each period, businesses are more likely to expect an increase in 'turnover' than an increase in 'staff numbers'.

In total, 21 businesses expect to see a decrease in 'turnover' in the next 2 years and 18 of these think that the Brexit will have a 'negative effect' on their business. However in general, businesses that think Brexit will have a negative effect are actually more inclined to believe that their 'turnover' will increase rather than decrease over the next 2 years (43% vs. 26%) and over the next 5 years (53% vs. 18%) suggesting that any negative effects won't necessarily impact their growth.

#### **Comparison with 2016;**

The proportion of businesses expecting an increase over the next 2 years was almost identical amongst 2016 and 2018 respondents for both 'turnover' (2016: 60%, 2018: 58%) and 'staff numbers' (2016: 43%, 2018: 42%). Also, over a 5 year period, the proportion expecting an increase in 'turnover' was also comparable (2016: 65%, 2018: 62%).

However, 2018 respondents were significantly less likely to expect an increase in 'staff numbers' over the next 5 years (2016: 55%, 2018: 44%).

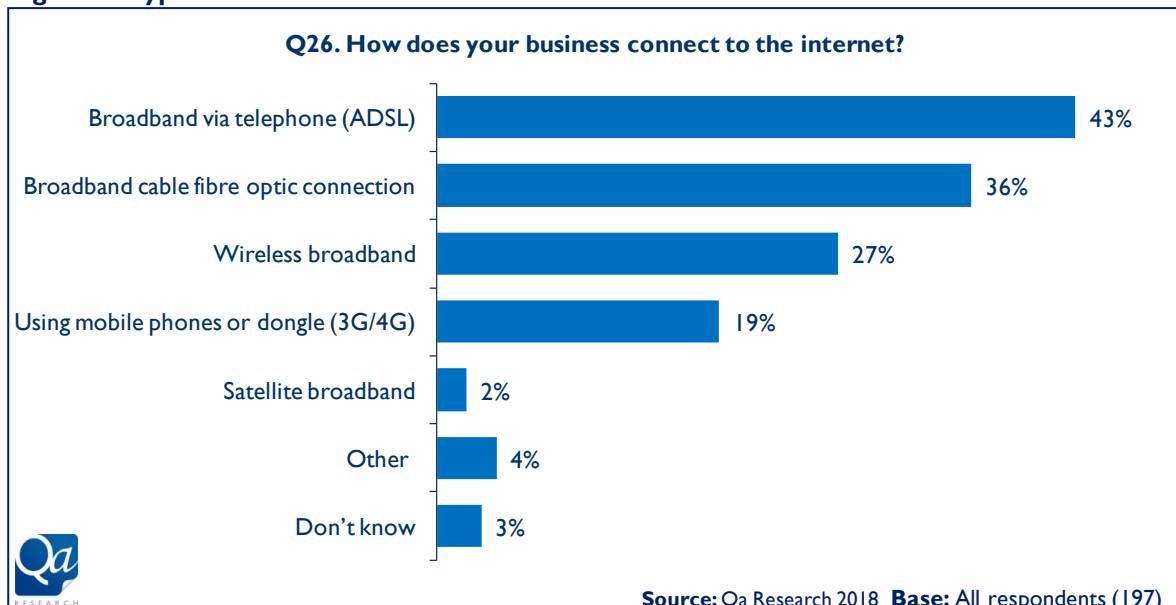
## **5.8 Broadband experience**

#### **Note on comparisons with 2016;**

Data from 2016 included responses from businesses in non-targeted sectors and as such the 2016 and 2018 samples are not the same and therefore not comparable so no comparisons have been made.

The chart below shows the method used by businesses to connect to the internet;

**Figure 9. Type of internet connection**



It's notable that no one type of connection dominates responses here and businesses rely on a range of connection methods.

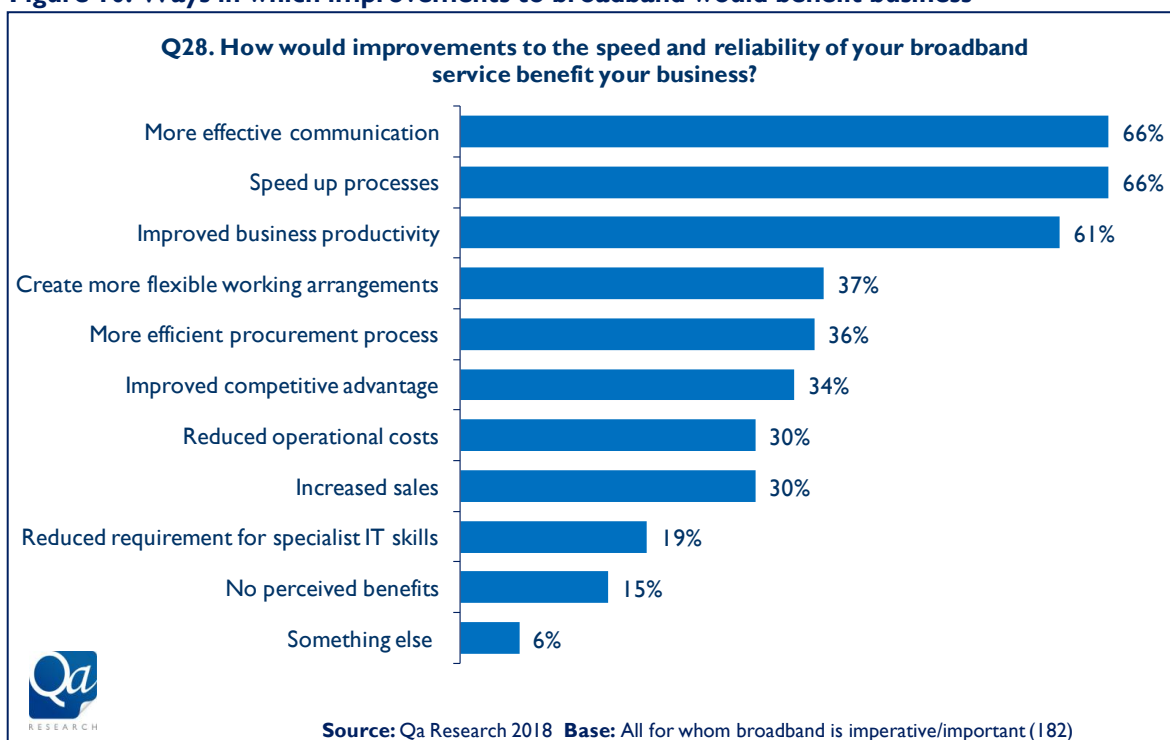
It's evident that *'fast, reliable broadband access'* is crucial to most businesses as 46% considered that it is *'imperative'* to their business and a further 35% felt it was *'very important'*. Most of the remainder felt it was only *'quite important'* (14%).

