



PROPERTY LADDER/BUSINESS REALM

EVALUATION REPORT



Date: January 2011

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INTRODUCTION

LEO is the 'trading' name of the Alliance for Enterprise – a unique, groundbreaking initiative designed to support the growth and development of new and existing businesses in the deprived areas of Ashfield, Mansfield and Bolsover. A map of the area covered under the LEO programme is available on page 8.

Backed by the three local councils, the initiative secured a total of (£7.2 million of funding from the Local Enterprise Growth Initiative (LEGI).

The goal was to create long term benefits and improve the economy in all three areas by encouraging a culture of local enterprise, leading to more businesses being formed and/or attracted to the areas. The initiative is also designed to help and enhance the performance of and reduce failure rates of existing local businesses. Success of the initiative will provide access to employment opportunities of people who live in the three districts.

The property ladder/business realm delivery group was set up to implement two of the LEGI initiatives (listed below) which focus on the provision of physical infrastructure to support new and existing small businesses benefiting deprived areas i.e. creating the right 'climate for investment'.

1. PROPERTY LADDER

The overall aim of the Property Ladder project was to provide specific types of business accommodation and related business support and monitoring services, to match the needs of businesses located in the districts of Ashfield, Bolsover and Mansfield. The project would target a mixture of start-up and established businesses in order to increase their chances of growth and long-term survival. £1,396,000 of capital funding was allocated over 5 years for delivering property ladder projects.

The specific gaps in accommodation, for each district, had been identified as:

Ashfield

- Incubation space including a specific need in the Hucknall area to act as feeders to growth to companies in accommodation at Sherwood Park.
- The office and workspace developments at Sherwood Business Park are likely to provide accommodation for 'high end' users, leaving a gap for emergent SME's.

Bolsover

- There is a high level of demand for incubator units at Pleasley Vale Business Park.
- There is also demand for graduation space as move-on accommodation for incubator businesses.

- There is potential to convert and extend 2 Station Road in Clowne for this purpose. This business accommodation will link to the One-to-One Business Counselling project. The approach will be to replicate in other deprived communities, such as Shirebrook, where it is hoped to roll out a Bizfizz type project.

Mansfield

- The Neighbourhood Business Incubation Network Scheme could address the priority for creating incubation space of up to 1,000 sq ft.
- The demand for graduation space at the Mansfield I-Centre, an example of best practice in terms of the provision of incubator space, is likely to be partially met by the I-Centre Phase 2 scheme.
- A shortage of office accommodation space has been identified as a priority in Mansfield.

These projects should provide high quality business units with ICT connectivity, a full range of common facilities (e.g. meeting rooms, photocopying) and car parking and bike rack facilities. Also provided, would be specialist and intensive on-site business support for tenants and access to support networks.

What was achieved in the Property Ladder?

£1,396,276 of funding was allocated against 15 property ladder projects across the three districts. The initial outputs received from these projects for the LEGI programme were:

- 126 businesses supported
- 96 business units created
- 52.7 jobs created
- 4 jobs safeguarded
- 2,247 total square metres of new/improved space created
- £2,438,833 of public and private sector leverage

2. BUSINESS REALM

The project would involve targeting areas where a combination of crime, deprivation and poor physical appearance are making a detrimental impact on business growth and enterprise start up. £400,000 of capital funding was allocated over 4 years for delivering business realm projects.

The first stage was the identification of the areas to be targeted. Business crime statistics were not available due to crime recording procedures. Consultants, WM Enterprises, were employed to carry out a spatial targeting study to identify the target areas.

The project will operate within these areas to provide the following business support services. Projects would be commissioned in these areas for

environmental improvements and crime reduction measures. Businesses would be encouraged to form consortiums to make joint applications as it has been proven that when businesses work together, rather than in isolation, they can have far more success in reducing vulnerability to crime and making environmental improvements.

This project is concerned with making overall improvements to these areas and not solely crime related impacts. As a result, this project would create vibrancy within the local economy through environmental improvements to signage and shop fascias.

The key outcomes would include:

- Increase levels of satisfaction with the local area.
- Reduce the number of crimes committed against businesses;
- Reduce the overall level of crime in the project target areas;
- Increase the number of business start-ups;
- Increase the business survival rates;
- Reducing fear of crime (amongst business owners, employees and shoppers/clients);

What was achieved?

£239,869 was allocated against several business realm projects.

Outputs achieved for the LEGI programme were:

- 59 Businesses supported
- £56,388 Other public/private sector leverage

3. PROJECT SUNRISE

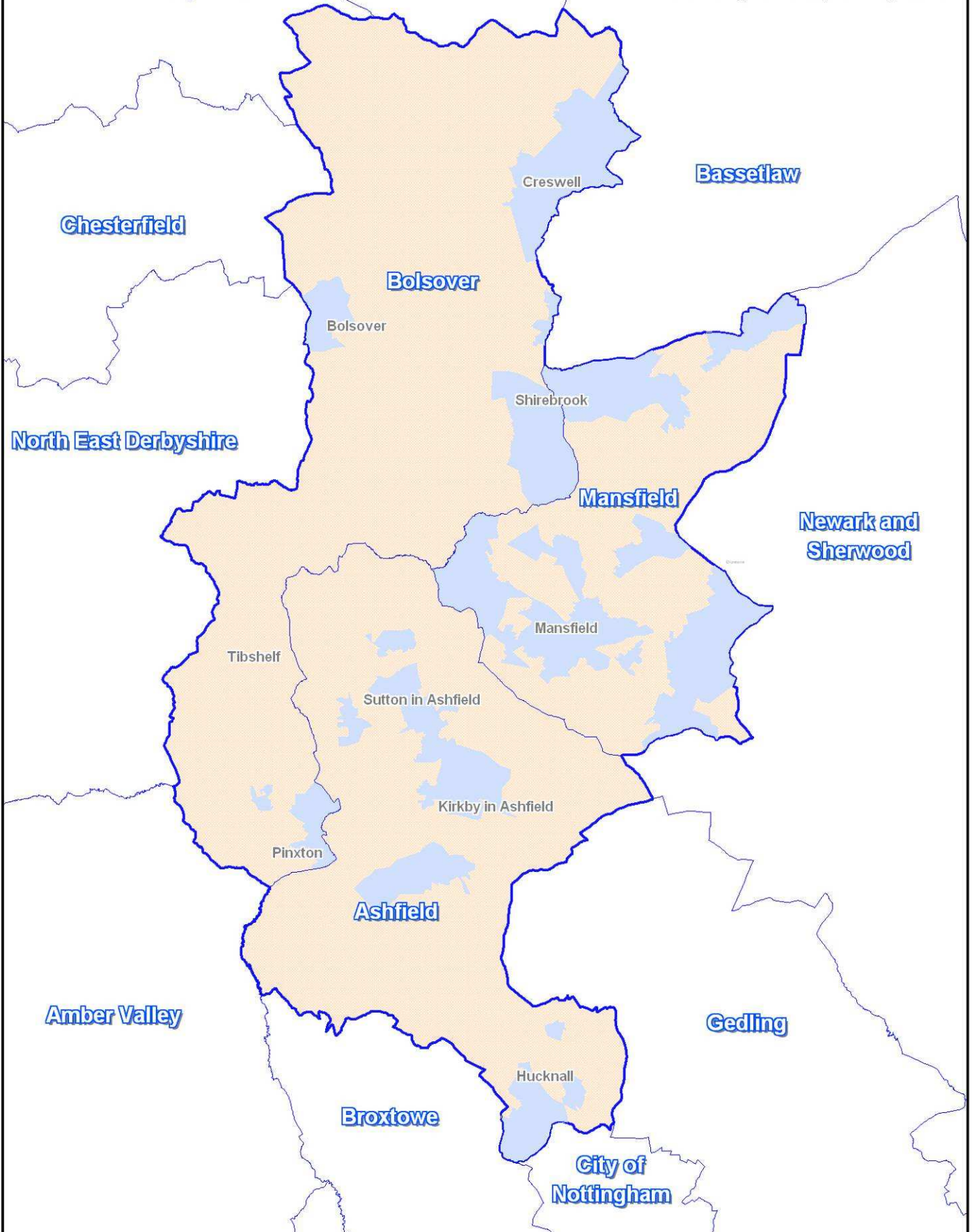
Project Sunrise is a potential wind farm project that will provide a sustainable income for the LEO project in future years. The wind farm will be situated in Bolsover district. A community organisation is being developed to run the project and will include local residents who will decide where funding is allocated in the local area.

