

**Morley Town Deal Board**

**Agenda**

**Tuesday 14<sup>th</sup> November**

**14.00 – 16.00**

**Large Banqueting Suite, Morley Town Hall**

No	Item	Owner	Time	Paper
1	Welcome and apologies (noted below) - New Board Member from Morley Chamber of Trade and Commerce	Chair	14:00	
2	Declarations of interest	Chair	14:10	Item 1
3	Minutes of the last meeting and matters arising	Chair	14:15	Item 2
4	Correspondence/FOI log	Chair	14:20	Item 3
5	Questions from public (if sent in advance)	Chair	14:25	Item 3
6	Feedback from Town Deal Board working groups: - Skills, Education & Employment - Transport, Greenspaces, Health & Wellbeing - Town centre, Placemaking & Culture	Chair/Vice Chair	14:40	Verbal
7	Spotlight on Morley Town Hall operating and business model	Matthew Sims	15:10	Verbal
8	Highlight report: - Communication and engagement - Project progress - Risk highlights - Spend highlights	LCC Officers	15:30	Item 4
9	AOB	ALL	15:55	
10	Confidential items (public exempt)  <b>The information contained in these appendices is intended to be designated as being exempt from publication and considered in private as it relates to the financial and business affairs of the Council and other parties. It is considered that the release of such information would, or would be likely to prejudice the Council's commercial interests in relation to property transactions. It is considered</b>	LCC Officers		

	<p><b>that the public interest in maintaining the exemption from publication outweighs the public interest in disclosing this information at this point in time. It is therefore considered that this element of the report should be treated as being exempt from publication under the provisions of paragraph 10.4(3) of the Council’s Access to Information Procedure Rules.</b></p>			
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**Date of next meeting – 16<sup>th</sup> January 2023**

**Board Attendees**

- Steven Foster – Director, Land Securities (Vice Chair)
- Councillor Robert Finnigan – Morley Town Council
- Councillor Andrew Hutchison - Morley North ward member
- Councillor Jane Senior - Morley South ward member
- Office of Andrea Jenkyns MP
- Rachael Kennedy – Morley Town Centre Manager
- Lalit Surywaski - Community representative
- Christine Hirst - Community representative
- Mukesh Patel - Community representative
- Mark Casci - West and North Yorkshire Chamber of Commerce
- Dawn Ginns – Resident, Morley
- Dan Merrick - Community representative
- Mark Goldstone – Head of Policy and Business Representation, West and North Yorkshire Chamber of Commerce
- Matthew Wood - Morley Chamber of Trade & Commerce

**Apologies**

- Martin Farrington – Director of City Development, Leeds City Council
- Gerald Jennings – Director, G.R. Jennings Properties Ltd (Chair)
- Councillor Helen Hayden – Executive Member, Infrastructure and Climate

**Invited attendees**

- Claire Newton – Senior Project Officer, Leeds City Council
- Helen McGrath – Senior Project Manager, Leeds City Council
- Libbi Watson - Career Grade Officer, Leeds City Council
- Martin Gresswell – Senior Project Officer, Leeds City Council
- Liam Riley - Regeneration Officer, Leeds City Council
- Chris Coulson – Executive Manager, Leeds City Council
- Stephen O’Malley - Project Support Officer, Leeds City Council
- Lorraine Coates/Ryan Kaye, Area Lead – West Yorkshire, Cities & Local Growth Unit

**1. Welcome and apologies**

- 1.1. Chair's welcome.
- 1.2. Notes of attendance and apologies.

**2. Declaration/conflict of interests**

- 2.1. Board members to declare any interests of relevance to the meeting agenda for documenting on the register.

**3. Minutes of the last meeting and matters arising**

- 3.1. Minutes have been circulated to members and published in advance for comment.  
Board members are asked to agree the minutes of the September Morley Town Deal Board meeting.

**4. Correspondence log**

- 4.1. Board members and Council officers to declare any correspondence of relevance to the meeting agenda for documenting on the register.

**5. Questions from the public**

- 5.1. Chair to present any questions from the public sent in advance of the meeting for Board members and Council officers to respond to. Any other questions raised during the meeting will be taken away and responded to within 5 days.

**6. Feedback from Town Deal Board working groups**

- 6.1. The Chairs of each of the working groups to feedback on progress.

**7. Spotlight on Morley Town Hall**

- 7.1. Nominated Council officers to present an update on the project.

**8. Highlight report**

- 8.1. The Morley Town Deal Programme Manager and the nominated Council officer project leads for each Morley Town Deal project to attend and present key updates on project progress, risks and finance.

**9. Any Other Business**

**10. Confidential / exempt items under the agenda**

- 10.1. Members of the public to leave the meeting. Council officers to present the confidential items to Town Deal Board Members.

Item 1 - Morley Town Deal Board - Declarations of interests register

Board Member	Job title	Disclosed interests when becoming a Board Member	Disclosable pecuniary interest (employment, sponsorship, undischarged contracts, beneficial interests in land, licence to occupy land, corporate tenancies, beneficial interest in securities)	Other registerable interest (membership or position in which appointed or nominated by Council, any body exercising functions of a public nature or directed to charitable purposes, including the influence of public opinion or policy, any person from whom have received a gift or hospitality)	Non-registerable interest (affecting the wellbeing of member directly, family, friend or close associate more than the wellbeing of those in local area generally)	Date of meeting declaration of interest received	Action taken
Gerald Jennings	Director, G.R. Jennings Properties Ltd	None					
Councillor Jane Senior	Morley South ward member	None					
Councillor Andrew Hutchison	Morley North ward member	None					
Councillor Robert Finnigan	Morley Town Council	None					
Councillor Helen Hayden	Executive Member for Infrastructure and Climate	None					
Andrea Jenkyns	Member of Parliament, Morley and Outwood	None					
Dawn Ginns	Resident, Morley	None					
Mark Goldstone	Head of Policy and Business Representation, West and North Yorkshire Chamber of Commerce	None					
Steven Foster	Director, Land Securities	<ul style="list-style-type: none"> <li>•E Leeds Business Improvement District (BID) – Board Director</li> <li>•E Child Friendly Leeds – Ambassador</li> <li>•E The Tetley Contemporary Art Gallery, Leeds – Board Trustee</li> </ul>					
Jacob Sharp / Kully Sanghera	Office of Andrea Jenkyns MP	TBC					
Rebecca Greenwood	West Yorkshire Combined Authority	None					
Rachael Hutchison	Morley Town Centre Manager	None					
Lalit Suryawanshi	Community representative	None					
Mukesh Patel	Community representative	None					
Christine Hirst	Community representative	None					
Dan Merrick	Community representative	None					
Mark Casci	West and North Yorkshire Chamber of Commerce	None					
Lorraine Coates	Area Lead – West Yorkshire, Cities & Local Growth Unit	None					
Sonya Midgley	West Yorkshire Combined Authority	None					
Martin Farrington	Director of City Development, Leeds City Council	None					
Matthew Wood	Morley Chamber of Trade and Commerce	TBC					

## Item 2

### Morley Town Deal Board

#### Draft Minutes

Tuesday 12<sup>th</sup> September 2023

14:00 – 16:00

Large Banqueting Suite, Morley Town Hall

#### Board Members

Gerald Jennings (Chair)	<i>Director, G.R. Jennings Properties Ltd</i>
Cllr Robert Finnigan	<i>Morley Town Council</i>
Martin Farrington	<i>Director of City Development, Leeds City Council</i>
Rachael Hutchison	<i>Morley Town Centre Manager</i>
Cllr Jane Senior	<i>Morley South ward member</i>
Lalit Suryawanshi	<i>Morley Resident</i>
Christine Hirst	<i>Morley Resident</i>
Jacob Sharp	<i>Communications Manager, Office of MP Andrea Jenkyns</i>
Mark Casci	<i>West and North Yorkshire Chamber of Commerce</i>
Cllr Helen Hayden	<i>Executive Member, Infrastructure and Climate</i>
Mukesh Patel	<i>Morley Resident</i>
Dan Merrick	<i>Community representative</i>

#### Apologies

Sonya Midgley	<i>West Yorkshire Combined Authority</i>
Joshua Rickayzen	<i>West Yorkshire Combined Authority</i>
Steve Foster (Vice Chair)	<i>Director, Land Securities</i>
Reverend Anthony Lee	<i>Leader, Morley Community Church</i>
Mark Goldstone	<i>Head of Regional Policy, Confederation of British Industry</i>
Ryan Kaye	<i>Deputy Area Lead</i>
David Smith	<i>Munroe K</i>
Kully Sanghera	<i>Communications Manager, Office of MP Andrea Jenkyns</i>
Cllr Andrew Hutchison	<i>Morley North Ward Member</i>

#### Attendees

Helen McGrath	<i>Senior Project Manager, Leeds City Council</i>
Martin Gresswell	<i>Senior Asset Management Officer, Leeds City Council</i>
Chris Coulson	<i>Executive Manager, Leeds City Council</i>
Liam Riley	<i>Heritage Investment Officer, Leeds City Council</i>
Libbi Watson	<i>Career Grade Officer, Leeds City Council</i>
Kim Frangos	<i>Localities Officer, Leeds City Council</i>

Claire Newton  
Mark Mildren

*Senior Project Officer, Leeds City Council*  
*Munroe K*

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## **1.0 Introductions and apologies**

- 1.1 Apologies were noted as above. The Chair welcomed the members of the public to the Board meeting. There were 7 members of the public present at the meeting.
- 1.2 Rev Tony Lee has decided to step down from being a board member. The chair wanted it noted that thanks and recognition be given to Tony for all his hard work, dedication and involvement throughout his time as board member.
- 1.3 It also got addressed that it would be important and useful to have a business representative on the board. The board are supportive of this.  
**ACTION** – HM to offer a board position to the Morley Chamber Of Commerce and Trade.

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## **2.0 Declaration of interests**

- 2.1 No declaration of interests were raised.

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## **3.0 Minutes of the last meeting and matters arising**

- 3.1 The previous minutes of the July meeting were agreed to be an accurate record.
- 3.2 Regarding action 5.4 it was noted that some primary schools in Morley North ward have still been hard to engage with so far in the Growing Talent Morley programme. **ACTION** – For Rachael Hutchison to contact Megan Lipp from Ahead Partnership to liaise with Cllr Finnigan.
- 3.3 In terms, of action 6.2.3, Corporation Street has been delayed and Cllr Finnigan was keen to know when the works would be completed. Noted that confirmation received from Highways that works should be completed by the end of this week (15<sup>th</sup> September).
- 3.4 Morley Bottom issues were also raised by Cllr Finnigan and CN to speak to Highways engineer for update. **ACTION** - Martin Farrington keen to know the remit for the surfacing works at Morley Bottoms when works were done, what vehicle access was it made for and the remaining residual issues. A briefing note to be provided to Martin.
- 3.5 All other actions from previous meeting have been actioned.

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## **4.0 Correspondence log and questions from the public**

- 4.1 There had been no further FOI's or correspondence since the last meeting when papers were published. However, since papers were published, there has been one FOI that LCC will be picking up and responding to by the deadline.
- 4.2 No further questions from the public were received in advance. The public had an opportunity to ask any further questions in the meeting, however none were raised.

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## **5.0 Election of Chair and Vice-Chair and Board Member representation**

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- 5.1 Board requires representation from a Town Council member, pending the outcome of the upcoming bi-election and this will be reviewed at the November Board.
- 5.2 Board agreed for Gerald Jennings to remain as Chair and Steve Foster to remain as Vice-Chair for another 12 months. To be reviewed again September 2024.
- 5.3 The chair reminded Members to review the Terms of Reference and code of conduct.

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## **6.0 Spotlight on White Rose Innovation Hub**

- 6.1 Mark Mildren from Munroe K provided an overview on the current position of the project. Munroe K have submitted a grant application to LCC and it is under initial assessment as more detail is required which they are working through.
- 6.2 Munroe K also noted that the planning pack is drafted and hopefully can be formally submitted by October if there are no issues with the pre-application process. Likely planning determination to be Spring 2024. Munroe K are keen to start on site as soon as possible following approval, with a 12-month timescale. **ACTION** - Chair as well as board members would like sight of the planning application.
- 6.3 Board were keen to know more of the detail of the grant agreement, including subsidies and benefits for Morley businesses and ongoing comms and engagement activity. They also picked up performance and outputs and it was noted that the grant agreement should include appropriate clauses and grant claw back if outputs are not met.
- 6.4 Members also discussed the ongoing involvement to be able to monitor and influence the innovation hub. **ACTION** – LCC and Munroe K to discuss Board requests as part of grant agreement application development. Munroe K to be invited to the November Board to present the planning application.

