



Delegated Officer Report

Decision Maker: Cllr Arooj Shah, Cabinet Member for Neighbourhood Services
Helen Lockwood, Deputy Chief Executive, People & Place.

Date of Decision: 25 March 2019

Subject: Award of 3 Business Improvement Grants in Shaw district centre

Report Author: Liz Kershaw, Principal Regeneration Officer

Ward (s): Shaw and Crompton

Reason for the decision: The purpose of the report is to seek approval to award 3 Business Improvement Grants in Shaw District Centre.

Summary: The Council recognises the important role that independent businesses play in sustaining the vibrancy and vitality of our high streets and has developed a Business Improvement Grant scheme for Shaw District Centre. Discretionary grants of 50% of the costs of improvements, up to a maximum of £8,000, are available.

Three applications have been received and for which approval is sought.

JMC Motors Ltd, Beal Lane Shaw

The applicant is located on Beal Lane and is a second hand car dealership. They have a single story office building which currently has single glazed windows and doors. The applicant would like to replace these windows and door with double glazing to improve heat retention, reduce energy costs and make the business look smarter and easier to get into. They currently employ 5 full time staff and one part time member of staff.

The applicant is aware that Building Regulations approval is required and this will be a condition of any grant offered. The business is currently receiving full Small Business Rate Relief.

The applicant has submitted 3 quotes from Oldham based window companies and based on the lowest of these quotes, the work is estimated to cost £4,900. Therefore, the applicant is seeking a grant of £2,450 towards the cost of the works.

At their meeting on 19th March 2019, the Shaw and Crompton Grant Advisory Panel supported this application with a request to the business that they do not park vehicles in Thomas Street. Cllr's Hazel and Chris Gloster declared a conflict of interest for this application and were not to be involved in any recommendations for this item.

Ryland Shoes Ltd/Sole2Sole, 72 Market Street

An application has been received from the proprietor of this clothing and shoe shop located on Market Street. The applicant has been trading from these premises for almost two years having previously been located in an industrial estate in Newhey.

They are applying for replacement shutters and a new sign. The existing shutters are solid aluminium and unattractive and the current signage is a temporary one over the previous occupants signage. The applicant wants to improve the look of the shop front and make the outside as attractive as the inside. The replacement shutters will be powder colour coated and the perforated type.

They are registered for Business Rates and currently receive full Small Business Rate Relief.

Based on the estimated costs of £1,720, they are seeking a grant of £860 towards the costs of the works. At their meeting on 19th March 2019, the Shaw and Crompton Grant Advisory Panel supported this application

Wrights Interiors Ltd, 14 Milnrow Road

The applicant is a kitchen/bedroom and bathroom showroom and interior design studio that has been operating for about 18 months. The premises are a double fronted building with a recessed doorway. The business has already painted the exterior and erected new signage but the existing roller shutters are in poor condition, being bare metal, dented and rusted.

The business feel that the exterior of the shop does not reflect the quality of the product on offer. The current shutters are difficult to open and shut, creating noise for the tenants above the shop. The new shutters would be colour powder coated, perforated, electronic and much quieter and easier to use.

The business currently employ 2 full time and 2 part time members of staff as well as fitting teams who are self-employed. Increased business and orders would result in more employment.

The business are registered for Business Rates and currently receives full Small Business Rate Relief for

the premises.

The applicant has submitted 3 quotes and based on the lowest quote of £2,650, the applicant is seeking a grant of £1,325. At their meeting on 19th March 2019, the Shaw and Crompton Grant Advisory Panel supported this application.

What are the alternative option(s) to be considered? Please give the reason(s) for recommendation(s):

1. Do nothing. If the Council chooses to adopt this approach then the Council's regeneration aspirations for Shaw District Centre would be delayed. There is potential that the appearance of these premises and Shaw District Centre could decline further.
2. Approve the award of the Business Improvement Grant. Business Improvement Grant applicants will enter into a contract with the Council, to ensure that works are being undertaken satisfactorily with claw back arrangements for non-compliance. Funding takes place once the contract is completed and the works completed to the satisfaction of the Council.

Consultation: including any conflict of interest declared by relevant Cabinet Member consulted.