What has been achieved?

The project continues on target in relation to the plan. Two anemometers will be erected in January 2011. The full planning application process is now underway being managed by RLB with a target date for application May 2011. The loan agreement is now complete and funds have been transferred to RCET Ltd.

£260,000 of funding was allocated for the Project Sunrise project.

Property Ladder/Business Realm Delivery Group Projects



Ashfield District Council
Urban Road
Kirkby-in-Ashfield
Nottingham NG17 8DA



05 Jan 2011

Scale: 1 to 150,000

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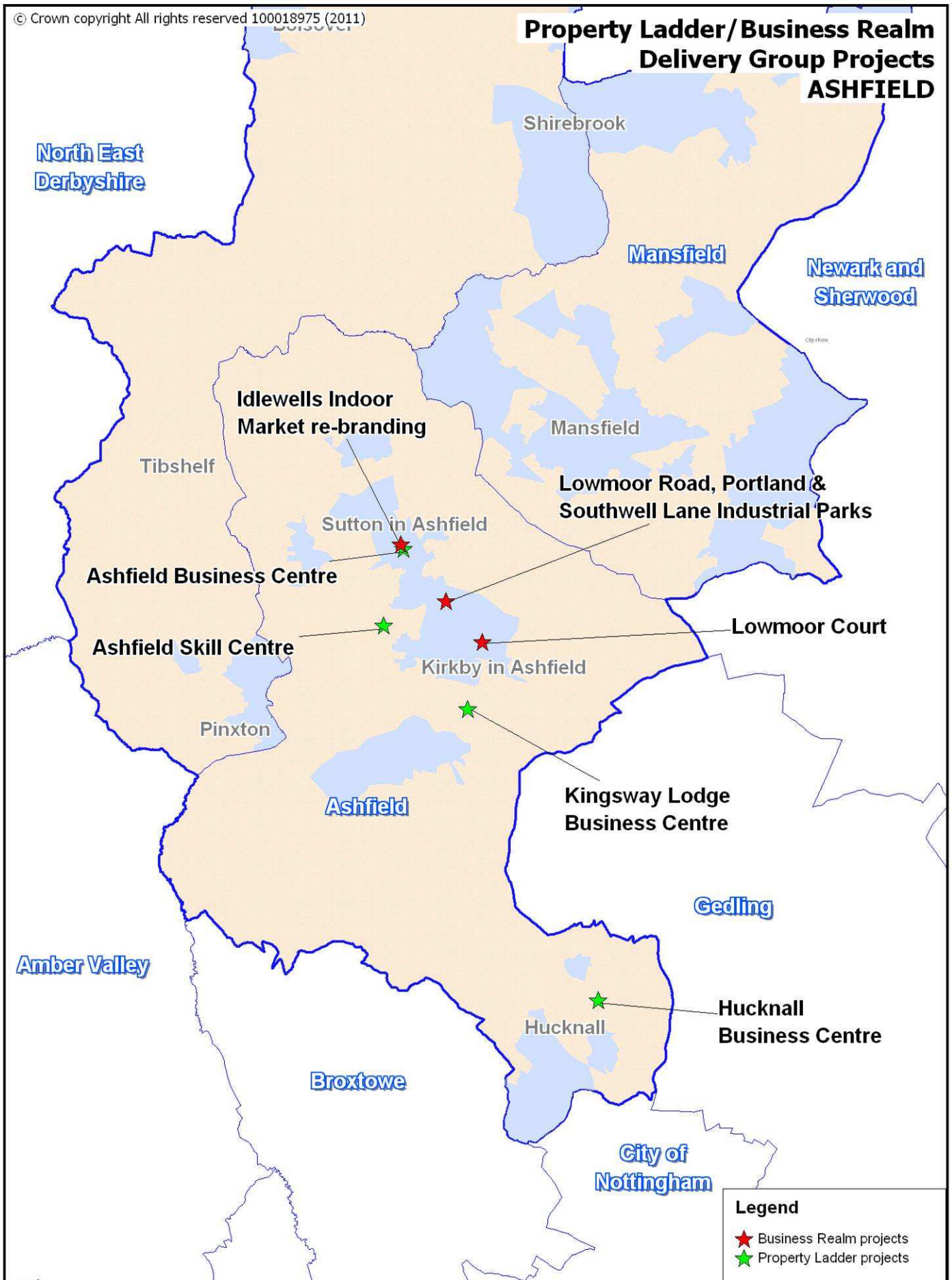
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PROJECTS

IN THE

ASHFIELD DISTRICT

Property Ladder/Business Realm Delivery Group Projects ASHFIELD



Ashfield District Council
Urban Road
Kirkby-in-Ashfield
Nottingham NG17 8DA



05 Jan 2011 Scale: 1 to 110,000

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Kingsway Lodge Business Centre

Address: 128 Kingsway, Kirkby-in-Ashfield, Nottingham
Applicant: Ashfield District Council

Originally built as a cemetery lodge, it was then refurbished in the early 90's to accommodate the homeless. The building was then left vandalised and derelict for a number of years.

The aim of this project was to refurbish this derelict building and so convert it into a business centre, providing 5 incubator units, kitchen, toilets and a meeting room.

The total project costs were £132,000 of which £66,000 was awarded from the LEGI programme.

What was achieved?

The building was refurbished to a high standard and the official opening was held on 25th May 2007. The centre provides 5 fully furnished business units between 12.5 and 16 sq m with access to fast broadband. The centre offers flexible terms of lease (easy in/easy out) on a time limited lease to encourage graduation. The centre has kitchen facilities and a meeting area. Disabled access is provided on the ground floor.

Pro-active support, information and contacts for business support and technical advice are provided to tenants.

The car park was surfaced and spaces marked for 4/5 cars. There is also cycle parking. An intercom system is available at the front door for visitors.

Outputs achieved for the LEGI programme were:

- 3 Business supported
- 9 Jobs Created
- 3 businesses accommodated
- 420 sq m new/upgraded employment floorspace available
- 4 Jobs safeguarded
- 1 Facility supported through LEGI capital funding
- 5 Business units created
- £69,500 Public sector leverage



Ashfield Business Centre, Idlewells

Address: The Idlewells, Sutton-in-Ashfield.