Notably, it was the 15 businesses operating from a *'warehouse'* that were the most likely to view broadband as *'imperative'* (12 said this and 2 more said it was *'very important'*).

In total, across these two questions 14 businesses said they never used the internet or that broadband was *'not at all important'*, which equates to 7% of all 2018 respondents.

Given the importance of fast, reliable broadband to businesses, it's no surprise that they were readily able to identify ways in which improvements to broadband speed and reliability would be of benefit and these are shown below;

**Figure 10. Ways in which improvements to broadband would benefit business**



**The majority (62%) of businesses that use the internet said they did experience problems with their current broadband connection.**

This was most likely to be *'reliability (e.g. dropping out, being disconnected)'* (a problem experienced by 34% of internet users) as well as issues with *'maximum speed'* (22%) and *'speed at different times of the day'* (22%).

Smaller businesses (those with fewer than 10 employees) were significantly more likely than larger ones to mention *'reliability (e.g. dropping out, being disconnected)'* (39% vs. 23%), although it should be highlighted that there was no difference in the proportion of each type of business that said they experience problems (62% for both).

Generally, problems with the internet were experienced by businesses located in all parts of the district including those based on business parks and industrial estates, as well as those based elsewhere.

## 5.9 Business support

At the end of the survey respondents were asked which, if any, free business events their business would find most beneficial and presented with a list of possible events.

The table below shows the levels of interest in each type of event amongst the total sample and then separately amongst businesses that said they had firm expansion plans or wanted to expand but felt expansion wasn't possible due to the availability of 'suitable premises';

**Figure 11. Interest in business support events**

Q30. Which of the following free business events would your business find most beneficial?	All respondents		Have firm expansion plans/can't expand due to lack of 'suitable premises'	
	N	%	N	%
Marketing and sales	66	34%	37	43%
Web use and social media	57	29%	28	32%
Health and safety	53	27%	31	36%
Local supply chain and procurement opportunities	51	26%	27	31%
Finance and tax	49	25%	26	30%
Exporting	27	14%	18	21%
Business networking	3	2%	1	1%
Personnel management	1	1%	1	1%
Access to information and advice	2	1%	1	1%
Access to funding	1	1%	1	1%
Net - Something else	7	4%	4	5%
None	59	30%	17	20%
Don't know	5	3%	2	2%
<b>Base: All respondents</b>	<b>197</b>		<b>87</b>	



Finally, at the very end of the survey respondents were given the opportunity to make any further comments they wished about the issues covered by the survey. This was a fully open question so similar verbatim comments have been coded into themes and these are shown in the table below;

**Figure 12. Any other comments**

Comments	N	%
Comment about broadband issues (speed, connectivity, cost) or poor mobile coverage	13	7%
Comment about scarcity of land, lack of suitable premises, high rent, or planning issues	13	7%
Complaint about Brexit or frustration with Brexit-related questions in this survey	8	4%
Request for greater availability of financial support or simplified grant application process	7	4%
Complaint about high business rates	5	3%
Comment about poor or unsuitable road infrastructure	5	3%
Comment about changing industrial landscape and business or market decline	3	2%
Specific query or comment directed to Derbyshire Dales District Council	3	2%
Generic positive comment about the survey	2	1%
Comment about recruitment issues	2	1%
Request for business support information	2	1%
Request for sight of survey results	2	1%
Generic negative comment about the survey	1	1%
Nothing	141	72%
<b>Base: All respondents (197)</b>		

Some example verbatim comments made at this question are shown below to give a flavour of the types of issues that came out at this question;

*“Broadband connection is essential to the business, we need a fibre optic connection. If we don't get fibre connected broadband we may move to an area that does have it.”*

*“The broadband provision for rural businesses is a huge problem in the Derbyshire Dales.”*

*“Connectivity is important but so is more general support in the area such as business rates which I appreciate have been held for small businesses. If this changed my ability to stay in Derbyshire would come under question.”*

*“The lack of availability to reasonably priced business units. Most farmland barns have already been converted and industrial buildings bought by investors.”*

*“One of the most frustrating experiences has been applying for funding. We spent many hours applying for EU rural grants then these were withdrawn due to Brexit. Ultimately we've gone ahead self-funding the same project ourselves.”*

*“For businesses like us interested in purchasing land, to provide a gateway to access certain departments, where they could tell us where and when developments are happening, so we could decide in advance if it was suitable for us. We need more awareness and knowledge of what land is available. There is a general problem with land in our area.”*



## 6. Conclusions and Recommendations

### 6.1 Conclusions

This survey provides data on the views and experiences of a **robust sample** of businesses operating from B Use Class premises and sites in the district.

As was the case in 2016, the 2018 survey highlights that **a wide range of businesses occupy this type of business accommodation** and this is not an homogenous business community. Instead, businesses range in size from sole traders to those with more than 250 employees and they operate in a wide range of market sectors.

However, generally, most of these businesses have fewer than 10 employees and they are most likely to operate in manufacturing, engineering, the service sector, construction, retail or creative and digital (between them, these sectors account for 70% of respondent businesses in 2018).

These businesses also occupy a range of different types of business accommodation, but half of all businesses that completed the survey are currently in either a *light industrial* unit or an *office (not serviced)*.

**Eight-in-ten businesses express satisfaction with their current premises** (an almost identical level to that recorded in 2016) and there is evidence that businesses on industrial estates and business parks and those in a serviced office are the most satisfied.

This is not to say that all businesses are happy with their current premises, as 25 of the 197 businesses surveyed did express some degree of dissatisfaction (19 of which are not located on an industrial estate or business park).

Notably, **a quarter of all businesses said that their operations are restricted by the size of their current premises** (although given the high levels of satisfaction it seems likely that many are simply working around this).