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## **7.0 Feedback from Working Groups**

### **7.1 Skills, Education and Employment**

- 7.1.1 LCC gave an update on the Learning and Skills Centre with surveys currently being undertaken in the building. LCC have now received contract documents for the property acquisition which are under review with the Legal team to feedback. Expected to be finalised early October.
- 7.1.2 A high-level draft programme was discussed outlined below:
- Luminate design team established by end of October 23.
  - RIBA design stage 2 to be completed by December 23.
  - RIBA design stage 3 to be completed by February 24.
  - Building consent and planning application submitted March 24.
  - Planning determination by June/July 24.
  - Procurement of contractor by September 24.
  - Expected completion by September 25.
- 7.1.3 Board raised concerns over the expected completion date and wanted the team to be more ambitious and challenging to bring this forward. Noted that the Chair had already spoken to Leeds City College on this. As Cllr Hayden noted it also relies on the curriculum, staff and
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students being ready as a workstream in parallel. **ACTION** – CC to pick up concerns over timescale and feedback to team.

- 7.1.4 The Chair of the working group provided an update on the Jobs fair, on Thursday 5<sup>th</sup> October. There are now 13 businesses/organisations attending. HM noted the expectations of board members to visit throughout the day, **ACTION** – HM to send jobs fair invite out to all board members for information. **ACTION** – MPs office to share with their business forum.
- 7.1.5 Ahead Partnership have been commissioned for a second year and have engaged with every school apart from Fountain and Asquith. **ACTION** – LS to share Asquith contact with Ahead Partnership. Ahead Partnership will be sharing volunteering opportunities for Board members to get involved with at next stage of the programme. Ahead have met with LCC to discuss involvement across all projects. Also noted that a list of current consultants has been shared to engage with.

## **7.2 Transport, Greenspace, Health and Wellbeing**

- 7.2.1 The Chair of the working group gave an update on progress with parks projects. Hembrigg is now completed. The planning application for Dartmouth will hopefully be submitted by the end of Sept. Works at Lewisham are due to commence end of September/early October and will be the first of the 8 parks to have a make safe space for girls and women's area. Churwell to start on site in winter 2023. Negotiations are ongoing with Greenbelt, the current owners of Springfield Mill park.
- 7.2.2 The Greenway is progressing with most third-party landowners supportive however still facing some ongoing issues. Currently liaising with Network Rail regarding the required approvals.
- 7.2.3 Public realm and highways projects have undergone consultation over the summer with consultants currently reviewing and analysing. **ACTION** – CN to contact Jacob regarding further discussion on Safer Streets Funding.

## **7.3 Town Centre, Placemaking and Culture**

- 7.3.1 Dan Merrick provided an update from the working group. **ACTION** – Matthew Sims from LCC to be invited to November Board Meeting to present future operating and business plan for Town Hall.

7.3.2 NPS have been appointed as the design team and surveys are currently being undertaken on the Town Hall. Should have information from the surveys by November to take forward. The team have also consulted with current building users to alleviate any issues or concerns.

7.3.3 By November there should be initial costings. Listed building consent will be required for the detailed design. By March 2024 should have consulted with the public on proposals. The technical design and procurement will be undertaken by September 2024, and currently discussing procurement method/route to be taken. Construction start likely from September 2024 to December 2025. Project lead did highlight the issue with the current market for undertaking works in heritage building and rising costs. This risk will be monitored.

Important to note, it will not be a full Town Hall closure, as scope is limited to certain areas. However, the lettings team will be taking no future bookings after April 2024. The

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- 7.3.4 decarbonisation team will also be working on site from December 2023 for 2 months on works which shouldn't affect operation of building.

LR presented a short update on the heritage investment programme which was noted by Board members. The grant scheme will be launched by the date of the next Board meeting.

- 7.3.5 On a general point it was noted that three of the major projects require planning applications and consent. The Council's area planning team could be consulted in advance to smooth the process and minimise any time delays.
- 7.3.6

#### **Communication and Engagement**

- 7.4 The Chair noted that the Comms and Engagement working group is going to change in format slightly. James Pawlowski, LCC Comms officer will now chair this meeting and all other working group leads will feedback to James once their own individual working group has met. Noted that Mark Casci has put forward his offer of continued support. **ACTION** – LW to ensure Jacob Sharp is invited to Comms and Engagement update meetings.
- 7.4.1

- HM provided an update on the recent comms and engagement activity undertaken including the promotion of the forthcoming Jobs fair, the publication of the first public newsletter and the increase in visitor numbers to commonplace website. There is now over 10,000 visitors on commonplace in comparison, to 4,000 last year.
- 7.4.2

- Board also noted that the annual satisfaction survey is now closed, receiving over 500 responses with analysis currently being undertaken by Mott Macdonald and that will be fed back to the Board.
- 7.4.3

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#### **8.0 Highlight Report**

- 8.1 It was noted that the Board had received project updates on all 6 projects as above.

- 8.2 The programme manager highlighted several high risks which are under review regularly. Board identified some risks that could be reduced including planning and land/property acquisition risk. Other risks around potential change in government, seen as a risk as well as an opportunity. Inflation risk to remain high as consistent across all projects and will review further when tenders come in. Subsidy control law risk is currently being assessed on relevant projects.

- 8.3 The Chair is keen to keep risk highlights on the agenda for future meetings.

- 8.4 The programme manager also gave an update on the financial position. Currently not where we need to be at with spend this financial year however, once tenders start coming in for each of the projects and schemes start construction the spend should increase significantly. The programme manager and the finance lead regularly meet with the Towns Fund rep to keep them updated. It does seem to be a national picture that spend is being back ended to the two final years of the programme.

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#### **9.0 AOB and confidential items**

- 9.1 None raised.
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**10.0 Date of next meeting**

10.1 Tuesday 14<sup>th</sup> November 2023, 2pm-4.30pm, Morley Town Hall, Large Banqueting Suite

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# Morley Town Deal Board

## Item 4 Highlight Report

Programme Sponsor:	Martin Farrington
MTDB Chair:	Gerald Jennings / Steve Foster
Version:	FINAL
Reporting period:	6 <sup>th</sup> September – 7 November 2023
Author:	Helen McGrath / Libbi Watson
Date of Board:	14 <sup>th</sup> November 2023

### 1. RAG status update

Area	RAG status	Explanation
<b>Programme overall</b>		
Progress	AMBER	Some projects progressing well into design or delivery.
Risks	AMBER	Key risks flagged below.
Issues	AMBER	Some key issues to resolve as outlined below.
Budget	AMBER	Some underspend currently on projected grant profiles. Potential reprofiling for 23/24.
Resources	GREEN	All resources in place across the programme team.
Benefits	GREEN	Monitoring and evaluation of projected benefits ongoing.

#### Key:

<b>RED</b>	Substantial problems encountered impacting cost, time and quality. Management action required
<b>AMBER</b>	Some problems being encountered which management need to be aware of
<b>GREEN</b>	On schedule and no problems being encountered

### 2. Recommendations required from Board

- To note ongoing progress with each of the projects.

### 3. Programme Management

#### Comms and stakeholder engagement

- The Inclusive Design Panel has met to review some proposals for Greener and Connected and Station Gateway public realm schemes from an inclusivity and accessibility point of view. The

team also met with a group of 20 students from Elliot Hudson college to make sure the youth voice was consulted on proposals. This model will be used on all future projects across the programme. It is also hoped that some young people will join the wider Inclusive Design Panel going forward.

- Some of the team met with the Morley Chamber of Commerce and Trade in October to present the Morley Town Deal projects and investment to over 30-40 local businesses.
- The analysis of the annual satisfaction survey has been undertaken and the key findings and action points will now be taken forward by each of the relevant working groups and projects. The full analysis can be found at **Appendix 1**.

### **Partnership working**

- The Morley Jobs Fair was held on Thursday 5 October and a summary of the event can be found at **Appendix 2**. A video of the day can be found at <https://www.youtube.com/watch?v=kFRXdh2zU7E>
- Earlier in the year as part of a large national conference on investment and infrastructure the Growing Talent Morley programme was showcased with an opportunity for the young people in Morley to bring their ideas and voices together. A video has now been produced showing the highlights from the event and can be found at [https://www.youtube.com/watch?v=teBxBL1\\_was&feature=youtu.be](https://www.youtube.com/watch?v=teBxBL1_was&feature=youtu.be)

### **Monitoring and evaluation**

- The next Towns Fund return is now due on 4 December 2023 and is being completed by the programme team. Board will receive this for review at the end of November and then it will be signed off by the Chair of the Board as well as the S151 officer.
- Morley Town Deal received positive feedback at the October Executive Board with all recommendations approved. The report is attached at **Appendix 3**.

## **4. Project updates**

### **4.1 Heritage Investment Programme**

#### **Progress in this reporting period**

- A meeting has been held with the architect, appointed for improvement works for a prominent listed property in Morley Bottoms, to progress involvement in the grant scheme.
- Further in-person meetings have been held with business owners, keen to undertake refurbishment works - progressing dividing out and agreeing eligible costs and assisting property owners with architect scope prior to tendering exercise.
- The Shopfront Design and Maintenance guide and Conservation Area Appraisal & Management Plan has received all comments from relevant services.
- For the flexible fund, a feasibility report is being shared with the owner of St Mary's in the Wood burnt out church site. Intelligence gathering is underway to assess other options for fund.

#### **Activities planned for the next reporting period**

- Following Council approval and working group review, a press release and social media assets will form part of a targeted communications campaign.

- The Shopfront Design and Maintenance Guide will be shared with interested property owners to progress their interest further. Awaiting quotation from consultants for final round of edits to then take to the Council's Planning Board for final approval.
- Following inclusion of the subsidy control assessment in the Executive Board report a Direct decision notice to approve the scheme is awaiting approval before the assessment is uploaded to the Government's transparency database.

Milestone	Planned date	Actual date	Status (open, closed)	Notes (achieved, cancelled)	Owner
Stakeholder engagement with shop owners and businesses	Ongoing		Open		LCC
Grant documentation finalised	Sept 23	Nov 23	Open		LCC
Soft launch of grant	Sept 23	Nov 23	Open		LCC
Review of grant uptake	April 24		Open		LCC

#### **4.1 Morley Learning and Skills Centre**

##### **Progress in this reporting period**

- The acquisition of a town centre heritage building was successfully completed and the Council has now taken ownership of St Mary's in the United Wood Reformed Church on Commercial Street. A site visit for Board Members will take place in January 2024. A press release is shortly to be issued publicly.
- Surveys have been completed and forwarded to Luminate.
- The Council has undertaken further discussions with Luminate regarding their high-level indicative design/development programme. Luminate have advised that the appointment of the design team has slightly slipped but it is not on the critical path.
- A procurement workshop for the construction works was initially held to look at all options.

##### **Activities planned for the next reporting period**

- Press release to be issued sharing the building acquisition news.
- To continue ongoing design team meetings and RIBA design stages. RIBA stage 2 to be completed.
- In terms of procurement scoping, an Expression of Interest will be sent out to Yorbuild Framework contractors on the medium value (£4-£10m) contracts lot. Anticipate that the procurement will take 6 months.
- A draft Heads of Terms for agreement for lease to be issued to Luminate shortly.