Applicant: Ashfield District Council

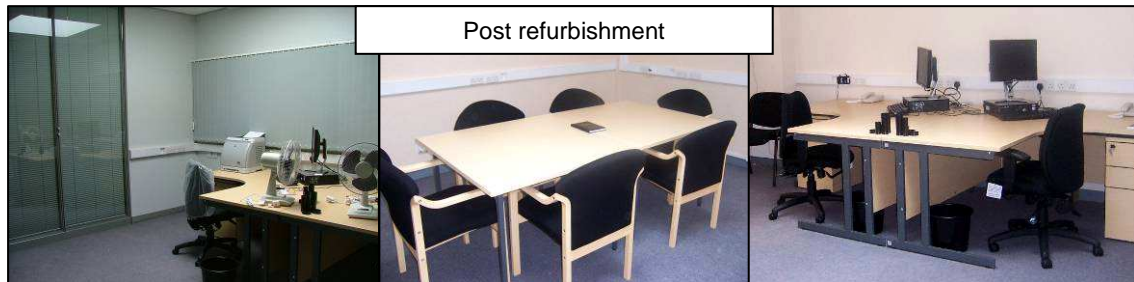
The Ashfield Business Centre, based on the first floor of The Idlewells Shopping Centre, is located in Sutton town centre. The Centre has good road and public transport links with access routes. There is a public multi-storey car park next to the building.

The Ashfield Business Centre had 12 units let to people starting their own businesses by providing workspace on flexible terms and affordable prices. However, there was one large office which could not be let due to its size and a reception area which was no longer used, both of which had been vacant for a number of years.

The total projects costs were £123,500 of which £74,800 was awarded from the LEGI programme.



What was achieved?



The offices were refurbished to a high standard and the official opening was held on 27th July 2007. The refurbishment provided 6 fully furnished business units, ranging between 10 and 28.7 sq m, and a meeting room. Business support for the units is provided on site.

Outputs achieved for the LEGI programme were:

- 11 Jobs created
- 4 businesses accommodated
- 124 sq m of new/improved space created
- 6 business units created
- £46,294 Public sector leverage



This project was awarded the Business and Economy Category Winner of the East Midlands Regional Market Town Awards 2007. The regional award recognised the work being carried out developing sustainable and innovative projects in the area's market towns.

Ashfield Skills Centre

Address: Ashfield School, Sutton Road, Kirkby in Ashfield.
Applicant: Ashfield School

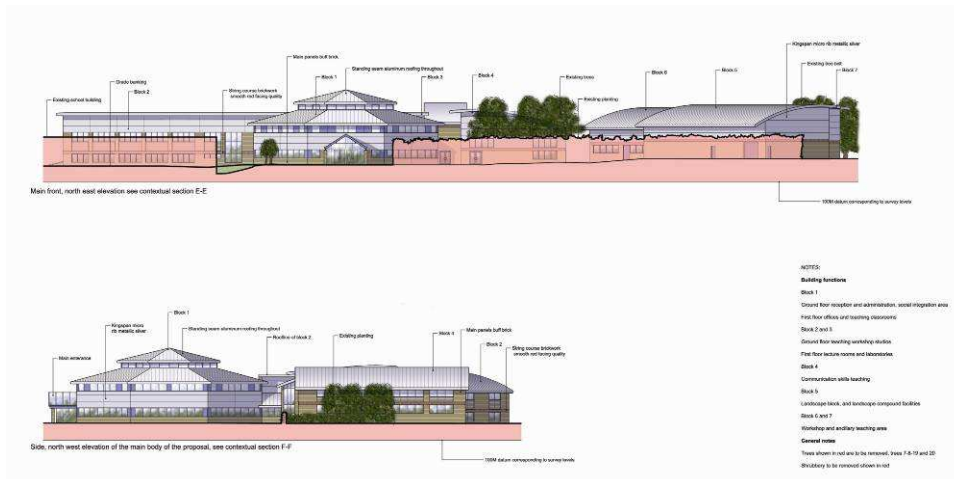
Ashfield School in Nottinghamshire is a Community Comprehensive for 11-18 year olds and has a Specialism in Technology, Languages and Applied Learning. Ashfield School secured funding from a variety of sources to build a very ambitious skills centre on the main school campus. The objectives of partnership with employers were for all learners to experience real and relevant learning opportunities that involve them learning directly from employers to best prepare them for the 21st century workplace.

This would provide premises for a vast range of 14-19 year-old training. For instance students undertaking ICT courses would be given a project brief by an employer working on the Ashfield site. This would be a 'real' brief and would improve the standard of student outcomes.

Through 3 workshop units it will also include training in all parts of the hospitality, construction and automotive sectors. The aim was to assist in the creation of new businesses and creating a number of new jobs.

This project would not only provide a base for NBV/Business Link but would also provide hot desk facilities for new businesses that were not yet ready to move into a business unit.

The cost of the complete project was approximately £5,300,000 and the cost of the workshop unit's element was £1,600,000. Ashfield School received £137,700 of LEGL funding towards these costs.





What was achieved?

This ambitious development now provides quality accommodation at favourable rents in exchange for training students. Ashfield Skill Centre comprises of:

8 Vocational Units: All units are equipped to industry standard specification.

3 Industrial Units: Stand alone industrial units which will deliver "hard" vocational courses delivered by industrial training providers such as RAC, Carillion and Charnwood.

Outputs achieved for the LEGI programme were:

- 47 Businesses supported.
- 2 Jobs Created
- 166.45 sq m of new/improved space created
- £1,498,794 Public/private sector leverage



The Skills Centre won the Enterprising Britain contest for the East Midlands and was a highly commended 3rd in the National final (emda). The Skills Centre was also a National representative in the European Regiostars competition final in Brussels (GOEM).

The centre has hosted visits from education departments and ministers from Oman, South Africa and France (who want to replicate this provision in some form). They have also hosted many other schools from the length and breadth of the country, many of whom are seeking to replicate our centre. The centre has been used as an exemplar by the DFES and SSAT. The unit which LEGI contributed towards is now occupied by the Derbyshire, Nottinghamshire Chamber of Commerce).

Derbyshire and Nottinghamshire Chamber of Commerce have offices at the Skills Centre from where they run training and advice for start up and new businesses. They also take the schools less able students through courses '39 steps to employment' and Level 2 Business Administration.



Hucknall Business Centre

Address: Vine Terrace, Hucknall, Nottingham
Applicant: Ashfield District Council



The aim of this project is to develop a Victorian former school building to provide a range of small to medium sized business units. The project will meet an identified market gap within the Hucknall area, which can accommodate a range of sectors, but which will be marketed towards attracting the creative industries sector. This will help to create an identity for the regeneration of the town centre.

The building was occupied until 2005 and has since stood empty. Whilst the building is not listed, it is a significant site with strong architectural features for the period and is certainly a key historic building at risk within the town.



The building will deliver a desirable office option that will encourage creative enterprises and develop a meaningful creative hub. The project will provide new office space across two floors with the 16 individual office units suitable to accommodate between 1 and 5 people. These will range from 14m² up to 43m² in size. There will be two meeting rooms and shared kitchen facilities on site. There is space for at least 11 parking places within the site.

This project initially received predevelopment funding of £10,000 towards the feasibility study. The total project cost for this refurbishment is estimated to be £1,207,368.70 of which £250,000 was awarded from LEGI for the initial purchase costs of the site.

What will be achieved?