**45% of businesses indicated that their current premises would no longer be suitable in 5 years' time or less.** On the face of it this may suggest that many businesses will need to look for new premises in the coming years, but analysis of those businesses with expansion plans highlights that around a third felt they could expand their existing premises (subject to planning). This suggests that not all businesses that will find their current premises inadequate in the coming years will be looking to re-locate.

**In total, 44% of all businesses that completed the 2018 survey said they had firm expansion plans or plans that are restricted because they can't find 'suitable premises'.**

Those businesses that have expansion plans that are likely to require new premises have a range of different needs and a range of sizes, quality grades, locations and tenures were preferred. That said, **37% of businesses considering expansion require light industrial space.**

Generally, they are likely to look for a similar type of premises (e.g. light industrial, serviced office etc.) to those which they currently occupy and the cost is considered to be the most important factor when choosing new premises.

**The majority of businesses either don't know how Brexit will affect their business or expect that there will be no change.**



However, those who envisage change are more likely to expect a negative rather than positive impact (**a third of all businesses expected a negative impact**) and of most concern would appear to be the cost of purchases, particularly if the strength of the pound continues to fall and/or import tariffs are imposed.

Despite some obvious concerns over the possible impact of Brexit amongst this group of businesses, the evidence suggests that most remain optimistic about the future. Amongst those expecting to make investments, **two-thirds said that they were proposing to continue with planned investments over the next 12 months.**

Additionally, over the next 2 years three-fifths of businesses expect their turnover to increase while around two-fifths feel that staff numbers would increase (although businesses were actually more likely to feel that staff numbers would simply stay the same, as half said this). These proportions are virtually identical to those recorded in 2016, suggesting that the UK's imminent exit from the EU isn't leading businesses to anticipate a slowdown in their growth.

Compared with a 2 year period, over a 5 year period very similar proportions expect turnover and staff numbers to increase. However, it does appear that **fewer businesses expect an increase over the next 5 years in staff numbers in 2018 than they did in 2016**, which might suggest concern about growth or staff recruitment (or both).

More generally, one-in-four businesses feel that their current operations are restricted due to recruiting staff and given that businesses with expansion plans expect to recruit on average around 7 new staff, it seems possible that the availability of suitable staff may pose a challenge for many looking to expand.

Finally, the **importance of fast, reliable broadband is evident throughout this survey**; it's either imperative or very important to eight-in-ten businesses and 85% that use the internet can highlight at least one way that better speed and reliability would benefit their business. Inadequate broadband is also the most frequently mentioned factor that currently restricts business operations, highlighting that improvement in the district would be welcome.

## 6.2 Recommendations

- Inevitably, there is no 'one-size-fits-all' approach to the provision of business accommodation for those looking for Class B Premises, **so it will be important to ensure that a portfolio of different types, qualities and sizes of property exists to satisfy business.**
- There's a suggestion that those located on businesses parks and industrial estates feel they have no option but to move away when they outgrow their current premises, so it might be worth future developments building in provision for expansion if possible. However, it's recognised that commercial considerations often require that unit numbers are maximised from the outset and that this might not be possible.
- The importance of good, reliable broadband can't be understated, so any improvement in this is very likely to be welcomed by the majority of these businesses and likely to lead to tangible benefits in the way they can run their businesses.
- Any help the Council and its partners could offer businesses to recruit staff is likely to be welcomed, as 45% employing 10 or more consider that this restricts their current operations and more than two-fifths of businesses expect to increase staff numbers over the next 2 and 5 years.



## 7. Appendices

### 7.1 List of business taking part in the survey

QAID	Business Name
13	P&D Specialist Services Ltd
16	Hope Valley Health Club Ltd
21	C & A Design Ltd
25	Wirksworth Skip Hire
32	D J Engineering
37	Whitehouse Physiotherapy Clinic
40	Creation Studios
41	John Wardle Horological Materials
44	European Automation Projects Ltd
45	Codel international
48	RG Millward Ltd
50	Fanny and Clara Ltd
55	Heritage Antiques
57	17d Miniatures
63	Moy Park Ltd
72	Salisbury & Wood Ltd
74	Hangar 4 Ltd
76	Cem Solutions (Uk) Ltd
77	Spikey Entertainment Ltd
80	Curiousa Ltd
83	E T White & Sons Ltd
94	Mindflick Holdings Ltd
96	Descale and Chlorination Services Ltd
97	Cpj Environmental Services Ltd
101	Newtone Strings Gb
104	Adverse Camber Productions
106	Winster Foods
108	Avant Motor Bodies
114	Unity Coachworks
119	Derbyshire Dales Design and Print Ltd
124	The Woodlands Fitness Centre Ltd
126	In 21 Ltd
131	British Orienteering Federation Ltd
134	Vital Earth Gb Ltd
137	Intelligent Vending Ltd
141	Peak Ecology Ltd
142	Nenplas Ltd
144	Dental It Ltd
154	Hill Speed Racing Ltd
155	J.W. Long Engineering Ltd
156	J & J Automation Uk Ltd
157	Bakewell and Eyam Community Transport
158	Tool Hire Bakewell
167	Tractivity Limited
172	Midlec Ltd
179	Ray Howe Engineering (Ashbourne) Ltd
181	Commercial Language Training Ltd
189	Illuminaries Ltd
192	Employ Recruitment Uk Ltd
210	John Colley





QAID	Business Name
214	David Naylor
216	Woolscroft Garage
223	Dales Gas & Electrical Services Ltd
239	Longcliffe Quarries Ltd
254	Zepnat Cycles
266	Read Interiors Ltd
273	Barkeng Mad Ltd
277	Peak Ales Ltd
318	Nrb Electrical Ltd
321	Hill Crest Projects Ltd
331	Anglo-Spanish Law
342	Bagshaws Llp
345	S Derbyshire & Partners
367	JA HARDY LTD
370	Isulu I
379	A P Rogers
401	D Hogg International Ltd
415	Adventure Medical Ltd
422	Matlock Meadows Ltd
430	Peak Inks Ltd
433	Avian on Line Ltd
446	The Laundry Room
450	Garton Decorators Ltd
477	William Lennon & Co. (Footwear Manufacturers) Ltd
488	Smq Media Pr & Services Ltd
491	Mypaye Ltd
492	Fine Grinding Ltd
493	William Twigg (Matlock) Ltd
500	Boith Ltd
501	Shaws Equestrian Ltd
510	Collaborative Resolution Ltd
521	Sudbury Gasworks Restoration Trust Ltd
530	Jhf Transport Services Ltd
535	Whitehouse Construction Company Limited
547	Derwent Valley Vets Ltd
571	Health & Safety Scaffold Services Ltd
578	Chromalux Blinds
579	J & J W Stafford
598	Steve's Printing & Film Transfer
605	Nick Marriott Associates
619	Robert Morton
621	Cressbrook Hall Cottages Ltd
627	H. J. Enthoven Ltd
632	Wigley Haulage Partnership
634	NAACRE
638	Buxton Architectural Stone Llp
643	Fruition Designs Ltd
657	Wye Valley Associates Ltd
658	Flamtek Ltd
659	Expertise Ltd