Milestone	Planned date	Actual date	Status (open, closed)	Notes (achieved, cancelled)	Owner
Grant Funding Agreement Completed	June 23		Open		LCC
Surveys to inform design development	July/August 23	Sept 23	Open		LCC
Design team to be appointed	July/August 23	Nov 23	Open		Tenant/LCC

Complete acquisition of property	Aug 23	Oct 23	Open		LCC
RIBA Stage 2 Completion	Jan 24		Open		Tenant/LCC
RIBA Stage 3 Completion	March 24		Open		Tenant/LCC
Submit Planning and Listed Building Application	April 24		Open		Tenant
Secure Planning and Listed Building Consent	July 24		Open		Tenant
Tender period	July 24		Open		LCC
Contractor appointed	Dec 24		Open		LCC
Start on site	Dec 24		Open		Contractor
Handover and completion of works (including fit out)	Sept 25		Open		Contractor

## 4.2 Morley Town Hall

### Progress in this reporting period

- RIBA Concept Design Stage 2 report scheduled to be sent to the Council in December with RIBA Stage 3 work likely commencing early 2024.
- Various surveys (asbestos/plaster/structural/electrical) have commenced in the areas within scope to inform the designs.
- The design still includes all of the key features including terrace access at the front of the building, café, bar to service Alexandra Hall and addresses the fire safety/capacity issues.
- The team are meeting regularly with NPS engineers and the Council's decarbonisation team to look at impact of the decarb works on areas within the project scope.
- Ongoing meetings are also being held with stakeholders and business users of the building to advise them of the scope of works and likely programme.

### Activities planned for the next reporting period

- Receipt of RIBA Stage 2 report with updated programme and cost plan, to be reviewed by Council and working group.
- A risk and procurement workshop to propose options with potential for early contractor involvement.
- Public consultation to be planned for early 2024.
- Team to continue to engage and coordinate works with the decarbonisation team.

Milestone	Planned date	Actual date	Status (open, closed)	Notes (achieved, cancelled)	Owner
RIBA Stage 2 completion	Dec 23				

RIBA stage 3 (developed design) commence including planning and listed building consent	Early 2024		Open		NPS/LCC
RIBA stage 4 commence (technical design, tender action)	Apr 2024		Open		NPS/LCC
Planning application submitted	Apr 2024		Open		NPS/LCC
Design sign off/consultation	Feb 2024		Open		NPS/LCC
Planning determination	July 2024		Open		NPS/LCC
Tender period	July 2024		Open		NPS/LCC
Contractor appointed	Sept 2024		Open		NPS/LCC
Start on site	Sept 2024		Open		Contractor
Handover and completion	Sept 25 – Dec 25		Open		Contractor

### **4.3 White Rose Innovation Hub**

#### **Progress in this reporting period**

- Council officers from Business Support, Regeneration and Legal Services met with the applicant to discuss the grant application to gain a better understanding of the project, the viability gap, relationships between the organisations involved, and the delivery programme.
- Feedback was provided on the draft application both verbally and in writing. The owner of the office park, Munroe K, have engaged the Local Planning Authority to discuss the scheme and a planning application is anticipated before the end of the calendar year.
- Munroe K have also submitted a planning application for 450,000 sq ft of new office space across the wider office park (not including the building that is the subject of this grant application). This provides a wider context for the development in terms of the masterplan for the wider park and development momentum.

#### **Activities planned for the next reporting period**

- Submit planning application to Local Planning Authority.
- Final grant application to be finalised with Munroe K.

<b>Milestone</b>	<b>Planned date</b>	<b>Actual date</b>	<b>Status</b> (open, closed)	<b>Notes</b> (achieved, cancelled)	<b>Owner</b>
Cost schedule	March 23	27 June 2023	Open	Building and operating costs now received and internally reviewed by Munroe K	Munroe K
Final grant application drafted	Ongoing		Open		Munroe K
Legal and financial reviews	Ongoing		Open		LCC
Final grant application signed/approved	Ongoing		Open		LCC/Munroe K
Planning application submitted	November 23		Open		Munroe K



Design sign off	Oct-Nov 23		Open		Munroe K
Planning determination	Early 2024		Open		LCC
Preparation of tender and spec	Oct/Nov 24		Open		Munroe K
Tender period	Dec 23 /Jan 24		Open		Munroe K
Contractor appointed and lead in	Jan/Feb 24		Open		Munroe K
Start on site	Spring 24		Open		Contractor
Handover and completion	Spring 25		Open		Contractor

#### 4.4 Greener & Connected

##### Parks/greenspaces

- The planning application for phase 2 works at Dartmouth Park has been submitted.
- Early preparation works have started at Lewisham Park. This is the first park to have a ‘Make Safe Space for Girls’ area which is being funded by UK Shared Prosperity Funding (UKSPF). The remaining UKSPF allocation will be spent on creating a safe space for girls at Hembrigg Park.
- This consultation is currently live for making safe space for women and girls as part of the improvements to the parks, both in person and online through <https://docs.google.com/forms/d/e/1FAIpQLSc-CSSYih5uSeG1H0s5rya6eUST5cMVQfkR-BKesy5XNwbd8A/viewform>
- Construction works are due to commence at Churwell Park in Dec 23/Jan 24.
- Planning determination is expected for Dartmouth Park shortly.

Milestone for parks projects	Planned date	Actual date	Status (open, closed)	Notes (achieved, cancelled)	Owner
Works to commence at Lewisham Park	Sept 23	Oct 23	Open	Ongoing	LCC/Groundworks
Planning application for Dartmouth submitted	July 23	Sept 23	Open	Outcome due on 6 <sup>th</sup> December	LCC/Groundworks
Works to commence at Churwell Park	Nov 23	Dec 23	Open	Works likely to start Dec 23/Jan 24.	LCC/Groundworks

##### Highways

- Corporation Street signal issues have now been resolved and works are complete. Vehicle flow has improved since the new signals have been installed. Traffic surveys are planned within the next month or so to capture this data.
- Delivery of the Albion Street scheme has been pushed back until after Christmas to minimise travel disruption over the holiday period. Works at Albion Street expected to start on site early next year.

- Consultation feedback on the options for Commercial Street are currently being reviewed.

Milestone for highways projects	Planned date	Actual date	Status (open, closed)	Notes (achieved, cancelled)	Owner
Albion Street and Commercial Street works start	Late Sept	Winter 24	Open	Further review of feedback on Commercial Street	LCC/Contractor

### Morley Greenway

- The scheme will be delivered over two phases, the first phase starting at Elland Road and finishing at the White Rose Shopping Centre. This is due to the proposed works closely linking with the new White Rose Station as part of the greenway will be used as the main access route, to and from the station.
- Phase 1 has been broken down into three sections primarily due to deliverability, approvals and costs. Ongoing negotiations with one landowner within phase 1, others are all resolved.
- Awaiting feedback from Network Rail regarding approvals.

Milestone for Morley Greenway	Planned date	Actual date	Status (open, closed)	Notes (achieved, cancelled)	Owner
Meet with all affected landowners and third parties	Ongoing	Ongoing	Open		LCC/third parties
Draft Creation Agreements	July 23	Ongoing	Open		LCC/landowners
Start on site – Phase 1	Aug 23	TBC	Open		LCC/Contractor

### Public realm

- Further consultation sessions have taken place with the Inclusive Design Panel and young people from Elliot Hudson College on some of the initial proposals. Some of the feedback will be incorporated into the designs.
- Re-form are progressing with the designs for Queen Street pedestrianised area and New Pavilion Junction schemes with expected scheme costs due in shortly.
- RIBA stage 4 for both schemes are due to be completed by December.
- Public procurement for these schemes is due to go out in 2024 and procurement scoping and tender preparation is currently underway.

Milestone for public realm projects	Planned date	Actual date	Status (open, closed)	Notes (achieved, cancelled)	Owner
Consultation on public realm schemes (phase 2)	Autumn 23		Open	Targeted consultation with businesses and residents	LCC/Designers

Design sign off (scheme 1)	Winter 23/24		Open		LCC/Designers
Tender period	Winter 23/24		Open		LCC
Contractor appointed	Spring 24		Open		LCC
Start on site	Spring/Summer 24		Open		Contractor
Handover and completion	Winter 25/26		Open		Contractor

#### 4.5 Station Gateway

- Re-form are progressing with the designs for the Station Road scheme and are working closely with Highways in terms of the First and Last Mile funded schemes.
- RIBA stage 4 is due to be completed by December.
- Public procurement for this scheme is due to go out in 2024 and procurement scoping and tender preparation is currently underway.

Milestone	Planned date	Actual date	Status (open, closed)	Notes (achieved, cancelled)	Owner
Consultation on public realm schemes (phase 2)	Autumn 23		Open		LCC/Designers
Design sign off	Early 24		Open		LCC/Designers
Tender period	Early 24		Open		LCC
Contractor appointed	Spring 24		Open		LCC
Start on site	Spring/Summer 24		Open		Contractor
Handover and completion	Winter 25/26		Open		Contractor

#### 5. Risks and issues

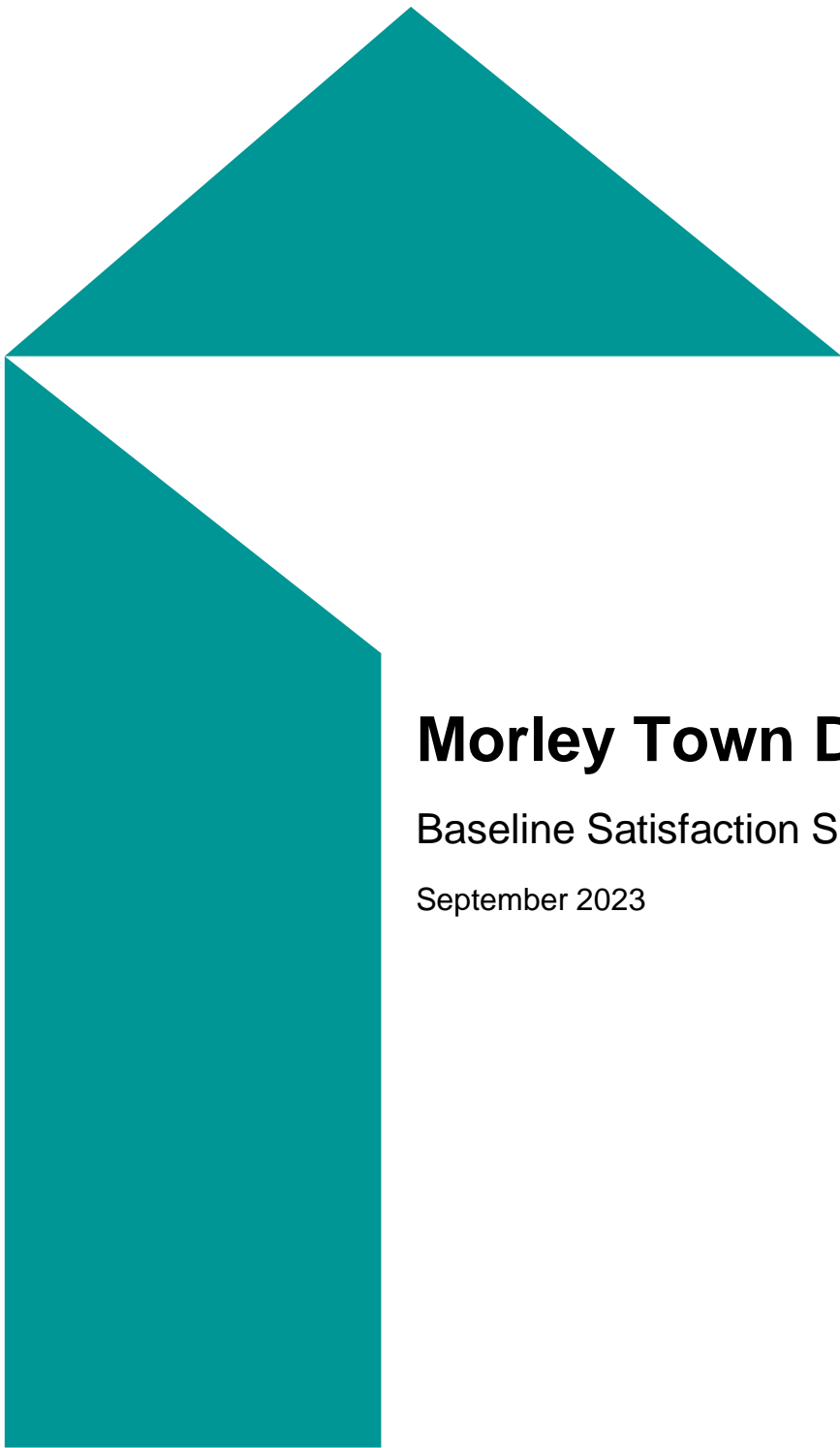
Project	Risk description	Risk rating	Action required	Owner
HIF	Grant level / rate of interest insufficient to interest owners in taking up the scheme leading to funding withdrawal.	High	Property owners are given sufficient time, assistance and information to ensure long term benefits of property value uplifts are fully considered. Will work with local stakeholders to identify the best way to engage and encourage take-up with businesses. Some initial market testing for demand has already been undertaken. A review of the project will be carried out in April 2024 to see if any changes are required.	LCC