The building has been purchased with the LEGI funding and has now been cleared of the pigeons. Work will begin shortly with an expected completion date of 31st March 2012.



Expected outcomes for the project are:

- 16 Business units created
- 12 Jobs created (split between all funders)
- 371 sq m new/upgraded employment floorspace available
- £957,368.70 Public/Private sector leverage

**Lowmoor Road, Portland and Southwell Lane Industrial Estates
Business Realm project**
Applicant: Ashfield District Council

Following an initial consultation with some of the businesses on the park there were a number of suggested interventions.

For the areas to the North of Kirkby-in-Ashfield town centre (Kirkby 1) the interventions would be:

- Street lighting modifications to improve visibility at night and harden against vandalism
- Installation of signs to improve access for visitors
- Repairs and removal of unsightly fencing/posts
- Pruning, planting and removal work to improve appearance and remove potential “ladders” over fencing
- Installation of improved signage at each of the 3 main estates
- Installation of new waste bins/benches



£50,000 funding was awarded from LEGI and match funding was obtained from Alliance SSP towards the costs of these improvements.

What was achieved?

Improvements were made to the lighting and the signposting on the park. New bins and benches were installed.



Outputs achieved were:

- £51,414 public/private sector leverage

Lowmoor Court, Kirkby in Ashfield Business Realm improvement
Applicant: ALCO Knitting Machine Services Ltd

This business realm project is to erect fencing and gates to secure a number of businesses on Lowmoor Court which have suffered serious problems with crime. Lowmoor Court had suffered repeated vandalism and burglary over a number of years. One business had been burgled 13 times in the first few years they occupied the premises. They had spent a great deal of money on additional security measures (e.g. steel doors on fire exit by the footpath and extra locks and staples on existing roller shutter doors) in order to maintain insurance cover. The park has also suffered with anti-social behaviour from groups of teenagers from a nearby estate. The project will erect a 2.4 metre high fence with cantilever metal sliding gates at the entrance of the estate which would tie in with existing fencing.

The total project costs were estimated at £16,000-£17,000 and the project was awarded 50% funding towards these costs (around £8,000-£10,000).



What was achieved?

The fencing was erected and ties in with existing fencing and has now secured the site.

Outputs achieved for the LEGI programme were:

- £6,894.68 Private Sector Leverage

Idlewells Indoor Market Re-branding

Applicant: Ashfield District Council

The main problem currently facing businesses in the market hall is falling trade due to lack of awareness of the market hall. This is due to a number of reasons:

- No internal/external directional signage or maps in or outside of the Idlewells shopping Centre to raise awareness and remind shoppers/visitors of the presence of the market hall.
- The entrance is poorly lit and feels like a service entrance to the car park and public toilets
- The market lacks a unique identity.
- There is a very poor welcome once inside the indoor market and needs brightening with high quality signage
- A second external entrance from Market Street has no signage and many shoppers feel is a fire escape/service entrance and not for public use. This requires signage to enhance the entrance and entice shoppers.
- Falling footfall made worse by the permanent closure of the underground car park together with the recent refurbishment of Sutton Bus station which dispersed shoppers and visitors away from the area.

Businesses want to re-brand it as 'Idlewells Local Indoor Market' following recent research by Business Link concluding the word local being the most valuable brand identity.

The project will cost £12,000 with £9,000 being awarded from LEGI funding.

What will be achieved?

The project will create a unique identity for the indoor market, provide signage inside the Idlewells Shopping Centre and by making the entrances more inviting. The project will provide large vinyl door signage on all entrances of the Shopping Centre. There will be distinctive external signage along Market Street to encourage customers through the secondary entrance. There will be internal signage within the main mall area to remind and direct shoppers to the indoor market. The entrance will be improved with high quality, colourful and vibrant graphics detailing the retail opportunities within the market. There will also be large welcome floor mats on the Market Mall with directional arrows.

The output expected for the LEGI programme is:

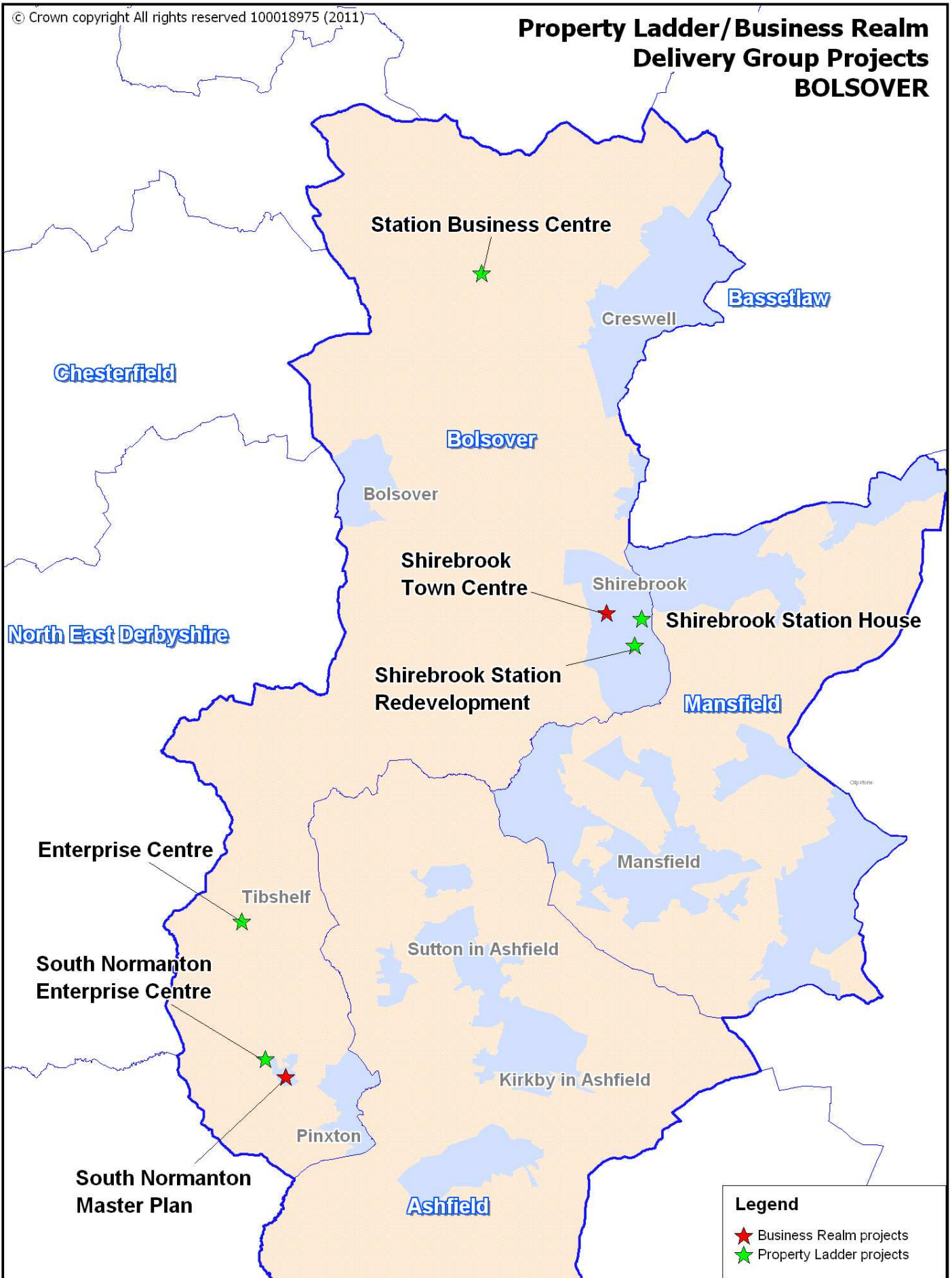
- £3,000 Public/Private sector leverage

PROJECTS

IN THE

BOLSOVER DISTRICT

Property Ladder/Business Realm Delivery Group Projects BOLSOVER



Legend

- ★ Business Realm projects
- ★ Property Ladder projects

Ashfield District Council
 Urban Road
 Kirkby-in-Ashfield
 Nottingham NG17 8DA



05 Jan 2011

Scale: 1 to 120,000

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Station Business Centre

Address: 2 Station Road, Clowne, Derbyshire
Applicant: Bolsover District Council



This building was the station house located in the town centre of Clowne and had been derelict for a number of years. The Station Road building was seen as an important part of restoring Clowne's railway heritage and increasing pride in the town centre. It was also recognised as one of the key buildings that must be repaired and brought back into use if the character and appearance of the conservation area is to be improved.



The aim of this project was to refurbish this derelict building to deliver 8 Incubator Units in the Bolsover District. The incubation centre would provide a hub for new small businesses, linking into a network of assistance from established businesses, residents and supporting agencies. Specifically this project has provided affordable, but high quality, incubation workspace for business start-ups and meeting space for local groups.

All units have broadband; there is a broadband enabled meeting room, kitchen facilities, on site car parking & cycle racks, as well as energy efficient lighting, heating & highly efficient water storage within the property.

What was achieved?

The centre provides eight units with business start up support. Clowne Enterprise Limited is the social enterprise formed by members of the Bizfizz panel with the purpose of providing ongoing support to small

businesses in Clowne. The board of Clowne Enterprises contained two local entrepreneurs, an accountant, an internet and finance consultant and two local residents. The building is being leased to Clowne Enterprise Limited on a 25 year peppercorn lease. They manage the premises and use rental income to provide business support to start up businesses in the area as well as managing the continuation of existing business networks.



Tenants have access to shared kitchen facilities and office services such as photocopying and faxing. Car parking and bike racks are provided. The building has disabled access and includes a lift.

Outputs achieved during the first year in which grant support was received were:

- 21 Business supported
- 10 Jobs created
- 8 Businesses accommodated
- 175 sq m of new/improved space created
- 8 Business units created
- £143,091 Other public sector leverage

Clowne Enterprise now run the centre and have independently drawn in additional funding to support its enterprise growth objectives. It has been granted £30,612 from DEFRA (LEADER), £9,939 from ESF £6,500 from NLDC, £5,000 from LEGI, £2,500 from Derbyshire CC and £500 from Derbyshire Community Foundation. It has earned £39,555 of rental income from tenants, £3,482 of membership contributions from small local businesses, and has earned £16,757 in consultancy income from external businesses.

Clowne Enterprise now employs the Enterprise Coach previously funded by the Bizfizz programme and, since July 2009 has delivered the following outputs:

- Individuals and businesses supported – 121
- New businesses created – 25
- New jobs created - 33

Shirebrook Station House

Address: Station Road, Shirebrook
Applicant: Bolsover District Council

The overall aim of the project was to stimulate enterprise and new business survival through the support of social and commercial enterprise in Shirebrook. The Station House redevelopment would provide a hub for new small businesses, linking into a network of assistance from established businesses, residents and supporting agencies through the Shirebrook Enterprise Coach. Specifically this project aimed to:

- Create affordable workspace for start-up enterprises at the currently derelict station house.
- Increase the business start-up rate, survival rate and growth rate.
- Contribute to a culture for enterprises in one of the most deprived wards across the area.
- To improve the image of one of Shirebrook's gateways



The project aimed to provide high quality business units with ICT connectivity, a full range of common facilities (e.g. photocopying) and car parking and bike rack facilities. It also looked provide specialist and intensive on-site business incubation support for tenants and access to support networks. It will also improve the appearance of one of the gateways into Shirebrook.

The total projects costs were £321,250 of which LEGI contributed £172,500 towards the construction work.



Shirebrook Business Centre was named the 2009 winner of the Business and Economy Category of the East Midlands Market Town Awards and also Overall Regional Winner. The building was also nominated for the 2009 Railway Heritage Trust awards which the project was the runner up.



What was achieved?

Outputs achieved were:

- 7 Business supported
- 0.2 Jobs created
- 7 Businesses accommodated
- 106 sq m of new/improved space created
- 1 facility supported through LEGI capital funding
- 6 business units created
- £141,000 Public sector leverage



Enterprise Centre, Tibshelf

Address: Newton Road, Tibshelf, Derbyshire. DE55 5PH
Applicant: Tudorabbey Investments Limited



Located in semi-rural surroundings at the edge of the village of Tibshelf, Derbyshire, Enterprise House consists of 10,700 sq ft of factory space. Half the building dates back to the Edwardian era and was built to house the swimming pool for the surrounding area. The remaining half of the site was built in the 1970s.

Since the purchase by Tudorabbey Investments Limited in 2001, the old site had been difficult to let due to its large open spaces and limited access for loading. In recent years, the site has not been viable due to lack of demand for large space. This is coupled with the general age of the structure and lack of maintenance from the previous owner.

Tudorabbey wanted to restore the building and maintain the attractive appearance of the property. Such works consisted of the replacement of windows, partial roof replacement with modern insulation, energy-efficient lighting and improved car parking areas. Then the main area would be split into six incubation units, four on the ground floor and two on the mezzanine floors. The units would be individually heated, carpeted and fitted with meters. Sizing of each area would be 450 sq ft - this was the size of unit which had been requested by interested parties over the last 18 months.



An existing waiting room/reception area would house an intercom and remote access facility, offering safe and secure individual units.

The total projects costs were £239,500 with £89,500 being awarded from LEGI.

What was achieved?

The building had new windows, electrics, roof replacement, etc whilst upgrading the toilets and communal kitchen area. 6 business units were created.



Outputs achieved were:

- 7 Business supported
- 6 Businesses accommodated
- 204.5 sq m new/improved space created
- 1 facility supported through LEGI capital funding
- 6 Business units created
- £145,679 Private sector Leverage

Post project

The project has gained favour from local small business concerns. Three years later the six original spaces are still occupied with the same tenants.

Due to demand, Tudorabbey has further developed the site with the introduction of five further units to an identical specification of the earlier scheme.



The majority of tenants reside within three miles of the centre confirming the original Property Ladder vision of value for money, high specification units for local businesses.

South Normanton Enterprise Centre

Address: 34 & 40 High Street, South Normanton
Applicant: Bolsover District Council/SNaP Development Project

The use of two vacant buildings located in a flagship position on South Normanton's High Street was originally proposed to become the new business centre. The buildings, which consist of a cottage-style house adjacent to a 3 storey building with a retail unit, had been out of use for a not inconsiderable number of years and had subsequently fallen into a state of dereliction. They are owned by local



businessman, Alan Beardsmore, who also runs the car sales and repairs business next door. Change of use planning consent had been sought and gained to combine the buildings and convert them to domestic residential use in the form of 4 flats. Subsequently, the landlord was prepared to fund this investment. However, his plans would have removed these key High Street buildings from commercial use for good. This would have had a very negative regenerative impact on the High Street, both visually and functionally, and in terms of the message it would have sent out to the local community. Subsequently, the intervention of the LEO business coach and SNaP Development Project presented an alternative option to the property owner which sought to retain and develop the commercial prospects of the buildings. This was to see the buildings linked internally and refurbished to create a series of office spaces with access to a meeting room and reception area and some limited, albeit improved, access for wheelchair users. This project was also aimed at facilitating the physical move of SNaP Development Project into South Normanton as the anchor tenant, whilst retaining its presence in Pinxton.