QAID	Business Name
662	Peak Uk Kayaking Company Ltd
664	Optimair Ltd
665	Adi Trading Ltd
669	R.P.D. Ltd
674	Marsh Brothers Engineering Services Ltd
676	H. & W. Sellors Ltd
679	Centreplain Ltd
684	David A Bradley Ltd
693	X.Act Systems Ltd
702	Medi-Kelsey Ltd
703	Michael I Holdsworth Limited T/A Holdsworth
708	I D Fencing Midlands Ltd
709	Dsf Refractories & Minerals Ltd
715	Beresfords flooring Ltd
721	Premier Gas Services (East Midland) Ltd
723	Bnbs Ltd
733	CW Jones & Son Ltd
734	R W Mercer & Co
742	The Identity Store Ltd
755	Resin Fix Ltd
766	P.A.C.C.S. Ltd
777	Churchwood Design
782	Pidcock Bros
788	Derbyshire Self Storage Ltd
790	Baslow Spa
793	B.J. Bloor (Quality Builder) Ltd
795	Elysion Ltd
807	Quiller Ltd
819	Le Strange Services Ltd
827	Brocklehurst Property Maintenance Ltd
839	Hartington Accountancy Services Ltd
844	Peak Safety Ltd
852	Peak Design Ltd
859	Rowandale of Wirksworth Ltd
875	T M S Europe Ltd
877	On A Wick and A Prayer Ltd
887	Active Country Group Ltd
931	Milner Off Road
945	Lovers Leap Garage
991	Poole & Sons Art & Antiques
1003	R & R Motors
1019	Ridgewood Auto Services Ltd
1023	Shaun Curtis Ltd
1084	Aerofix Paragliding Services Ltd
1093	The Sewing Barn
1120	Francis N. Lowe Ltd
1142	Indigo Furniture Ltd
1163	Hartdale Motors Ltd
1187	Ashbourne Secretarial & Printing Services
1195	Richard Webster Nutrition Ltd



QAID	Business Name
1210	C W Sellors (Gold & Silversmiths) Limited
1256	McKenzie's Garage Ltd
50001	Abbeydale Direct
50009	Aditi Studios
50010	Adventure Expeditions Ltd
50016	Alpha Omega Engineering
50021	Andrew Stuart & Co Ltd
50022	Anthony Wassell Glass
50024	Aquaman Design
50027	Arconic
50031	Ashbourne Recycled Air Filters
50033	ASHBROOK ROOFING & SUPPLIES LTD
50062	Brockweld Engineering LTd
50079	Chop Chop Chef Ltd
50088	Cobra fit (Ashbourne and Derby)
50091	COKE TURNER & CO LTD
50118	Dave Griffin Stained Glass Artist
50123	Derbyshire Concrete
50124	Derbyshire Geotechnical Ltd
50131	EDDISTONE CONSULTING LTD
50143	FIRST ASCENT (UK) LTD
50162	GRAPHIC WORKMAN LTD
50168	Hammer Design
50180	HEALTH TEC MEDICAL LTD
50194	Horse and Hen
50204	Industrial Water Equipment
50208	J & J AUTOMATION LTD
50213	JMJ OLDFIELD DESIGN LTD
50214	JOHN PALIN (WHOLESALE) LTD
50217	JPR Farm Direct
50220	KEMS AUTOS LTD
50228	MANSELL FURNITURE MANUFACTURERS
50260	Newburgh Engineering
50281	Peak Engineers
50301	Project75 Software Ltd
50317	Richard Walker cabinet maker.
50329	Shop Reddish
50334	SLATERS(PLASTIKARD)LTD
50335	Smart Gas Training
50343	SWUK Steel Decking Supplies Ltd
50357	THORNBRIDGE Brewery
50359	TIDSWELL WELDING SERVICES LTD
50365	Trailblazer360
50374	UK SLIPFORM LTD
50384	WATKISS THERMALBREAK LTD
50395	Wolseley
50396	Wye Bakehouse



## 7.2 Questionnaire

### Derbyshire Dales District Council – Business Survey 2018

Good morning/afternoon. My name is xxxx and I'm calling from Qa Research. We have been commissioned to carry out a short survey on behalf of Derbyshire Dales District Council amongst businesses in the district.

The survey asks about your experience of running a business in the district, including the availability and quality of local premises and your experiences of local broadband.

The findings will help the council plan for development and growth, bid for external funding and shape future provision within the Derbyshire Dales.

May I speak to someone who has responsibility for making decisions about your business, such as where it's located, your premises and your future plans.

#### **WHEN PUT THROUGH TO A POTENTIAL RESPONDENT .....**

*Repeat the intro.*

Can I just check, do you have at least some responsibility for decisions regarding your business's location, its premises and future plans.

We would really appreciate it if you would be able to spare some time to participate in this research. The interview should take no more than 12-15 minutes. Would it be convenient to conduct the interview now?

**INTERVIEWER (IF REQUIRED):** If you would like to speak to someone at the council about this research you can contact Nancy Maitland, Economic Development and Tourism Officer on 01629 761103 or at [nancy.maitland@derbyshiredales.gov.uk](mailto:nancy.maitland@derbyshiredales.gov.uk)

This interview will be carried out according to the Market Research Society's Code of Conduct and all your answers and information you provide will be treated as confidential in accordance with the Data Protection Act and GDPR legislation. Your answers will not be linked to your company, unless you give us permission to do so. At the end of the survey we'll also ask if you'd like someone at the council to contact you.

The call may be recorded for quality purposes. Is that ok?