HIF	Building owners' ability to provide match funding leads to funding withdrawal.	High	Grants will be offered to building owners based on application. Risk is then transferred in terms of project delivery. A review of the project will be carried out in April 2024 to see if any changes are required.	LCC
ALL	Land and property acquisition/access - risk relating to the ability of the Council and partners to acquire/access land required to deliver schemes which risks project delivery.	Medium	Early engagement to be undertaken with landowners and alternative delivery and contingency plans identified where land cannot be acquired/accessed.	LCC
ALL	Cost inflation of wider supply chain and economic downturn leads to delays and cost increases.	Very High	Early engagement with suppliers to understand timeframes and difficulties with supply chain. Identify where procurement packages could be joint together. High level company checks can be carried out to understand economic situation. Include inflation in cost forecasting as well as risk/contingency budget and determine timing for final costs with contractor.	LCC
ALL	Risk that what can be delivered within the grant envelope does not meet all the objectives and deliver all outputs/outcomes.	High	Work with partners on prioritisation and defining the scope of the projects to meet cost requirements and respond to outputs and outcomes. Risk and contingency to be included in budget.	LCC
ALL	There are a number of planning approvals to acquire on some projects which could lead to objections and delays	High	Work with Planning department through pre-application process to resolve issues. A delay to submitting planning permission on White Rose Innovation Hub.	LCC
ALL	Projects found to not be compliant with Subsidy Control law and challenged or facing judicial review	High	Robust evidence based assessment to be made once information is received	LCC

Project	Issue description	Issue status	Action required	Owner
G&C	Ensure Morley Greenway proposal is affordable and meets TIP outputs.	High	Groundwork currently working on final costings to ensure within budget. Exploring other funding opportunities.	LCC/third parties
Town Hall	Ensure design proposals are aligned with the outcomes set out in the Business Case approved by government and are affordable and meet TIP outputs.	High	Design Team are developing the proposals and costs for RIBA Stage 2.	LCC/NPS

## 6. Finance update

Project	Towns Fund Grant allocation (£)	21/22 actual spend (£)	22/23 actual spend (£)	23/24 actual spend (to end of 31st Oct 23) (£)	Total spend to date on programme	Total Budget remaining (£)	23/24 forecasted spend (£)	24/25 forecasted spend (£)	25/26 forecasted spend (£)	Comments
Heritage Investment Programme	£1,700,000	£4,800	£53,560	£18,500	£76,860	£1,623,140	£160,690	£1,481,000	£0	Low spend to date, revised cashflow to represent a more realistic spend profile to reflect milestone dates
Greener & Connected	£9,900,000	£286,700	£704,553	£211,914	£1,203,167	£8,696,833	£1,480,700	£4,900,000	£2,528,004	11.4% spent to date. Revised cashflow to reflect milestone dates.
Station Gateway	£2,400,000	£15,300	£20,135	£45,019	£80,455	£2,319,545	£204,845	£2,159,700	£0	Low spend to date, revised cashflow to represent a more realistic spend profile to reflect milestone dates.
White Rose Innovation Hub	£1,900,000	£24,600	£3,997	£0	£28,597	£1,871,403	£200,000	£671,360	£1,000,000	Low spend to date, revised cashflow to represent a more realistic spend profile.
Morley Learning & Skills Centre	£4,500,000	£15,900	£84,940	£437,232	£538,071	£3,961,929	£523,637	£1,000,000	£2,875,500	Low spend to date, revised cashflow. Purchase of skills centre likely in 23/24.
Morley Town Hall	£3,900,000	£50,700	£99,710	£0	£150,410	£3,749,590	£300,000	£1,000,000	£2,449,604	Further recashflow in October 23 taking account of anticipated spend to reflect up to date milestone dates
<b>Totals</b>	<b>£24,300,000</b>	<b>£398,000</b>	<b>£966,895</b>	<b>£712,665</b>	<b>£2,077,560</b>	<b>£22,222,440</b>	<b>£2,869,872</b>	<b>£11,212,060</b>	<b>£8,853,108</b>	



## **Morley Town Deal**

Baseline Satisfaction Survey - Analysis

September 2023

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# Morley Town Deal

Baseline Satisfaction Survey - Analysis

September 2023



# Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
1	14/09/2023	J Humphries X Liu	J Blundell	L Littlefair	First draft

**Document reference:** 100102900 |

**Information class:** Standard

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# Executive Summary

Mott MacDonald was commissioned by Leeds City Council in March 2023 to produce a comprehensive Monitoring and Evaluation (M&E) plan to track the development and delivery of projects identified in Morley Town Deal programme and guide the evaluation of whether the expected outputs and outcomes from these projects are achieved post-intervention.

Many of these outputs and outcomes are related to the residents' experience and perception of public assets receiving investment in Morley and are subjective and qualitative in nature. Therefore a satisfaction survey has been designed to collect opinions from local residents on these matters which can be reiterated on a yearly basis to track whether there is any improvement over time.

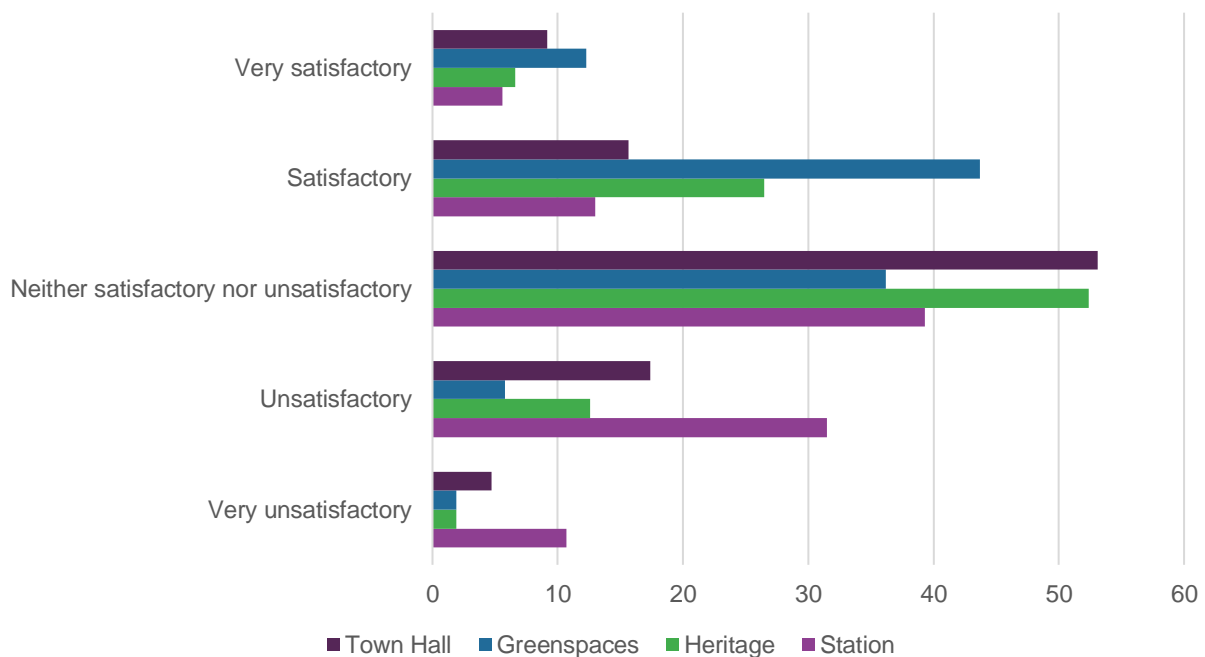
The survey also includes questions regarding the frequency of visitation and mode of travel to the relevant areas, as such data is not fully available elsewhere. This is to support analysis.

Following the closure of the first wave of the survey, which took place from 30<sup>th</sup> June to 1<sup>st</sup> September 2023, this report provides analysis on the survey results, establishing the satisfaction and frequency of visitation baseline prior to the physical delivery of Morley Town Fund projects. These results provide a robust baseline for comparison against future survey waves which are expected to take place annually.

A total of 500 responses has been received in this survey wave, accounting for around 1.4% of the estimated population in Morley from ONS 2021 Census. The respondents were asked about their perception of Morley in general and how they feel about their town, which are followed by project-specific questions.

Figure 1 shows the satisfaction rating from all four aspects of the Town Deal Project.

**Figure 1: Town deal satisfaction**



Source: Morley Satisfaction Survey (2023)

As indicated by the survey results, residents are satisfied in general with Morley as a place to live, however a sense of decline in the town should be noted, with more residents feeling more negative than positive about Morley in comparison to when they first moved in. Morley residents are generally satisfied with their greenspaces and heritage buildings and believe that these areas are currently improving.

Morley residents are significantly less satisfied with their Town Hall and Station and believe that these areas are getting worse. The survey has also shown that Morley residents are optimistic about every aspect of the Town Deal and believe that these changes will improve Morley as a whole. Another notable finding is that, despite a strong consensus that Morley is a safe place to visit, safety was the most frequently suggested priority for Morley, included in 44.5% of responses. It was the most common response amongst women for suggestions about potential improvements to the station and greenspaces.

The report provides recommendations on how the survey can better engage less represented groups (younger, older and male residents) to increase their participation rates and ensure the survey respondent population is more representative of Morley's resident population make-up.

Given that certain groups are more concerned with certain issues than their counterparts, for example females with respect to safety, interpretation of these results should be made with this understanding. We need to ensure that any changes in survey responses are made due to changing opinions, and not just changes in the demographics that respond to the survey.

To conclude, the survey responses indicate that Morley residents are generally satisfied with their greenspaces and heritage buildings, and believe these areas are improving, but feel the reverse about their Town Hall and Station. Finally, despite a consensus that Morley is a safe place to visit, female respondents are concerned about the safety of the town, notably in their greenspaces and the station.

# 1 Introduction

The Morley Town Deal programme has been successful in identifying projects that will reinvigorate civic pride through schemes that will regenerate the town. To ensure that monies are having the desired effect, and maximum impact, a comprehensive Monitoring and Evaluation (M&E) Plan was produced earlier in 2023.

## 1.1 Survey purpose and design

A survey has been developed that will seek to capture the qualitative aspects of the M&E Plan through a survey of local residents and users via the Commonplace platform. The M&E Plan comprehensively identifies the requirements to properly appraise each output and outcome of the plan.

Questions regarding the respondents' frequency of visitation and mode of travel to the relevant areas covered by the Town Deal programme are also included as this will support a robust analysis of the data. There are two broad sets of questions:

- perception of Morley in general and how people feel about their town; and
- project-specific questions.

This survey was published on the dedicated Commonplace platform for the Morley Town Deal with the aim of securing responses from local residents and visitors to Morley. This will help in creating a qualitative baseline that the Town Deal can be monitored against on an annual basis for the duration of the programme.

The majority of questions in the survey are closed, multiple-choice selections. Some of the project-specific questions however also invite respondent's comments in free text boxes.

## 1.2 Response rate

The satisfaction survey was available on Morley Town Deal's Commonplace platform from 30 June 2023 to 1 September 2023.

In total there were 500 submitted responses<sup>1</sup> to the survey, which are analysed in this report. These responses have been collated according to the broad sets of questions outlined above.

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<sup>1</sup> Note that not all respondents answered every available question. Therefore the total responses for each question will vary.