A local grant review panel consisting of at least 3 of the ward members for Shaw and Crompton has been set up to review grant applications. The panel provides recommendations as to whether to approve, vary or reject the grant applications with the actual decision to award the grant being made by the relevant Cabinet member.

These applications were considered by the Shaw Grant Review Panel at their meeting on 19th March 2019, whereby they have recommended approval. Cllr's Hazel and Chris Gloster declared a conflict of interest for the application by JMC Motors Ltd and were not be involved in any discussions or recommendations for this item.

Recommendation(s):

Approve Business Improvement Grant awards as follows:

- £2,450 to JMC Motors Ltd in respect of their premises on Beal Lane, Shaw
- £860 to Rylands Shoes Ltd in respect of Sole2Sole, 72 Market Street, Shaw
- £1,325 to Wrights Interiors Ltd in respect of 14 Milnrow Road, Shaw

Implications:

What are the financial implications?

The Shaw & Lees District Centres Business Support (Neighbourhood Developments) Project was awarded £200,000 for Business Improvement Grants in the districts of Shaw and Lees, with £100,000 earmarked for each district.

The table below details the full budget and allocations to date for Shaw District and shows the financial impact of the approval of the £4,635 award contained in this report. Consequently, there would be funds of £11,120 still to allocate.

	£
Total Business Improvement Grant – Shaw	100,000
Previous approved grant allocations	(84,005)
Marketing costs	(240)
Total remaining grant	15,755
Approval to allocate above recommendation	(4,635)
Revised grant allocated	(88,880)
Grant Remaining for Allocation	11,120

It should be noted that of the £84,005 previously allocated for Shaw, £72,307 has been drawn down by the successful applications, as the conditions of grant state that the recipient has up to 12 months to draw down the grant following the approved offer.

Marketing costs of £480 have been apportioned equally to both districts (£240 each) prior to any grants being awarded. All costs will be charged to capital code M0550, as both districts are funded through this.

It is important that colleagues in the Economic Development team, with the assistance from Finance, maintain an understanding and record of claims so that an accurate forecast can be completed.

It is unlikely that every grant awarded in 2018/19 will be drawn down in the same financial year as the conditions of the grant allow the recipient up to 12 months to draw down the grant following the approved offer.

(Jamie Kelly, Accountant)

What are the legal implications?

The grants will be made subject to the Council's standard terms for Business Improvement Grants that provide for the grant to be paid after the works have been completed to the satisfaction of the Council's surveyor. There will be claw back provisions for non-compliance with the grant terms which together with the relatively low amounts of the grants make the grants low risk transactions. As long as the grant applications meet the Council's requirements and have been assessed in accordance with the Council's procedures Legal Services has no further comments to make. (Rebecca Boyle)

What are the procurement implications?

N/A

What are the Human Resources implications? Equality and Diversity Impact Assessment

N/A

What are the property implications

Improvement of privately owned businesses will contribute towards the achievement of a vibrant Shaw District Centre. (Bryn Cooke)

Risks:

Each applicant is checked for Business Rates registration and that they are up to date. The applicant is registered for Business Rates at the premises and is to date with payments. The grant is only payable on

Co-operative agenda

satisfactory completion of the works.

Business Improvement Grants are available to any independent business or property owner within the eligible areas. The grants can be the catalyst for local business to carry out improvement which they would not otherwise be able to afford or consider doing. Working with independent businesses is particularly important to our co-operative agenda and our District Centres as they help to create a strong sense of local identity and customer loyalty and trust. District Centres are often the location for family businesses that have been trading for long periods of time – many of them for a number of decades. Improvements to the exterior of key buildings including fascia's and shop fronts can both uplift an area and the visitor's perception of the District Centre and assist in attracting new independents.

Has the relevant Legal Officer confirmed that the recommendations within this report are lawful and comply with the Council's Constitution? Yes

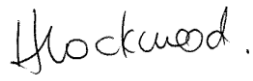
Has the relevant Finance Officer confirmed that any expenditure referred to within this report is consistent with the Council's budget? Yes

Are any of the recommendations within this report contrary to the Policy Framework of the Council? No

There are no background papers for this report

Report Author Sign-off:	
Signed:	Liz Kershaw, Principal Regeneration Officer
Date:	25/03/2019

In consultation with Helen Lockwood, Deputy Chief Executive, People & Place.

Signed : 

Date: 27 March 2019