The legal basis for this research is 'public task' and if you'd like to see a copy of the Privacy Information Document that accompanies this survey you can visit [www.qaresearch.co.uk/TBC](http://www.qaresearch.co.uk/TBC). This details the background to this research, how your data will be kept securely and your rights.

At the end of the survey you will be given the opportunity to request that someone at the council contacts you about the issues we'll discuss today.

## **SCREENERS**

First, we just need to ask you a few questions to ensure we speak to a good cross-section of local businesses.

**S1. We have the name of your business as (TEXT SUB FROM SAMPLE), is that correct?**

**SINGLECODE**

Yes

No (PROBE AND WRITE IN)

**CODES OPEN**

**S2. Please could you confirm the postcode of your business site?**

**INTERVIEWER (IF REQUIRED):** If your business operates from more than one site in the district please think about the main site or the biggest site. **INTERVIEWER (IF REQUIRED):** We will only use your postcode for analysis purposes to understand how businesses in different areas answer.

**WRITE IN**

**CHECK POSTCODE AGAINST DATABASE FROM PAF**

**S3. Which of the following best represents the business sector you operate in? READ OUT**

**SINGLECODE**

Agricultural

Educational

Financial

Manufacturing

Engineering

Leisure

Retail

Service

Hospitality and Tourism

Construction

Creative and Digital Industry

Food and Drink

Science and Medical

Low carbon

Something else (Please specify)

Don't know

**S4. Please describe the exact nature of your business activity? What does the business make or do?**

**CODES OPEN**

**ASK ALL**

**S5. Including yourself, how many people does the business employ in the district? If you have multiple sites in the district then please tell me the total number across all those sites.**

**NUMERICAL RESPONSE**

**CODE TO BANDS BELOW**

1-9



10–49  
50–199  
200–249  
250+  
Don't know

## **SECTION I: Current Business Premises**

The next few questions are about your current business premises.

**Q1. What type of business accommodation do you have at your current premises?**

**READ OUT**

**SINGLECODE**

Office (not serviced)  
Serviced office  
General industrial  
Light industrial  
Warehouse  
High tech lab  
Undeveloped site/land  
Something else (Please specify below)  
Don't know

**Q2. What is the floor-space of your business's current premises? READ OUT**

**INTERVIEWER: ASK FOR PREFERENCE AND READ OUT METERS OR SQ. FEET**

**SINGLECODE**

1-50 sqm / 10-540 sq ft  
51-100 sqm / 541 – 1,100 sq ft  
101-200 sqm / 1,101 – 2,150 sq ft  
201-500 sqm / 2,151-5,400 sq ft  
501-1,000 sqm / 5,401- 10,800 sq ft  
1,001 or more sqm / 10,801 or more sq ft  
Don't know

**Q3. How satisfied or dissatisfied are you with your business's current premises?**

**READ OUT**

**SINGLECODE – INVERT ANSWERS**

Very satisfied  
Fairly satisfied  
Neither satisfied nor dissatisfied  
Fairly dissatisfied  
Very dissatisfied  
Don't know

**Q4. Do any of the following factors currently restrict the operation of your business?**

**READ OUT**

**MULTICODE – RANDOMISE ORDER**

Inadequate broadband availability  
Planning issues  
Parking for staff  
Parking for customers  
Recruiting staff



Rents  
Business rates  
Business crime  
Size of your current premises  
Quality of your current premises  
Anything else (Please specify)  
Don't know

**Q5. How long do you think that your current premises will be adequate for your business? READ OUT**

**SINGLECODE**

2 years  
5 years  
10 years  
Not adequate now  
Other (Write in)  
Don't know

## **SECTION 2: Future Business Accommodation Needs**

The following questions are about your business's accommodation needs in the future.

**Q6. Do you currently have plans to expand your business? READ OUT**

**SINGLECODE**

Yes  
No, because you don't need to  
No, because you are not able to find suitable premises  
Prefer not to say  
Don't know

**ASK Q7 IF 'Yes' OR 'No, because you are not able to find suitable premises' AT Q6, OTHERS GOTO Q21**

**Q7. Does your business require any of the following to expand? READ OUT**

**MULTICODE**

Additional land  
New premises  
Expanding your existing premises  
Prefer not to say  
Don't know

**ASK Q8 IF 'Additional land' AT Q7, OTHERS GOTO Q9**

**Q8. As you require additional land, approximately what size of site do you require?**

**INTERVIEWER: Enter one value only below.**

**ENTER VALUE IN ACRES**

**ENTER VALUE IN SQUARE FEET**

**ENTER VALUE IN SQUARE METERS**

Prefer not to say  
Don't know



**ASK Q9-16 IF 'New premises' AT Q7, OTHERS GOTO Q17**

**Q9. What type of new premises do you require? READ OUT**

**MULTICODE**

- Office (not serviced)
- Serviced office
- General industrial
- Light industrial
- Warehouse
- High tech lab
- Undeveloped site/land
- Something else (Please specify below)
- Don't know

**Q10. What size of new premises do you require?**

**INTERVIEWER: ASK FOR PREFERENCE AND READ OUT METERS OR SQ. FEET**

**SINGLECODE**

- 1-50 sqm / 10-540 sq ft
- 51-100 sqm / 541 – 1,100 sq ft
- 101-200 sqm / 1,191 – 2,150 sq ft
- 201-500 sqm / 2,151-5,400 sq ft
- 501-1,000 sqm / 5,401- 10,800 sq ft
- 1,001 or more sqm / 10,801 or more sq ft
- Don't know

**Q11. What quality of new premises do you require? READ OUT**

**SINGLECODE**

- Prestige
- Good quality
- Average
- Basic budget
- No preference
- Don't know

**Q12. What would your preferred tenure be? READ OUT**

**SINGLECODE**

- Freehold
- Leasehold
- No preference
- Don't know

**Q13. Broadly speaking, where would you like these new premises to be located, for example Matlock, Bakewell, Wirksworth, Ashbourne, Hathersage etc..**

**CODES OPEN**

**Q14. To find new premises, would your business be willing to relocate from its current location in the district to another one within the district?**

**SINGLECODE**

- Yes
- No
- Don't know





**ASK Q15 IF 'Yes' AT Q14, OTHERS GOTO Q16**

**Q15. How far away would you be willing to relocate to? READ OUT**

**SINGLECODE**

- Upto 5 miles
- Upto 10 miles
- Upto 20 miles
- More than 20 miles
- Don't know

**Q16. What type of location would the business prefer for the new premises? READ OUT**

**SINGLECODE**

- Town centre
- Edge of town centre
- Business park
- Industrial estate
- Rural location
- Somewhere else (Please specify)
- Don't know