## 2 Analysis – Personal / Demographics

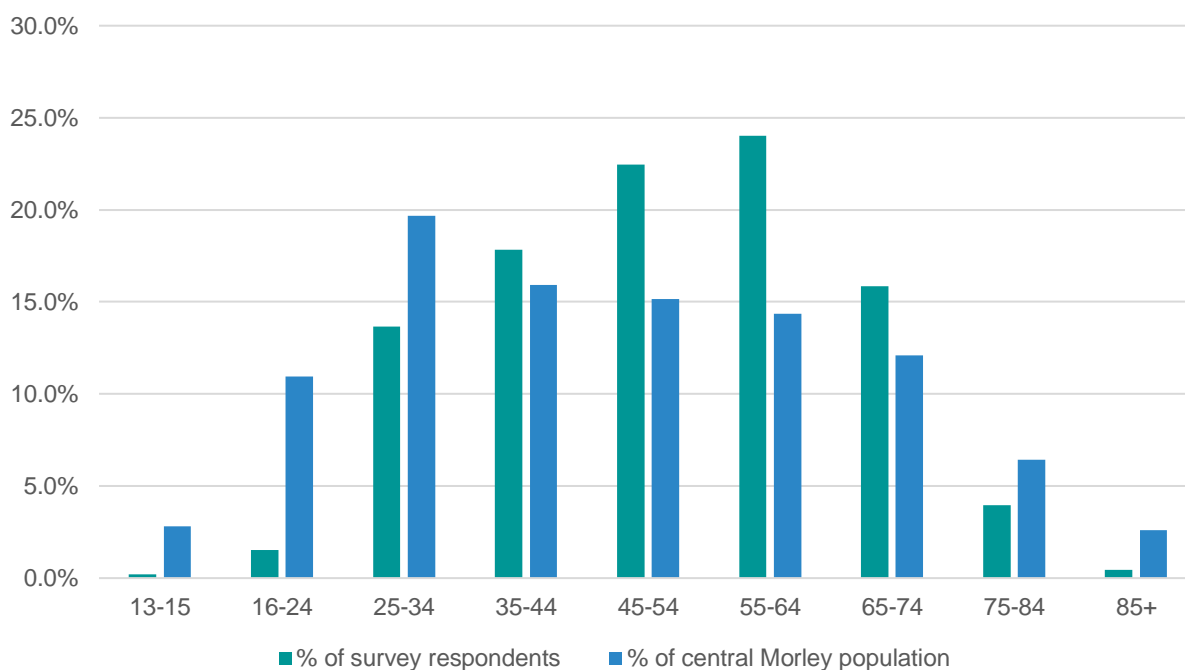
In this section, the responses to the survey are considered and analysed from a demographic perspective. This will enable comparison of survey respondents to the profile of the wider Morley population.

### 2.1 General population and survey respondents

There was a total of 500 survey respondents who have submitted their responses via the Commonplace platform, accounting for around 1.4% of the total population in Morley which had an estimated 35,700 residents in 2021<sup>2</sup>. Of these respondents, 65.3% were women compared to 50.6% in the general population, demonstrating a skew toward female opinion in the survey which must be taken account of when interpreting results.

Similarly, the age profile of respondents is not fully representative of the general population of Morley. As shown in Figure 2.1, middle aged (45-64) Morley residents are over-represented in the survey at the expense of younger (13-34) and older (75-84) residents. This may have the effect of overstating the interests of the middle-aged in the overall survey results.

**Figure 2.1: Survey respondents and general population by age group**



Source: Morley Satisfaction Survey (2023) and ONS (2021)

Finally, 3.0% of the respondents were unemployed, compared to the Morley average of 3.5%. This difference may lead to an overrepresentation of the interests of those who are employed.

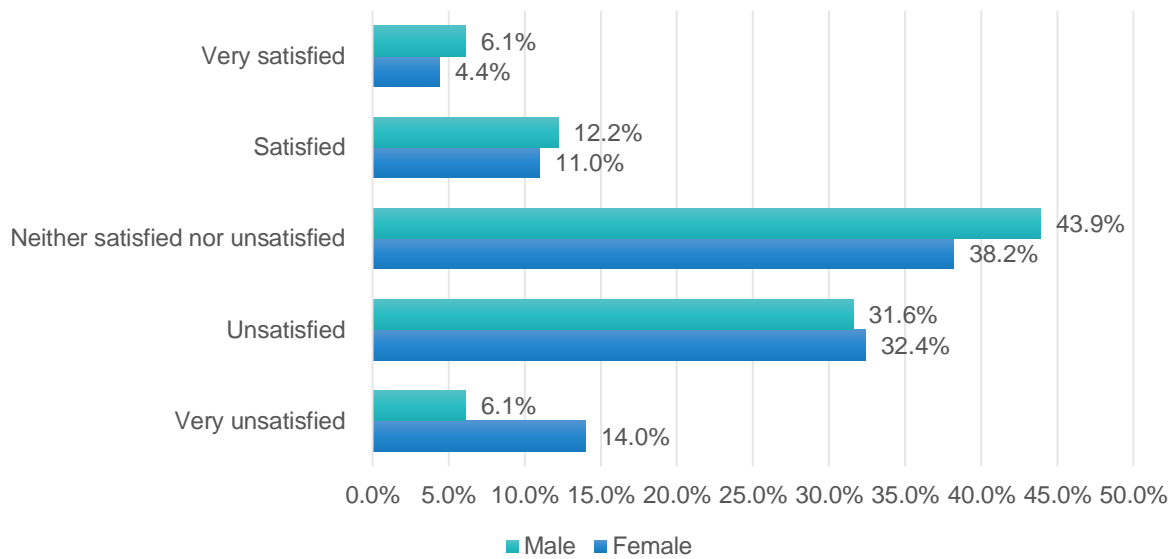
### 2.2 Demographic concerns

The most insightful results of this survey regard the concerns of specific demographics, and there are several instances where different demographics have very concentrated concerns.

<sup>2</sup> Available from: [Morley \(Parish, United Kingdom\) - Population Statistics, Charts, Map and Location \(citypopulation.de\)](https://citypopulation.de/en/morley/)



**Figure 2.2: How would you rate your experience of the area around Morley station currently? (Results by Sex)**

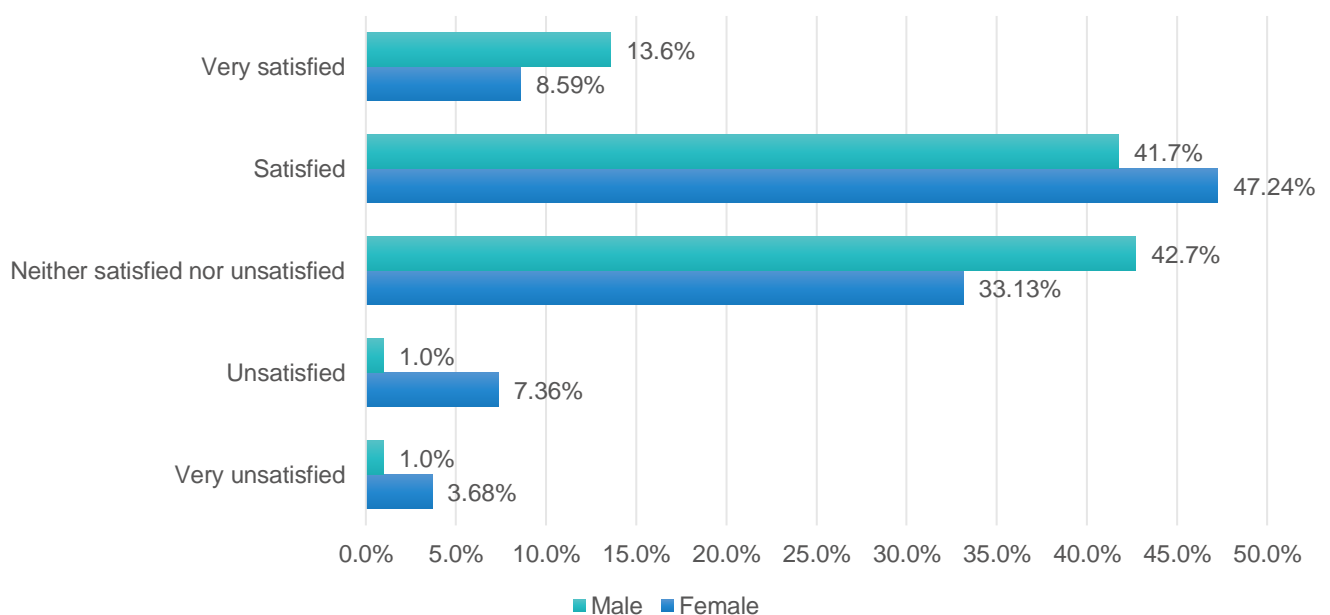


Source: Morley Satisfaction Survey (2023)

Figure 2.2: demonstrates that women are more than twice as likely to feel very unsatisfied with the area around Morley Station as men. When asked about their recommendations for improvements that could be made to the station, the most common answer, given in 30.8% of responses, was that the station could be made to feel safer. The theme of female respondents feeling unsafe is found elsewhere regarding other aspects of the Town Deal Programme.

As shown in Figure 2.3, women are more than seven times as likely to report being unsatisfied with their recent experience of using greenspaces in Morley as men. Of the women who left comments as to what could be improved about the greenspaces in Morley, 35.7% of responses highlighted concerns about safety and anti-social behavior, compared to 25.7% of men.

**Figure 2.3: How would you rate your recent experiences of using open and greenspaces around Morley (Results by sex)**

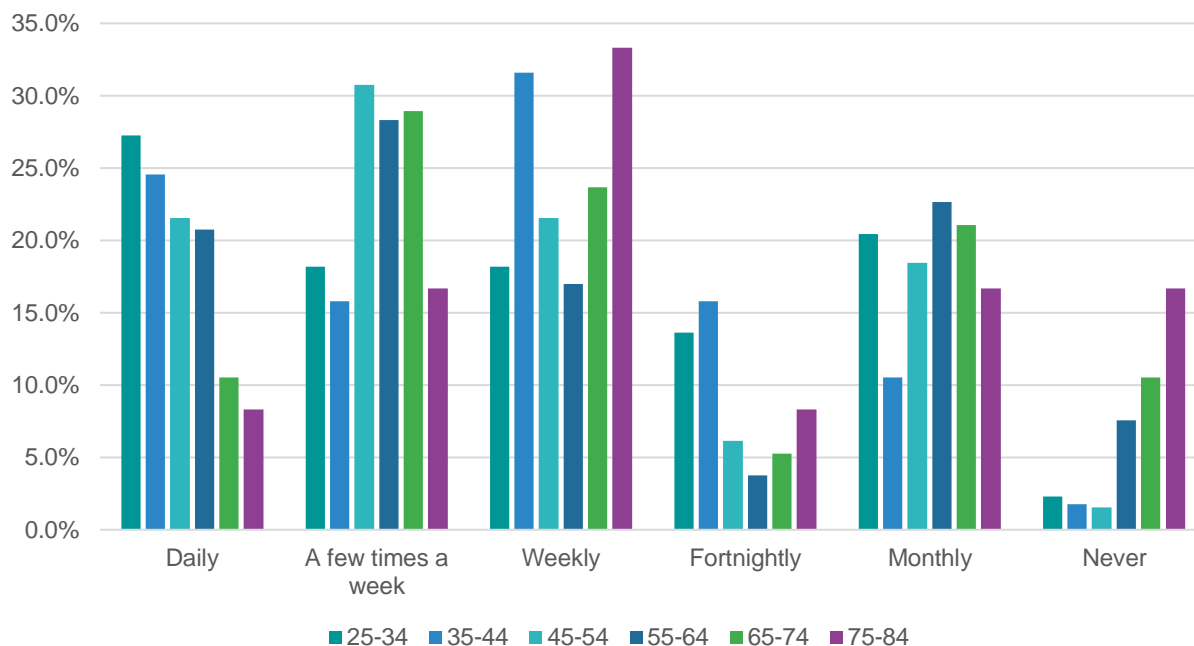


Source: Morley Satisfaction Survey (2023)

As can be seen from Figure 2.4, there is a decline in the likelihood of an individual being a daily user of greenspaces in Morley with age. Therefore, adjustments made to the project could be focussed on either on encouraging older residents into these greenspaces, or improving the experience of younger residents as they are the most frequent visitors of the park.

The results for the younger groups should however be used cautiously due to the under-representation of younger Morley residents within the survey response. This could be an area to develop for the next survey wave.