The overall aim of the project was to stimulate enterprise and new business survival through the provision of high quality, affordable, furnished workspace for both start-up and developing businesses on an easy-in / easy-out lease basis. The South Normanton Business Centre also sought to provide a resource and networking hub for both these business types; linking into assistance from more well-established businesses, stakeholder residents and support agencies via LEO, SNaP.

The landlord was due to contribute £60k to the physical refurbishment of the buildings. The project was awarded £50k of LEGL funding towards converting the buildings into office spaces, kitting out the centre internally, resurfacing the car park area and meeting additional costs to satisfy the appropriate fire and building regulations.

What was achieved?

After a period of significant refurbishment, South Normanton Business Centre opened in June 2009. Since that time, its full occupation has achieved the following:

- 285 sq m new / improved space created, including retail frontage to the High Street
- Improvement of unsightly, boarded up buildings in key position on High Street
- 6 businesses / organisations accommodated in 10 fully-furnished, plug-in-and-go office units
- Upwards of 16 people working from the buildings
- Visible, High Street presence for SNaP Development Project
- Visible and accessible provision of drop-in and meeting space to deliver LEO business coaching support to local people looking to start up new businesses (numerous people supported in this way with high start-up strike rate)
- Meeting room availability for businesses and organisations
- Mailbox service for local businesses run from home



- Business resource provision for existing business, including information and networking access
- Demand stimulation from other local businesses run from home for more small office space to be created / made available
- Aided knowledge build of local commercial activity

Outputs achieved for the LEGI programme were:

- 5 Businesses supported
- 5 Businesses accommodated
- 285 sq m new/improved space created
- 10 business units created



Shirebrook Town Centre Business Realm Improvements

Applicant: Bolsover District Council

This project seeks to support physical environmental enhancements within Shirebrook Town Centre to support the local economy during the wider regeneration project. The Spatial Targeting Study identified Shirebrook as having 'above average levels of crime for the three districts and is the joint worst area for victimisation of businesses in the past 12 months in Bolsover district. The area is also the second most problematic area in terms of environmental issues'.

Elements of this project include:

- Business environmental clearance days – working with CAN rangers, street services, environmental health and probation services to clean up the business environment around the fronts and backs of shops, which more often than not includes fly-tipping from third parties, not general business waste.
- Targeted clean-ups – businesses along Main Street are currently experiencing a high volume of fly-tipping around their shops, resulting in health risks for the businesses, and impacting on reduced amounts of customers wanting to visit the shops. Removing this waste and taking preventative measures (including additional lighting) will help to prevent this reoccurring.
- Security support – shops experiencing problems with the aforementioned problems will be supported in preventing reoccurring offences by being provided with isolated CCTV cameras (monitored by the shop owners) and additional lighting for their shop units (particularly to the rear of properties experiencing fly-tipping, etc).

This project includes security fencing and alley gating across Shirebrook town Centre to the backs of retail units as a security measure.

The project will offer a short-term project having a quick impact on businesses within Shirebrook. It will support these businesses trading in Shirebrook through a period of longer-term regeneration.



The project will deter criminal activity and prevent further vandalism to businesses within Shirebrook. It will instil confidence in the local business community and with the local residents.

The project was awarded £65,600 from LEGL funding. Bolsover District Council would commit officer time and resources to support the delivery of this project. £20,000 from alternative sources (Derbyshire Police-business crime prevention officer) has also been committed towards this scheme.

What was achieved?

Also included was the provision of fencing, CCTV and lighting schemes which target the main problem hotspots in the town centre and help protect local businesses.

During the clean up improvements 100 tons of rubbish was cleared. Equipment purchased for floral schemes included hanging baskets. Gates and fencing were purchased and installed to the rear of properties. Alley gating was installed around the market place in Shirebrook. Further businesses have since contacted the business crime adviser to upgrade their security.



South Normanton Masterplan

Applicant: Bolsover District Council

This project was to develop a masterplan document for South Normanton and Pinxton to be used as a regeneration tool for the area. The document will provide a vision and long term ambitions for the town, to build on the success of the new Joint Service Centre.

The main purpose of the masterplan is to provide a strategic vision, comprehensive urban design framework and development strategy for the two town centres. The production of this masterplan would include consultation with the local community and stakeholders. This study will identify the potential for environmental; aspects of the town centre including improved town centre layout, infrastructure linkages between the new Joint Service Centre and design out crime considerations.

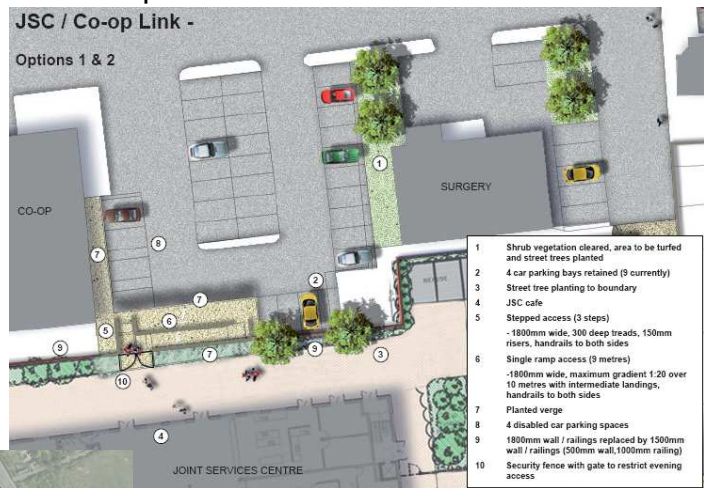
The implementation of the masterplan is anticipated to take 5-10 years.

The project was estimated to cost around £100,000 of which £50,000 was requested from LEGI.

The LEGI output achieved from this project is:

- £50,000 Other Public Sector Leverage

Outcomes: At the time of writing the masterplan documents have been used to negotiate with agents representing national food retailers, inform the development of the core strategy, inform Local Investment Plans and has successfully influence/supported the access to the new Joint Service Centre (Pictured below) which improves linkages to the high street.