**ASK Q17 IF 'Yes' OR 'No, because you are not able to find suitable premises' AT Q6, OTHERS GOTO Q21**

**Q17. Would the potential expansion of your business involve additional jobs being created?**

**SINGLECODE**

- Yes
- No
- Don't know

**ASK Q18 IF 'Yes' AT Q17, OTHERS GOTO Q19**

**Q18. How many jobs would you expect it to create in total and how many of these would you consider to be high skilled? Please include full-time, part-time and casual.**

**TOTAL - NUMERIC RESPONSE**

**HIGH SKILLED - NUMERIC RESPONSE (MUST BE =< THAN TOTAL)**

Don't know

**Q19. Which THREE of the following factors are most important to your business when selecting new premises? READ OUT**

**MULTICODE – RANDOMISE ORDER (MAX 3)**

- Broadband provision
- Cost of premises
- Good road infrastructure
- Access to public transport
- Staff availability
- Business support
- Funding availability
- Car parking
- Opportunity for expansion
- Planning permission in place
- Business rates
- Something else (Please specify)
- Don't know



**Q20. If new premises became available in the next 2 years which meet with your requirements, would your business...READ OUT**

**SINGLECODE**

- Almost certainly take up these premises
- Consider taking these premises
- Not take up these premises
- Prefer not to say
- Don't know

### **SECTION 3: Business Outlook**

The next few questions ask about the possible impact of Brexit on your business.

**Q21. In general, what do you think the overall effect of Brexit will be on your business? READ OUT**

**SINGLECODE**

- Positive effect
- Negative effect
- No change
- Don't know

**Q22. Here is a list of ways that Brexit might impact on businesses in general. For each one, please tell me how much you think it might impact your business by giving your answer on a scale of 1 to 10, where 1 means it will have no impact and 10 means it will have a very big impact. If it's not applicable please say so.**

**SINGLECODE**

- 1 – No impact
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10 – Very big impact
- Not applicable
- Don't know

**LOOP – RANDOMISE ORDER**

- Cost of purchases if import tariffs are imposed
- Cost of purchases if the strength of the pound continues to fall
- Access to labour from the EU
- Ease of doing trade with the EU
- Changes to regulations or industrial and consumer standards
- Disruption to contracts
- Opportunity to gain new markets outside EU
- Something else (write in)

**Q23. What is the single biggest way that Brexit could affect your business, whether positively or negatively?**

**CODES OPEN**



**Q24. Are you proposing to continue with any planned investments in the business over the next 12 months?**

**SINGLECODE**

Yes

No

Unsure

No investments planned

Don't know

**Q25a. Over the next 2 years do you think that for your business the following will increase, decrease or stay the same? READ OUT**

**SINGELCODE**

Increase

Decrease

Stay the same

Don't know

**LOOP - RANDOMISE**

Turnover

Staff numbers

**Q25b. What about over the next 5 years? READ OUT**

**SINGLECODE**

Increase

Decrease

Stay the same

Don't know

**LOOP - RANDOMISE**

Turnover

Staff numbers

#### **SECTION 4: Your Broadband Experience**

The final few questions are about your business's use of the internet.

**Q26. How does your business connect to the internet? READ OUT**

**SINGLECODE**

Broadband via telephone (ADSL)

Broadband cable fibre optic connection

Using mobile phones or dongle (3G/4G)

Wireless broadband

Satellite broadband

Other (Please specify)

Don't know

**Q27. How critical is access to fast, reliable broadband to your business? READ OUT**

**SINGLECODE**

Imperative

Very important

Quite important

Not important at all

Don't know



**ASK Q28 IF 'Imperative', 'Very important' OR 'Quite Important' AT Q27, OTHERS GOTO Q27**

**Q28. How would improvements to the speed and reliability of your broadband service benefit your business? READ OUT**

**MULTICODE – RANDOMISE ORDER**

Increased sales  
Reduced operational costs  
More efficient procurement process  
Improved business productivity  
Reduced requirement for specialist IT skills  
Speed up processes  
Improved competitive advantage  
Ability to create more flexible working arrangements  
More effective communication  
Something else (Please specify)  
No perceived benefits  
Don't know

**Q29. What, if any, problems do you experience with your current broadband service? DO NOT READ OUT**

**MULTICODE**

Maximum speed  
Speed at different times of the day  
Reliability (e.g. dropping out, being disconnected)  
Multiple users using limited capacity  
Mobile network coverage  
Other (Write in)  
None  
Don't know

### **SECTION 5: Business Support**

**Q30. Which of the following free business events would your business find most beneficial?**

**SINGLECODE**

Finance and tax  
Marketing and sales  
Web use and social media  
Health and safety  
Exporting  
Local supply chain and procurement opportunities  
Something else (Please specify)  
None  
Don't know

**Q31. Are there any other comments you'd like to make about the issues covered by this survey?**

**CODES OPEN**



**D1. Finally, if you would like, someone at Derbyshire Dales District Council could contact you to discuss any of the specific points you have raised in your survey responses. To enable this to happen, you need to give me permission to pass your answers on to the council.**

**Do you give consent for us to pass back your answers in an identifiable way to Derbyshire Dales District Council so they can contact you?**

**SINGLECODE**

Yes

No

**ASK D2 IF 'Yes' AT D1, OTHERS THANK AND CLOSE**

**D2. Can I take some contact details please?**

**Name:**

**Phone:**

**Email:**

**Thank you for taking the time to complete this survey.**

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8184\_Derbyshire\_Dales\_Business\_Survey\_2018\Survey\DDDC\_Business\_Survey\_2018\_V3f.doc

**BACK TO AGENDA**



COMMUNITY AND ENVIRONMENT COMMITTEE  
15 NOVEMBER 2018

Report of the Head of Regeneration and Policy

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## **SITE FEASIBILITY STUDY AND OPTIONS ASSESSMENT**

### **PURPOSE OF REPORT**

To update Members on work being undertaken to help progress earlier delivery of employment floorspace on land off Cromford Road / Middleton Road, Wirksworth, in support of the Council's economic development priority.