**Figure 2.4: How often do you visit open and greenspaces in Morley? (Results by age)**



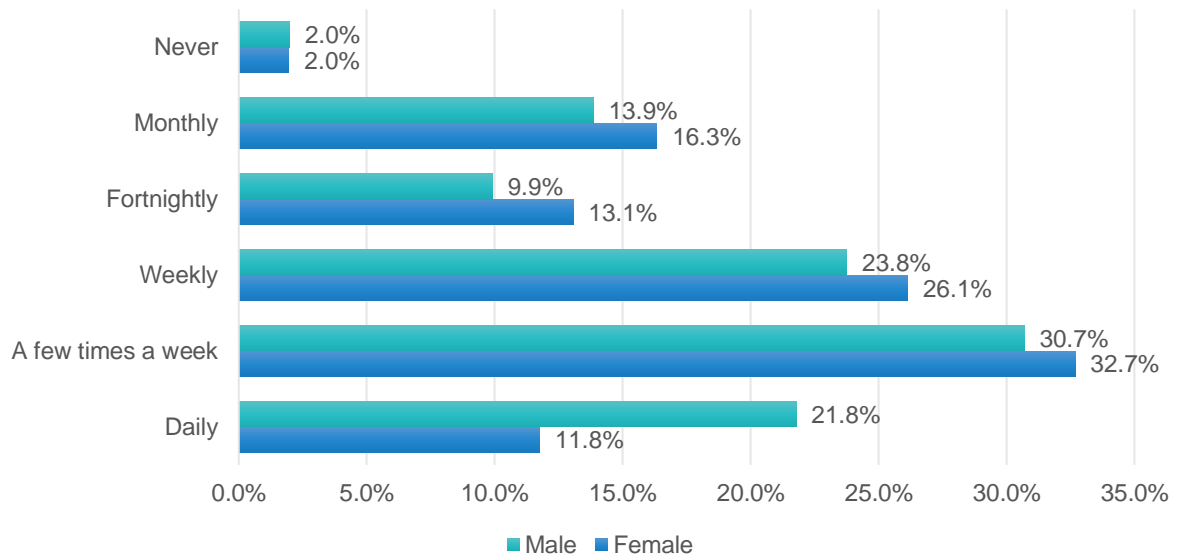
Source: Morley Satisfaction Survey (2023)

Respondents under the age of 44 also have concerns regarding safety, with 33.9% of respondents concerned about safety and antisocial behaviour. The comments also indicate that there is a discontent with the condition of Scratcherd and Springfield Parks.

Despite these concerns, it is worth noting that residents are generally proud of their greenspaces, as ‘parks and greenspaces’ is the most frequently mentioned by residents as what they like most about Morley as a place to live (see Section 3.5). Moreover, they are optimistic about the rejuvenation of these greenspaces and believe that improvement of these spaces is a good use of public funds.

Another finding from the survey, as demonstrated in Figure 2.5 below, is that men are almost twice as likely as women to visit Morley town centre daily.

**Figure 2.55: How often do you visit Morley town centre, specifically Queen Street/Morley Bottoms?**



Source: Morley Satisfaction Survey (2023)

Whilst not specifically given the opportunity to comment on the town centre, men seemed particularly disappointed by the change of street lighting on Queen Street, with 22.3% of comments including a statement regarding this issue, mainly complaining that the new lights don't fit in with the heritage aesthetic as well as the old lights did.

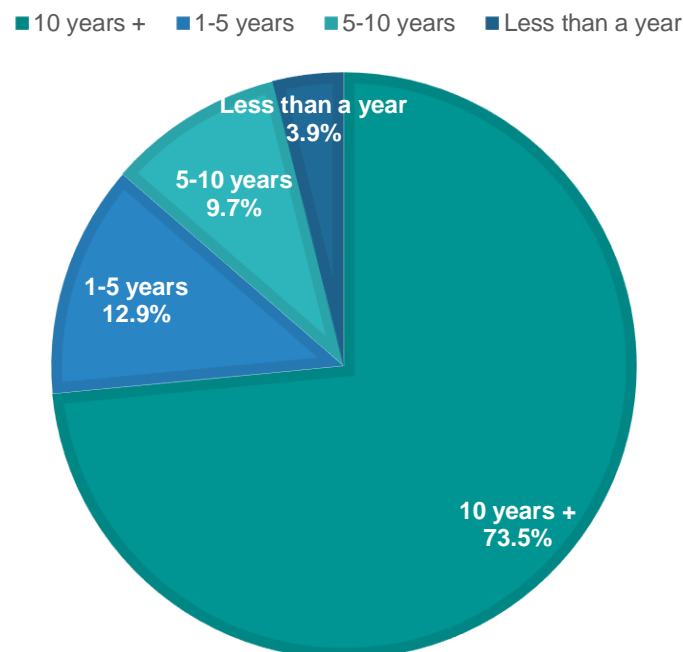
## 3 Analysis – Perceptions of Morley

In this section, the responses to the survey are considered and analysed to understand how residents feel about Morley. This will enable comparison over time to see the impact that Towns Fund investment will have on people's perceptions.

### 3.1 Length of residence

This question has an 82.2% response rate. Of the 411 respondents with completed responses to this question, 73.5% have been residents in Morley for more than 10 years, 9.7% between 5 and 10 years, 12.9% between 1 and 5 years and only 3.9% for less than 1 year.

**Figure 3.1: As a resident how long have you lived in Morley for?**

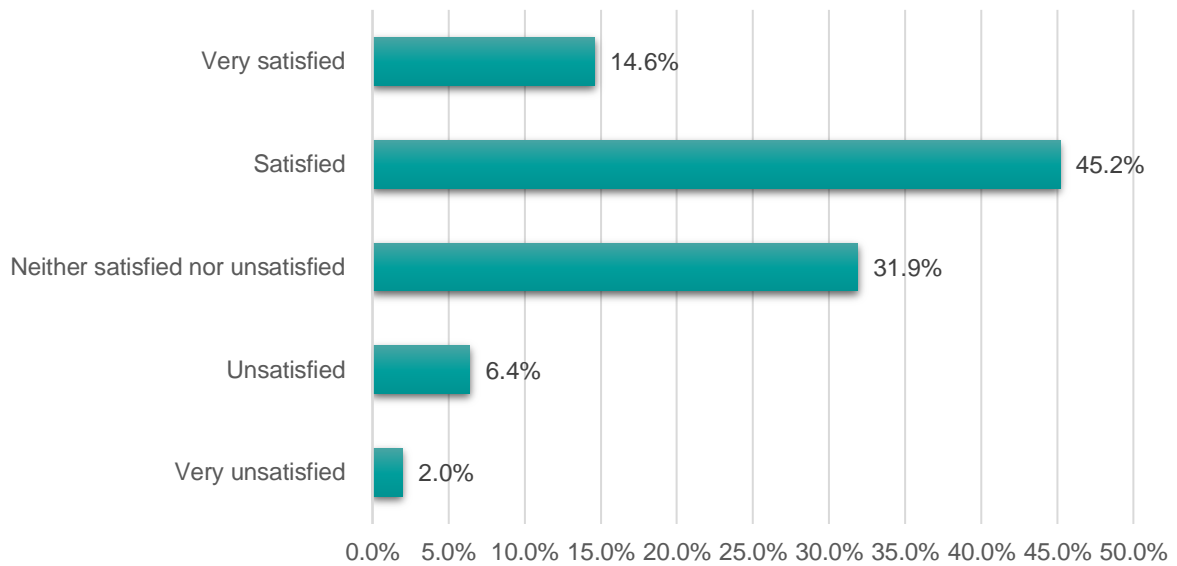


Source: Morley Satisfaction Survey (2023)

### 3.2 Satisfaction with Morley as a place to live

This question has an 81.0% response rate. Of the 405 respondents with completed responses to this question, 14.6% are very satisfied with Morley as a place to live, 45.2% are satisfied, 31.9% are neither satisfied nor unsatisfied, 6.4% are unsatisfied and 2.0% are very unsatisfied.

**Figure 3.2: As a resident how satisfied are you with Morley as a place to live?**

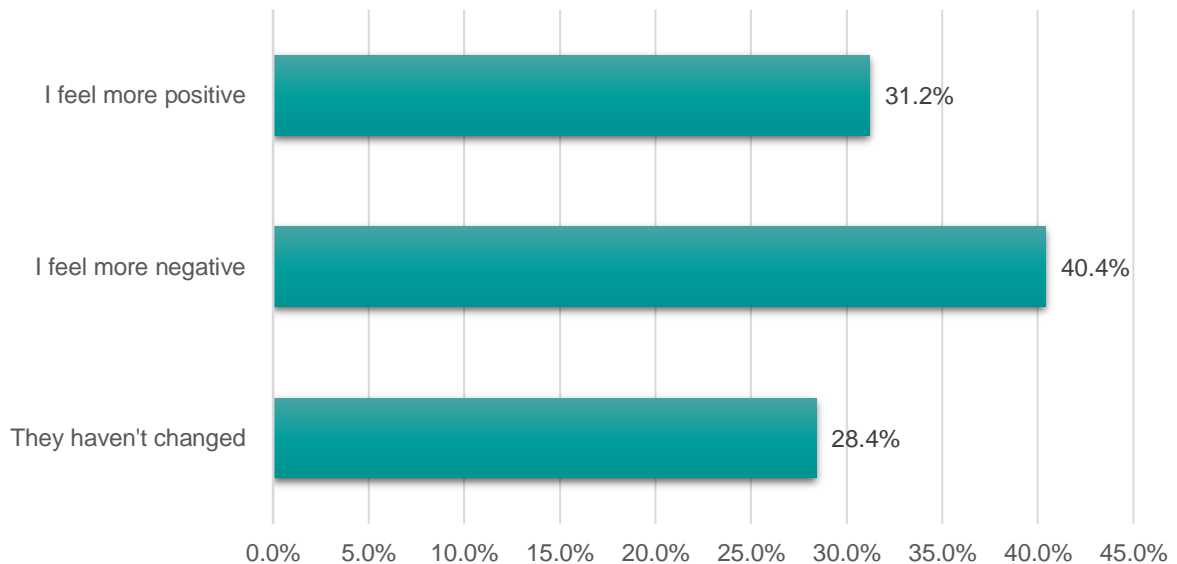


Source: Morley Satisfaction Survey (2023)

### 3.3 Changing perceptions

This question has an 80.2% response rate. Of the 401 respondents with completed responses to this question, 31.2% feel more positive about Morley since they moved in, 40.4% feel more negative, and 28.4% hadn't changed their feelings about Morley.

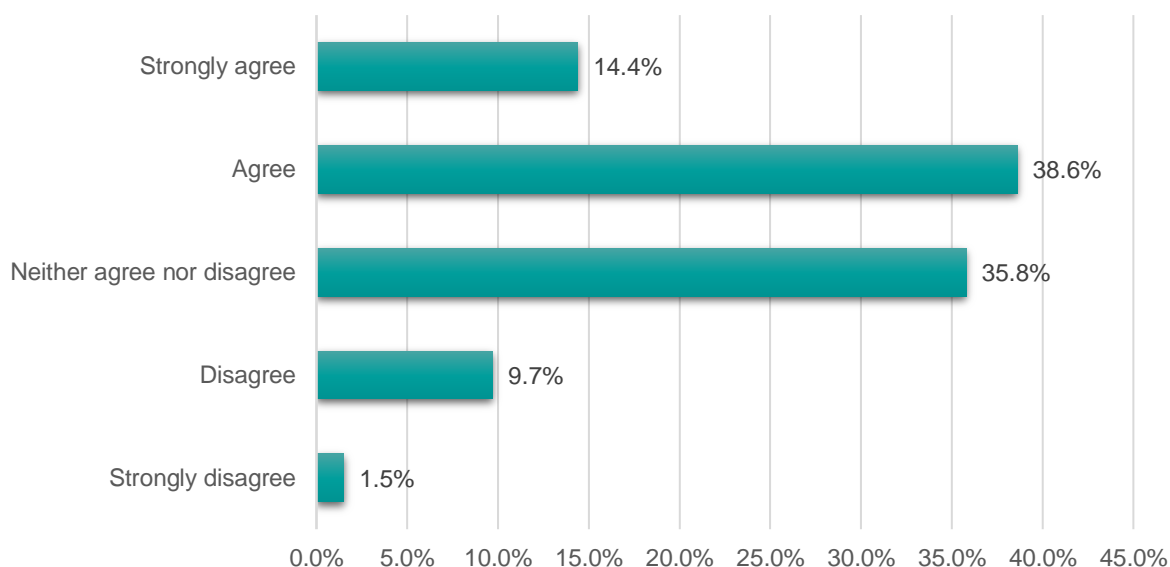
**Figure 3.3: Since you moved to Morley how have your feelings changed about it?**



Source: Morley Satisfaction Survey (2023)

### 3.4 Safe place to visit

This question has an 80.4% response rate. Of all the respondents with completed responses to this question, 14.4% strongly agree that Morley is a safe place to visit from the perspective of a resident, 38.6% agree with this statement, 35.8% neither disagree nor agree, 9.7% disagree and only 1.5% strongly disagree.

