

## TOWN CLERK'S REPORT – 7<sup>TH</sup> JANUARY 2021 COUNCIL

### **5. CATTLE MARKET UPDATE – NEXT STEPS –**

a) To report back on the overall progress on the site. b) To update on the information requested by the 22<sup>nd</sup> December 2020 Council following the discussions relating to finalising the location of the cattle makers units. c) The Town Solicitor's reports the last outstanding item relating to the lease has been resolved. Subject to the receipt of the location plan.

#### **a) To report back on the overall progress on the site. –**

Collaboration Agreement – accepted following advice sought from Coodes and reported to the 27<sup>th</sup> October 2020 Council meeting. Nothing further needed expect adding the relevant dates when known.

Planning Application – the detail for the proposed layout was considered on the 15<sup>th</sup> December 2020 by the Design Group. An additional Design Group meeting will be held in January to report back to the 26<sup>th</sup> January 2021 Council.

Thereafter, a design will be drawn up and a full planning application will be submitted by the end of March. It is anticipated that it will take 8 weeks to achieve a planning consent.

South and East Cornwall Local Action Group 10<sup>th</sup> December 2020 letter – has written indicating that they have £400,000 of funding ring fenced for the Cattle Market Makers project. That owing to the need to spend the funds prior to closure of the programme in late 2022 they will need the full application by the 28<sup>th</sup> February 2021 at the latest.

16<sup>th</sup> December 2020 CLLD programme management update “We are more than happy to have the application as soon as you can get it to us, with the planning permission process following its own track. What will happen is that, in the appraisal a condition will be put on the grant award that states the project will not go ahead until planning permission is granted and we have the evidence of that permission. There have been several projects where this has been the case, and so it is not unusual.”

#### 17<sup>th</sup> December 2020 Cornwall Council Finance Meeting and Follow Up E-mail –

- a) confirmed that the design of the physical element of the scheme and the submission of the planning application and other supporting inputs to the cattle market makers project are being funded by Cornwall Council to the value of £30,000. Note the date for eligible expenditure is currently projected

as 1<sup>st</sup> June 2021. Hence, it is tremendously helpful that Cornwall Council are incurring this as an “at risk cost” on this project.

- b) Ian Mackelworth - Head of Investment and Growth at Cornwall Council has indicated the need to finalise the design of the location by the 12<sup>th</sup> January 2021. “It is an excellent project and we’re happy to be involved. However, what is probably not obvious to local stakeholders is the significant time that is being spent on the CLLD project ‘behind the scenes’ with the recent change in location in particular generating a significant spike in work load, as well as additional cost. Personally, I think the current proposed location closer to Phase 1 is a change for the better. However, we can’t continue to put the same level of resource into the project that we have been over the last few weeks and we now need to fix the location and design as soon as possible and by the 12th January at the very latest. This is also vital to ensure that the project remains on programme and so that we can developed a settled cost plan to ensure that the project remains in budget.”

**b) To update on the information requested by the 22nd December 2020 Council following the discussions relating to finalising the location of the cattle makers units.**

**c) The Town Solicitor’s reports the last outstanding item relating to the lease has been resolved.** Subject to the receipt of the location plan. They will ask Cornwall Council to issue engrossments and, also serve a warning notice as the lease is to be contracted out of the Security of Tenure provisions of the Landlord and Tenant Act 1954. The draft lease is attached to the report.

<b>Project Milestones</b>	<b>Dates</b>
Special Council – to finalise layout.	7 <sup>th</sup> Jan 21
Deadline date to finalise location	12 <sup>th</sup> Jan 21
Council – Budget and Precept	26 <sup>th</sup> Jan 21
Design scheme and submit planning application 8 weeks Feb 21 – Mar 21.	end of Mar 21
Deadline – Submission of Full Grant Application	28 <sup>th</sup> Feb 21
Appraisal of grant application 12 weeks from submission (mid Feb – mid May) condition will be put on the grant award that states the project will not go ahead until planning permission is granted and we have the evidence of that permission.	Mid May Appraisal complete
Consideration and decision on the Planning application 8 weeks (end of Mar – end of May 2021)	end of May 21
Date from which eligible expenditure can be incurred	1 <sup>st</sup> June 21
Capital build start – (Project Manager starts)	1 <sup>st</sup> Aug 21

First Group of ESF Participants Recruited	31 <sup>st</sup> Oct 21
First Group of ERDF Potential Entrepreneurs Recruited	30 <sup>th</sup> Nov 21
First Unit delivered and Fully Fitted	31 <sup>st</sup> Jan 22
First Unit Tenanted	28 <sup>th</sup> Feb 22
Practical Completion	31 <sup>st</sup> Mar 23
Financial Completion	31 <sup>st</sup> May 23
ERDF Evaluation Report	31 <sup>st</sup> Dec 23

**RECOMMENDATIONS: That the location is agreed. That the lease is accepted.**