### **RECOMMENDATIONS**

1. The funding application to Strand 2 of the Business Rate Pooling Fund, to support the cost of the required feasibility study and options assessment, is noted;
2. That funds allocated for supporting employment sites work within the approved Economic Development Reserve Expenditure Programme be used to underwrite the costs of the study should the Business Rate Pooling Fund application not be determined at the point of requiring to commission the work.

### **WARDS AFFECTED**

All

### **STRATEGIC LINK**

Economic development is highlighted in the Corporate Plan 2015-2019 as the District Council's highest priority. *Business growth and job creation* is the top priority and *Promoting key development sites in/around our towns* has been identified as a priority target area. The District Council's vision is for a Derbyshire Dales with high-wage, high-skill jobs.

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## **1 BACKGROUND**

- 1.1 Members have previously agreed a more proactive approach to regenerating employment sites within the Derbyshire Dales. In June 2018, Thomas Lister Ltd. were appointed as the District Council's Commercial Development Advisor to support this objective (report of 12 July 2018 refers) following failed attempts to recruit a temporary post.
- 1.2 A strategic sites work programme, supported by Thomas Lister, has since been developed by the Economic Development Team (focusing on sites within the District Council's Economic Plan and Local Plan), with progress

reported quarterly to the Place Hub (upon which the Member representative is Councillor Tony Morley).

- 1.3 As Members will be aware, sites allocated for employment use are largely within private ownership and comprise mixed use proposals to help overcome viability issues. In many cases landowners are prioritising the delivery of residential over employment development leading to a significant risk that new premises will not materialise for several years, resulting in constrained growth, firms choosing to re-locate and the inability to attract new employers required to support the growth in housing across the area.

## **2 THE SITE**

- 2.1 Land amounting to 9.5ha off Cromford Road / Middleton Road, Wirksworth is allocated for mixed use development within the Local Plan. The site is located immediately to the north of Wirksworth town centre with Cromford Road to the east and Middleton Road to the west. The site comprises a former limestone quarry which has been extensively worked resulting in topography formed of steep cliffs around the base of the former quarry. The quarry ceased operating over 20 years ago since which time self-seeded trees and vegetation has developed across the site.
- 2.2 An outline planning application has been submitted by the landowner (Tarmac) for a mixed use development including 4,291 sqm of employment floorspace (B1 and B2 uses) and 151 dwellings. Information submitted with the application (awaiting District Valuer assessment) indicates private sector delivery of the employment element of the scheme on a speculative basis - to provide smaller workspace as required in the Derbyshire Dales - is not financially viable. The assessment provides for the sale of the employment land once remediated and serviced, separate from the residential area of the site.
- 2.3 Consideration (without prejudice) is being given to interventions to bring forward the employment element to address the evidenced shortage of available sites and premises within the district (see earlier Business Survey report on this agenda). To help establish the site as an employment location and catalyse development, this would potentially include an initial phase of workspace development.
- 2.4 In the first instance a feasibility study and options assessment is necessary to establish the costs, values, options and risks associated with potential District Council intervention in accelerating delivery of the employment site. The employment site is considered worthy of further investigation based upon its central location (as advised in previous reports work is currently being undertaken with private and public sector partners to bring forward proposals at Ashbourne Airfield), stage in the planning process, separate access and profile and opportunity to deliver employment floorspace of the type required within the district. Tarmac are aware of the proposal and submission of the funding bid (see below).

- 2.5 Subject to the outcome of the feasibility study and options assessment, the information will be used by District Council officers to prepare a business case for Member consideration.

### **3 BUSINESS RATE POOLING FUND**

- 3.1 To meet the costs of the work, a funding application was submitted on 6 September to Strand 2 of the Derby and Derbyshire Business Rate Pooling Fund, administered by Derbyshire County Council on behalf of local authority partners. The fund has been made available following a successful bid to Government from D2 (Derby and Derbyshire) local authorities to become a business rate retention pilot in 2018/19.

- 3.2 Partners have agreed that 30% (approximately £8 million) of the pooled funds comprising the pilot will be used to support economic growth under the direction of the D2 Joint Committee and Derbyshire Chief Executives Group. Heads of Economic Development have worked jointly to develop an appropriate framework and methodology for administering the fund through development of an 'invest to generate' model aimed at driving economic growth in future years. The three strands of the fund comprise:

**STRAND 1** – the Derbyshire Business Support Grant Scheme – launched in early October providing grants of between £2,000 - £50,000 (max 50% of eligible costs) to support business growth and enhanced productivity;

*N.B. The District Council held a Business Grant Funding breakfast event on 25 October at the Agricultural Business Centre, Bakewell to promote the new fund attended by 50 business representatives. Through the Council's Derbyshire Dales Business Advice service, eligible businesses are now being supported to develop their applications and a number of expressions of interest from the Derbyshire Dales have already been submitted.*

**STRAND 2** – an enabling fund / pump-priming fund to help bring forward projects capable of providing an uplift to business rates in future years

**STRAND 3** – supporting capital projects, particularly those leading to direct business rate retention / uplift.

- 3.3 The proposed feasibility study and options assessment has been submitted under Strand 2 of the fund, seeking a grant of £20,000 reflecting the detailed programme of work required. A decision is awaited.
- 3.4 In the meantime an Invitation to Tender has been issued in order to secure a multi-disciplinary consultancy to deliver the work. The tender specification sets out the detailed requirements. In summary the study will include a detailed review of site servicing and infrastructure costs, an up to date market assessment (inc. assessment of rentals and land values), identification of a preferred delivery option, risks and detailed development appraisal. The study will also model costs for providing good quality, flexible industrial buildings e.g. with mezzanine floors and capable of subdivision to enable of range of unit sizes to be provided. The work package will help determine the feasibility



of the scheme and inform the detailed business case, subject to a positive outcome.

- 3.5 Whilst considering opportunities to accelerate employment delivery, the District Council is not in a position to take on the risks and costs associated with site remediation or the provision of off-site infrastructure works. Options considered will therefore reflect this.
- 3.6 For information, the site has also been included within the draft Derbyshire Infrastructure Investment Plan and draft SCR Infrastructure Plan as a potential investment / development scheme.