**Figure 3.4: As a resident do you think Morley is a safe place to visit?**

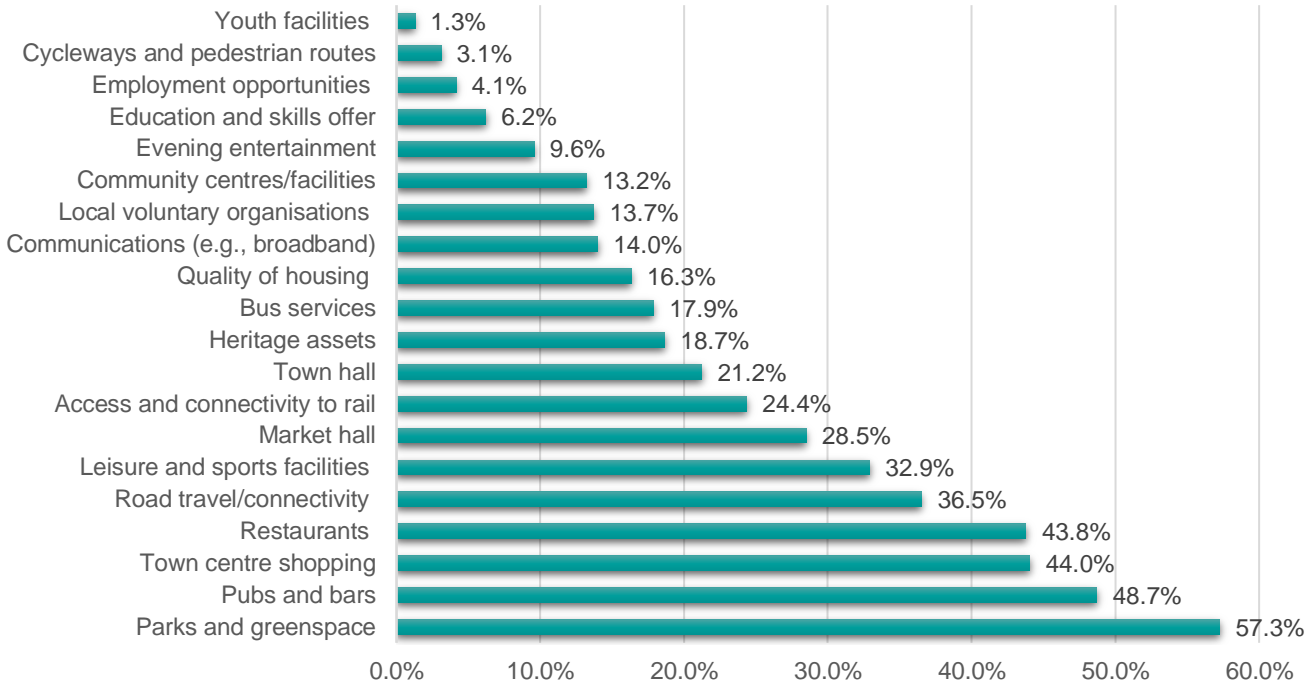
Source: Morley Satisfaction Survey (2023)

### 3.5 Morley as a place to live

Respondents were asked 'what they like most about Morley as a place to live' from a long list of items and were also provided with the opportunity to add extra items if they were not already included. Respondents were able to select as many items as they deem relevant. This question received a total of 394 responses, representing 78.8% response rate. Among all of these, 8 responses were deemed invalid where the respondents didn't pick up or add any items relevant to the question and instead made other comments.

The final analysis focused on the 386 valid responses where the respondents mentioned at least one item that they like most about Morley as a place to live, representing 77.2% valid response rate. 'Parks and greenspace' (57.3%), 'Pubs and bars' (48.7%) and 'Town centre shopping' (44.0%) were the most frequently mentioned in terms of what these respondents like most about Morley as a place to live, while 'Youth facilities' (1.3%), 'Cycleways and pedestrian routes' (3.1%) and 'Employment opportunities' (4.1%) were mentioned least frequently. Additionally, one respondent mentioned 'Proximity to Leeds City Centre' as what they like most about Morley as a place to live, one mentioned 'Community events', one mentioned 'Family and friends', two mentioned 'Sense of community', one mentioned 'Supermarkets', one mentioned 'Activities for young children' and one mentioned 'Free car parking'.

**Figure 3.5: What do you like most about Morley as a place to live?**



Source: Morley Satisfaction Survey (2023)

# 4 Analysis – Project Specific Questions

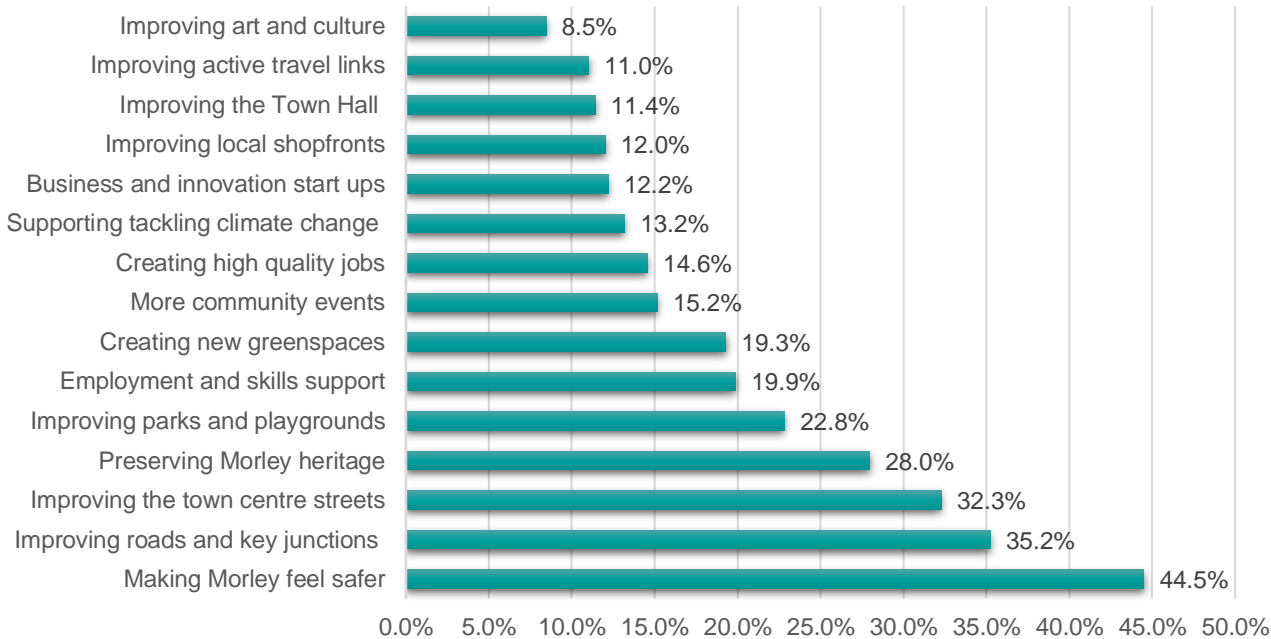
Many of the Town Deal projects have a range of qualitative – as well as quantitative – outputs that must be tracked through the satisfaction survey. In this section, the results of these project specific questions are analysed. The four projects covered in this section are:

- Morley Town Hall
- Heritage Investment Fund
- Greener and Connected Morley
- Morley Station Gateway

## 4.1 General – Top three priorities for Morley

This question has a 94.8% response rate. Of the 474 respondents with completed responses, 'Making Morley feel safer' (44.5%), 'Improving roads and key junctions' (35.2%), and 'Improving the town centre streets' (32.3%) were the most frequently listed of the top priorities of Morley residents. 'Improving art and culture' (8.5%), 'Improving active travel links' (11.0%), and 'Improving the town hall' (11.4%) were the least frequently listed of the priorities of Morley residents.

**Figure 4.1: What are your top 3 priorities for Morley? Percentage of responses including the listed suggestion.**



Source: Morley Satisfaction Survey (2023)

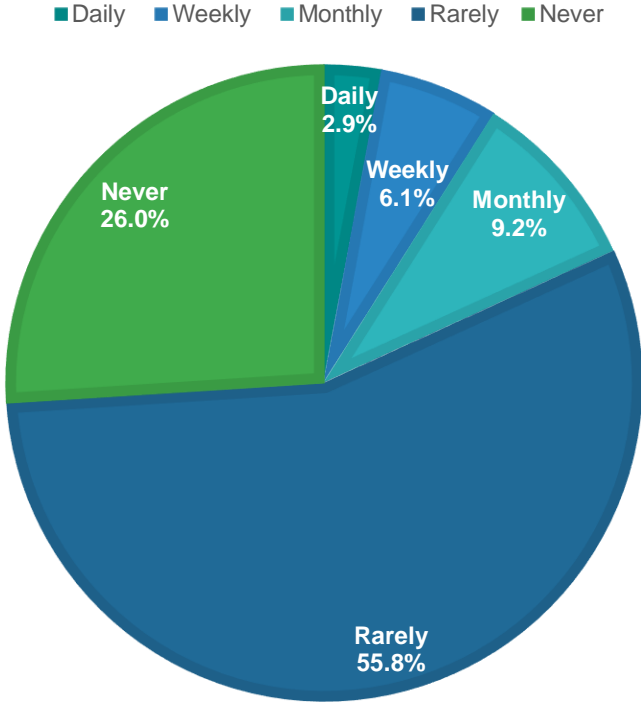
## 4.2 Morley Town Hall

### 4.2.1 Frequency of visit

This question has a 69.2% response rate. Of the 346 respondents with completed responses to this question, 2.9% visit Morley Town Hall daily, 6.1% visit weekly, 9.2% visit monthly, 55.8% visit rarely, and 26.0% never visit.



Figure 4.2: How often do you visit Morley town hall?



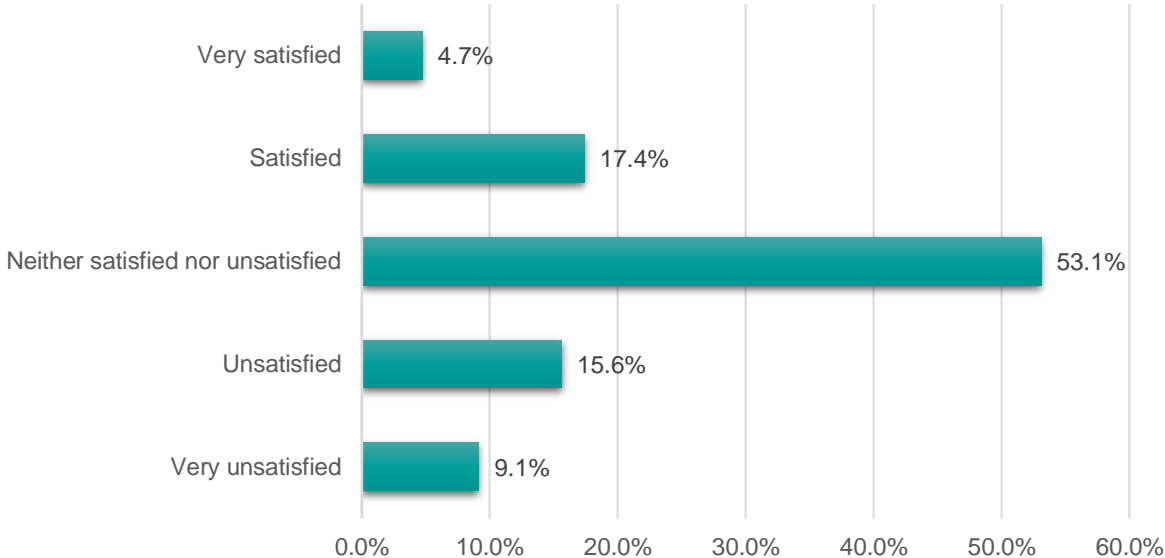
Source: Morley Satisfaction Survey (2023)

Once several years' worth of survey results have been compiled, further insights to the other questions may be drawn by considering the different views of those who never or rarely attend and those who attend more regularly. Due to the small ample of those who attend daily drawing conclusions with this amount of data would not be robust. It will be considered in future iterations.