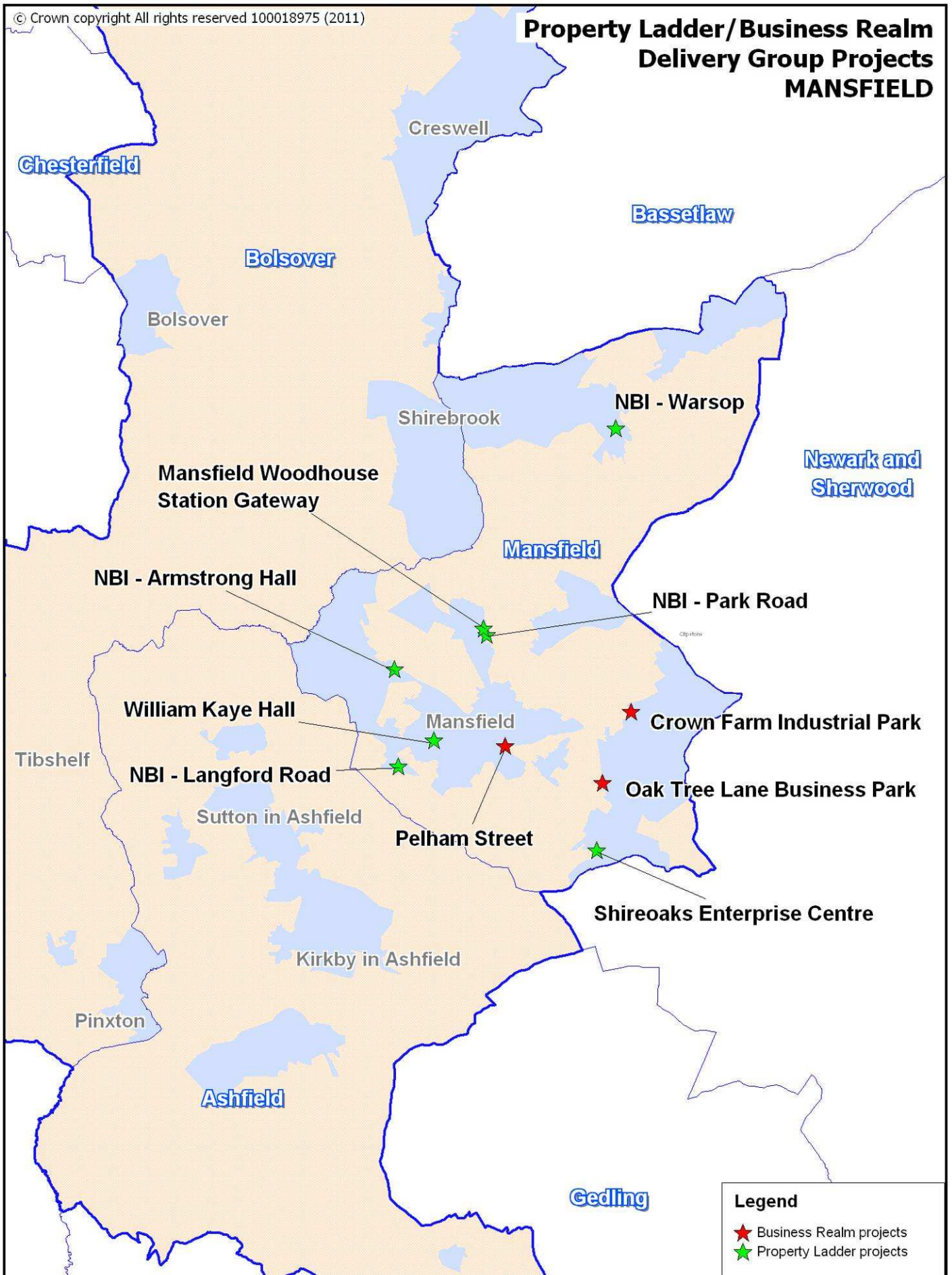


PROJECTS

IN THE

MANSFIELD DISTRICT

Property Ladder/Business Realm Delivery Group Projects MANSFIELD



Legend

- ★ Business Realm projects
- ★ Property Ladder projects

Ashfield District Council
Urban Road
Kirkby-in-Ashfield
Nottingham NG17 8DA



05 Jan 2011

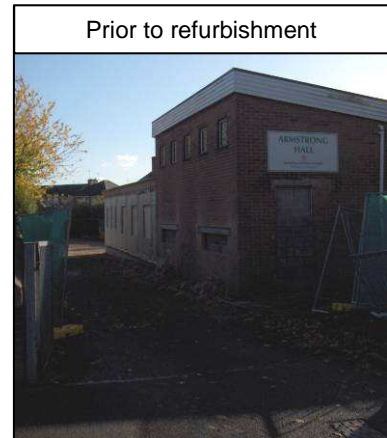
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Neighbourhood Business Incubation Centres (NBI)

Applicant: Mansfield District Council

The NBI project aims to develop the currently weak entrepreneurial culture in Mansfield, with particular reference to building the capacity of residents of the town's most disadvantaged areas, to help them achieve their business potential. They were intended to encourage enterprise in the most deprived areas of Mansfield by providing facilities to help residents to start up in business; and by providing an extra layer of support and guidance beyond those currently available from business support agencies.



In particular the project seeks to:

- Reduce worklessness and increase employment rates in disadvantaged areas.
- Increase enterprise in disadvantaged areas through support to the development of sustainable new businesses.
- Increase skill levels in the target communities with a particular focus on contributing to efforts to match the supply of and demand for skills in the local economy.



The centres are advertised under 'the business place' brand name. There are four centres:

- Armstrong Hall, Bull Farm
- Park Road, Mansfield Woodhouse
- Langford Road, Ladybrook
- Burns Lane, Warsop



The total projects costs were £1.8m of which £191,385 was awarded from LEGI funding. This project also received an additional £10,000 towards fitting out the offices. Funding was also received from ERDF, Alliance SSP, Mansfield District Council and NRF.

What was achieved?

The network provides 585 sq m of employment floorspace across four centres at Langford Road, Ladybrook; Park Road, Mansfield Woodhouse; Armstrong Hall, Bull Farm and Burns Lane, Warsop. The units offer a wide range of workshop and office space of various sizes and monthly licenses range from £124 to £466 per month. This rental includes business rates, utility costs, car parking, security systems, business support and buildings insurance – all based within a professional environment. All four centres have access to meeting room facilities, informal meeting and lobby areas – ideal for business networking.

The NBI centres were developed and are managed by Mansfield District Council.

Outputs achieved for the LEGI programme were:

- 33 businesses supported
- 17 jobs created
- 5 Businesses accommodated (Warsop only)
- 699.37 sq m of new/improved space created
- 4 facilities supported through LEGI capital funding
- 45 business units created
- £12,692 public sector leverage (Warsop only)

Armstrong Hall

Opened in May 2007, it has 5 offices and 2 workshops and currently has a 71% occupancy rate (5 out of 7). Rental rates range from £201 - £418 per month and the building is home to health and safety training providers, an outdoor pursuits company and a graphic designer.



Langford Road, Ladybrook

Opened in May 2008 and is the largest of all four centres. It has 14 offices and 1 workshop and currently has an occupancy level of 53% (8 out of 15).

The building is home to a soft furnishings company, a textile manufacturer, a roofing company, as well as a PR company. Recently we have had three of our tenants graduate into the commercial market.



Park Road

Opened in February 2008, it comprises of 11 offices and one workshop and currently has an occupancy level of 54% (7 out of 13). Rental rates range from £155 - £477 per month.

The building is currently home to a cleaning company, a radio producer, an accountant and a publishing company.



Warsop – Post refurbishment

Opened in 2007, it comprises of three offices and one workshop and currently has an occupancy level of 25% (1 out of 4 units let). Rental rates in this unit range from £140 - £465 per month and there is currently an architectural services company based there.

William Kaye Hall Community Centre

Address: Ladybrook Lane, Mansfield

Applicant: Mansfield District Council

The project aims to enhance the networking between community groups and the entrepreneurial culture of residents in Ladybrook, Cumberland's and Grange Farm. The proposed improvements for William Kaye Hall are to enable the premises to offer a dual function of a community business centre, from which community activities can continue to run, such as bingo clubs and dancing classes, along side lettable office space for start up business.