## **4 NEXT STEPS**

- 4.1 The deadline for tenders to undertake the study is 13 November.
- 4.2 Should the funding application not be determined at the point of requiring to commission the work, it is proposed that funds allocated for supporting employment sites work within the approved Economic Development Reserve Expenditure Programme (agreed by Members at C&E Committee 12 July 2018) be used to underwrite the work so as to avoid delays.

## **5 MEMBER REPRESENTATIVE'S COMMENTS**

### **5.1 Place Shaping – Councillor Tony Morley**

I am pleased to support the officer recommendations. The Business Rates Fund provides a useful opportunity to examine the feasibility of bringing forward the site at Wirksworth alongside continuing efforts to facilitate development at Ashbourne Airfield and other employment sites within the district.

## **6 RISK ASSESSMENT**

### **6.1 Legal**

The proposed feasibility study has been discussed with the landowner and they have confirmed their willingness to allow access to the site subject to necessary insurances etc. The study (without prejudice) will assess the feasibility of delivering speculative employment floorspace on the site and options for potential District Council intervention to accelerate delivery. There are considered no legal risks arising from the report at this stage.

### **6.2 Financial**

The project at this stage comprises of feasibility work. External funding has been sought to meet the costs of this work. The Business Rate Pooling Fund (Strands 2 and 3) is open to applications sponsored by local authorities. Should the funding application not be determined at the point of requiring to commission the work, it is proposed that funds allocated to the sites programme within the approved Economic Development Reserve Expenditure

Programme be used to underwrite the work (it should be noted this would exhaust the reserve). The financial risk is considered low.

## **7 OTHER CONSIDERATIONS**

In preparing this report, the relevance of the following factors has also been considered: prevention of crime and disorder, equalities, environmental, climate change, health, human rights, personnel and property.

## **CONTACT INFORMATION**

Giles Dann, Economic Development Manager  
01629 761211, email [\*giles.dann@derbyshiredales.gov.uk\*](mailto:giles.dann@derbyshiredales.gov.uk)

## **BACKGROUND PAPERS**

- Derbyshire Dales Economic Plan, September 2014
- Community and Environment Committee, 12 July 2018: Derbyshire Dales Economy

**BACK TO AGENDA**

COMMUNITY AND ENVIRONMENT COMMITTEE  
15 NOVEMBER 2018

Report of the Head of Regulatory Services

## **LITTER ENFORCEMENT – FIXED PENALTY NOTICES**

### **PURPOSE OF REPORT**

This report summarises a new enforcement power that enables the issuing of fixed penalty notices for the offence of littering from vehicles. A scheme of delegation for the issuing of fixed penalty notices is recommended as are standard amounts for the penalties.

### **RECOMMENDATION**

1. That the District Council adopts a fixed penalty of £150 as standard for littering from vehicles offences, with a discounted level of £75 where payment is made within 14 days;
2. That the scheme of delegation detailed at paragraph 2.6 of this report is adopted.

### **WARDS AFFECTED**

All

### **STRATEGIC LINK**

The effective enforcement of littering offences links directly with the District Council's priority to maintain a clean and safe district.

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## **1 BACKGROUND**

- 1.1 Part 4 of the Environmental Protection Act 1990 (the Act) deals with the issue of litter. When the Act was introduced it contained provisions for local authorities to enforce the offence of littering, where the person depositing the litter could be positively identified. The Act introduced the option of a fixed penalty notice (FPN) to deal with the offence.
- 1.2 Over time, the issue of littering from cars has been recognised as an issue that the Act was unable to resolve. The reason for this was that often the person depositing the litter could not be positively identified, although the vehicle that they were littering from could be identified. This has been seen as a loophole in the Act and local authorities have requested means by which they could deal with the issue more effectively.

## **2 REPORT**

- 2.1 In April 2018 Government introduced the Littering From Vehicles Outside London (Keepers: Civil Penalties) Regulations 2018. These Regulations amended section 88 of the Act by inserting a new section 88A, granting powers to litter authorities to issue FPNs for littering from vehicles.
- 2.2 The Regulations allow a FPN to be issued to the owner of a vehicle where an enforcement officer of the litter authority is able to show that litter was thrown from that vehicle onto land that falls within the district of the litter authority.

2.3 In introducing this new provision Government has suggested maximum and minimum levels of penalty, along with a default level and a discounted penalty for early payment. These levels are set out in the table below:

Offence	Default Penalty	Max Penalty	Min Penalty	Min Discounted Penalty
Littering from vehicles	£100	£150	£N/A	£50

2.4 It is suggested that Derbyshire Dales District Council should adopt the maximum penalty of £150, along with a discounted penalty of £75 where payment is made within 14 days of the issue of the fixed penalty notice.

2.5 The income received from civil penalties for littering from a motor vehicle may only be spent on functions relating to litter and refuse, including keeping land and highways clear of litter and refuse, and enforcement in relation to littering from motor vehicles, graffiti and fly-posting, and controlling the unauthorised distribution of free literature.

2.6 In order to enable this provision to work effectively and efficiently it is necessary for officers to obtain delegated authority to issue the fixed penalty notices. A recommended scheme of delegation is set out below:

Section	Provision	Delegation
Section 88A Environmental Protection Act 1990	Issue of fixed penalty notices for the offence of littering from a motor vehicle	Principal Officer Environmental Health, all Environmental Health Officers, all Environmental Health Technicians

2.7 Enforcement action will only be undertaken in accordance with the Council's Enforcement Policy and this means that officers will adopt a phased approach in general. Officers working in the Environmental Health Public Health and Housing team will take the lead role in investigating complaints and instigating any action.

### 3 RISK ASSESSMENT

#### Legal

3.1 The recommendation enables the effective enforcement action of littering from vehicles in authorising officers to issue Fixed Penalty Notices in accordance with the Environmental Protection Act 1990. The legal risk arising from this report is assessed as low.

#### Financial

3.2 The costs of issuing fixed penalty notices for the offence of littering from vehicles can be accommodated from within existing budgets. It is expected that income generated from the fixed penalty notice will be low. The financial risk arising from this report is, therefore, assessed as low.

#### **4 OTHER CONSIDERATIONS**

In preparing this report, the relevance of the following factors has also been considered: prevention of crime and disorder, equalities, environmental, climate change, health, human rights, personnel and property.

#### **5 CONTACT INFORMATION**

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#### **6 BACKGROUND PAPERS**

None

#### **7 ATTACHMENTS**

None

**BACK TO AGENDA**