The vision is to develop William Kaye Hall, into a community business centre, where community groups and private sector new business start up companies can engage and support one another.

William Kaye Hall is and will continue to be managed by the Ladybrook Neighbourhood Management Team. With the termination of the Neighbourhood Renewal Fund, the proposed scheme will generate an income which will ensure the sustainability of the premises. The Ladybrook Neighbourhood Management Team has also submitted a bid to the Working Neighbourhoods Fund as match funding to cover the revenue costs. The Ladybrook Neighbourhood Management Team have amended their lease agreement with Mansfield District Council and their constitution to allow them to offer lettable office space, from William Kaye Hall, at market value and for the group to offer a facilities management role.

The total projects costs were £114,728. £74,364 was awarded from LEGI funding

What was achieved?

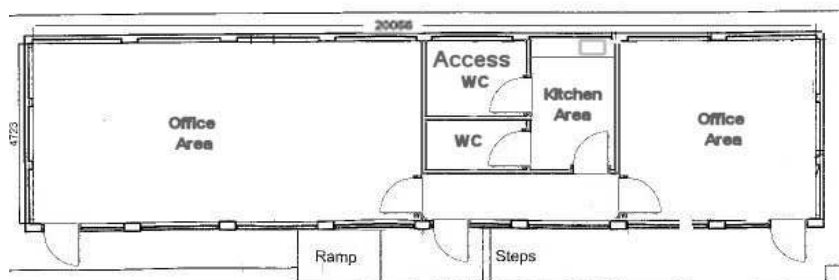
- 2 Businesses supported
- 3.5 Jobs created
- 2 Businesses accommodated
- 67 sq m of new/improved space created
- 1 facility supported through LEGI capital funding
- 4 business units created
- £192,301 Other public sector leverage

Shireoaks Enterprise Centre

Address: Bellamy Road, Mansfield
Applicant: Sherwood Coalfield Development Trust



The aim of this project is to convert a garage block into incubation units. The project will create 95 sq m of accommodation with toilet and kitchen facilities and will support up to 3 new enterprises and between 5 and 8 full time jobs.



The total estimated spend was £130,000 of which £80,000 was awarded from LEGI funding.

What was achieved?

The exterior of the building has been completed and at the time of writing further funding was being sought for the internal works.



Outputs achieved for the LEGI programme were:

- 1 business supported
- 1 facility supported through LEGI capital funding
- £25,482 private sector leverage

Mansfield Woodhouse Station Gateway

Address: Land between Oxclose Lane and Debdale Lane, Mansfield
Woodhouse

Applicant: Mansfield District Council

This project will see the regeneration of a derelict area of approximately 0.463 ha which is located on the outskirts of Mansfield Woodhouse and is adjacent to an established industrial estate and railway link connecting the town to Nottingham and Worksop.

It will create a key employment site for the area, providing an improved offer of commercial floorspace across the district as well as job opportunities for local people. The project will see an office development creating 434 sq m (6 office) units and a hybrid unit development (mainly light industrial with a small office area) creating 513 sq m (8 units). The project will meet market demand for office and industrial accommodation of 50 – 250 sq m.

The total project costs were £1,881,882 of which £114,624 was awarded from LEGI funding.

What will be achieved?

Although this project is not due to be completed until August 2011, the LEGI funding was used during the initial works for the project.

Outputs expected are:

- 33 jobs created
- 947 sq m new/upgraded employment floorspace
- 0.46ha brownfield land developed
- 14 businesses receiving assistance
- £1,681,882 public/private sector leverage

Pelham Street Business Realm Improvements

Applicant: Mansfield District Council

This project aimed at tackling significant security and anti-social behaviour problems by undertaking both security and environmental improvements to an area within the four roads of Pelham Street, Elm Tree Street, Newgate Lane and Ratcliffe Gate (A617).

The project was originated directly by contact received from the businesses operating within the area. Businesses have suffered against premises, vandalism, theft and fire. There are ongoing problems with used hypodermic needles, retrieval of stolen goods by the police and individuals found sleeping rough. Two areas specifically were identified as the root of many of the issues.

Whilst it is the responsibility of a business to secure its own premises, many of which already have the usual security package of alarm, CCTV and entry procedures. These are damaged regularly and most of the CCTV cameras actually stolen. The area does pose a problem due to common/shared areas, the land and properties are in multi-ownership and as such the only way that remedial action can be taken would be to provide a fully secured perimeter. There are 4 main entry/exit points (1 being a small alleyway) which could be secured with fencing and gates, with two smaller areas needing to be blocked off completely. The management of the access would be undertaken by the adjacent business to the gate. Ongoing maintenance costs would be agreed at the outset with the responsibility of the businesses benefiting from the scheme.

The area would also benefit from improved lighting and a major clean up/clearance of overgrowth is needed before it would be possible to erect any fencing.

The project was awarded £15,505 towards fencing, gates, clearance of rubbish, upgrading lighting, signage, etc.

What was achieved?

The LEGI output achieved was:

- 16 businesses supported

Oak Tree Lane Business Park

Applicant: Mansfield District Council

To address high levels of business crime, poor physical appearance and the resulting fear of crime in two business areas within the sub-region, this project would instigate a number of interventions.

For the Oak Tree Business Park (Mansfield 3), these interventions will be:-

- Erection of 450m of 2.1m high black powder coated palisade fencing
- Clearance of bushes and other vegetation and landscaping works to open up areas of the site and planting to deter access to other areas.
- Installation of motorcycle barriers
- Installation of a site map and improved signage
- Improvements to street lighting in the form of increased lighting columns and luminosity
- Supply of two mobile CCTV cameras for connection to the existing CCTV monitoring station in Mansfield.

£50,000 funding was awarded from LEGI funding. Match funding was obtained from Alliance SSP towards this project.

What was achieved?



Outputs achieved for the LEGI programme were:

- 20 jobs safeguarded
- £48,948 Public sector leverage

Crown Farm Business Realm Improvements

Applicant: Mansfield District Council

The area looked untidy and had a negative public image and the 2007 Strategy highlighted that environmental improvements were key to reducing the negative images of the industrial park. In a 12 month period, 43% of businesses in the area had been victims of crime, including burglary, criminal damage and vandalism.

The project aimed to improve the gateways to Crown Farm Industrial Park including the entrances to the park. The project will also see the cutting back of trees and shrubbery and a planting scheme on Crown Farm Way as well as general clearance of rubbish throughout the site.

All signage constructed within the park will be consistent throughout the park with a uniform style. The signs will be clearly legible to vehicle drivers and will state which businesses and roads are located within the specific area/zone. The aim of this is to ensure that all businesses and their locations are clearly signposted so customers and prospective tenants are able to find their businesses and can locate their position on the site.

The neighbourhood management team at Newlands are paying for cutting back and replanting to take place on the roundabout at the Forest Town entrance to Crown Farm and this will enhance these works further (total cost of this is £3,595.75 paid for by NRF).

These improvements were aimed at reducing the vulnerability of the businesses based within Crown Farm and thereby having a positive impact on their trade and custom.

The total projects costs were £19,269 and the total amount was awarded from LEGI funding.

What was achieved?

The project achieved the following output for the LEGI programme:

- 43 businesses supported