**4.2.2 Experience**

This question has a 68.0% response rate. Of the 340 respondents with completed responses to this question, 4.7% feel very satisfied with their current experience of Morley Town Hall, 17.4% feel satisfied, 53.1% feel neither satisfied nor unsatisfied, 15.6% feel unsatisfied, and 9.1% feel very unsatisfied. This perhaps reflects the majority of respondents who rarely or never visit so may have formed no view.

**Figure 4.3: How would you rate your experience of Morley Town Hall currently?**

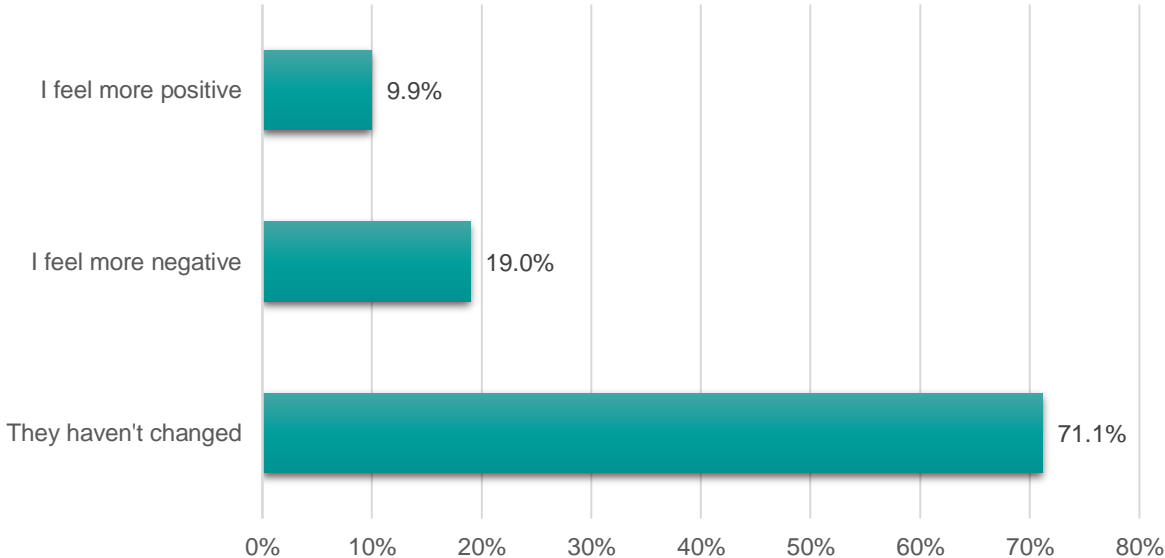


Source: Morley Satisfaction Survey (2023)

**4.2.3 Perceptions**

This question has a 68.6% response rate. Of the 343 respondents with completed responses to this question, 9.9% feel more positive about Morley Town Hall, whereas 19.0% feel more negative. The vast majority (71.1%) of respondents said that their feelings towards Morley Town Hall hadn't changed.

**Figure 4.4: How have your feelings changed about Morley Town Hall?**

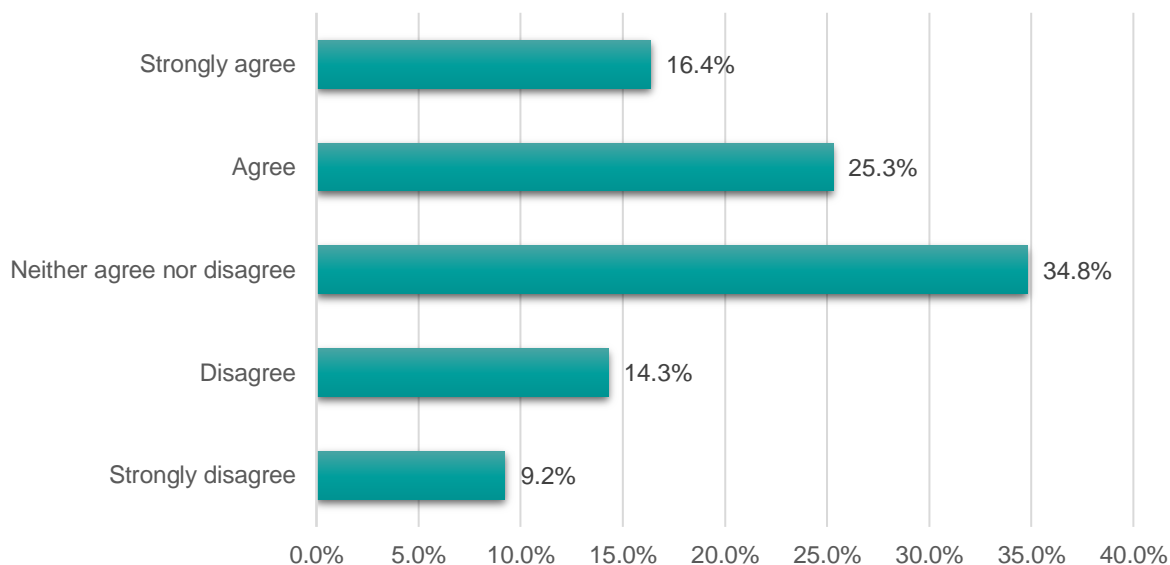


Source: Morley Satisfaction Survey (2023)

**4.2.4 Impact of changes**

This question has a 67.4% response rate. Of the 337 respondents with completed responses to this question, 16.4% strongly agree that the changes to Morley Town Hall are going to have a positive impact on the building and town of Morley, 25.3% agree with the statement, 34.8% neither agree nor disagree, 14.3% disagree and 9.2% strongly disagree.

**Figure 4.5: Do you agree that the changes to the Town Hall are going to have a positive impact on the building and town of Morley?**



Source: Morley Satisfaction Survey (2023)

#### 4.2.5 Other comments

Respondents were also given the opportunity to add any additional comments on the Morley Town Hall project and a total of 141 responses has been received, representing a 28.2% response rate. The vast majority of comments suggest that local residents generally feel that Morley Town Hall is underused and inaccessible to the public most of the time.

There are some comments expressing objection to the investment in Morley Town Hall due to the negative perception of its current use and the concern that money should be spent elsewhere in the town. However it is also well recognized that the Town Hall preserves significant heritage value which justifies its receipt of investment for refurbishment and restoration. Finally, residents responded that a greater number and variety of events should be held to serve the varied community needs.

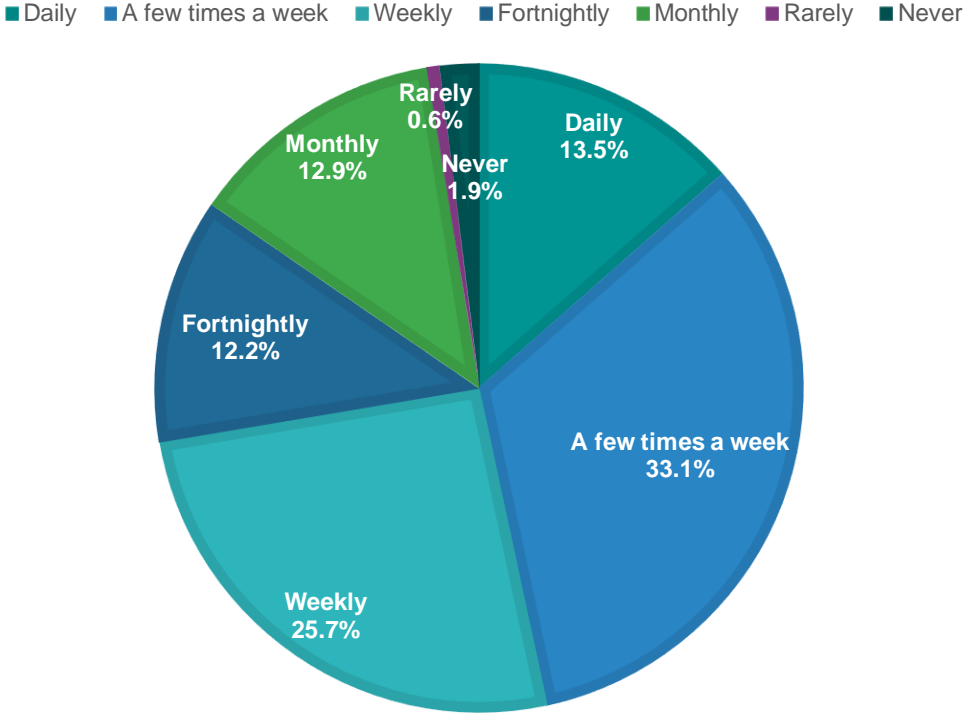
Making it a community hub with adequate access to all will be key to securing buy-in from local residents and successfully delivering its intended outcomes and impact. Some respondents left comments that they don't think it is necessary to have a new café in the Town Hall given that there are already many in the town. A few respondents also mentioned that the opportunities to deliver youth facilities and events to address the local deficit should be explored in the Town Hall.

### 4.3 Heritage Investment Fund

#### 4.3.1 Frequency of visit

This question has a 63.8% response rate. Of the 319 respondents with completed responses, 13.5% visited Morley town centre daily, 33.1% a few times a week, 25.7% weekly, 12.2% fortnightly, 12.9% monthly, 0.6% rarely, and 1.9% never visit.

**Figure 4.6: How often do you visit Morley town centre, specifically Queen Street and/or Morley Bottoms?**

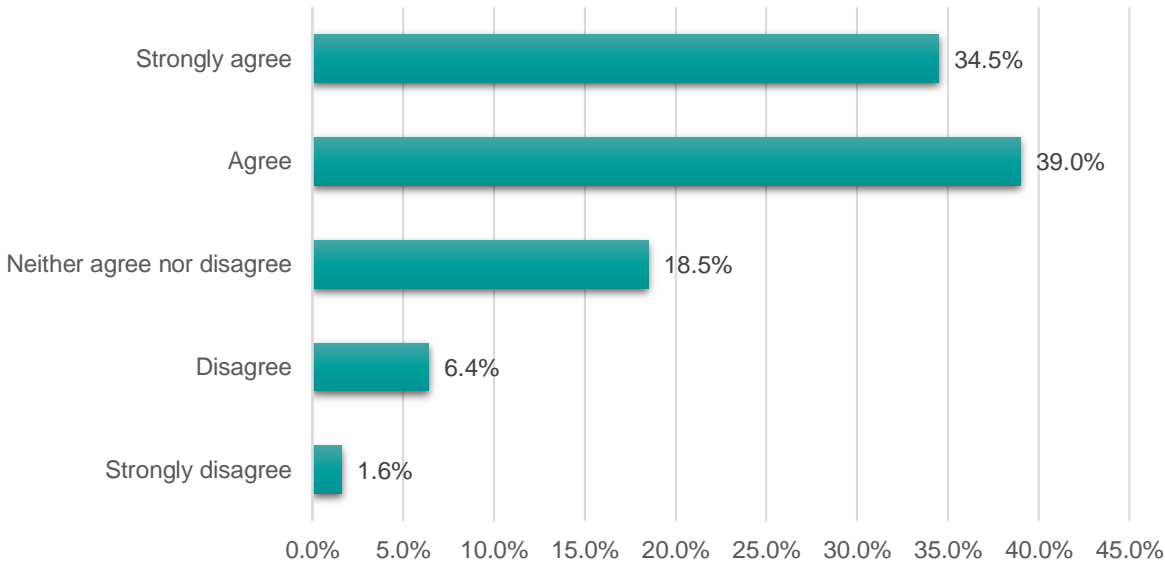


Source: Morley Satisfaction Survey (2023)

**4.3.2 Perceptions**

This question has a 62.6% response rate. Of the 313 respondents with completed responses, 34.5% strongly agree that preserving heritage buildings is going to have a positive impact on Morley, 39.0% agree with the statement, 18.5% neither agree nor disagree, 6.4% disagree, and only 1.6% strongly disagree.

**Figure 4.7: Do you agree that preserving heritage buildings is going to have a positive impact on Morley in general?**

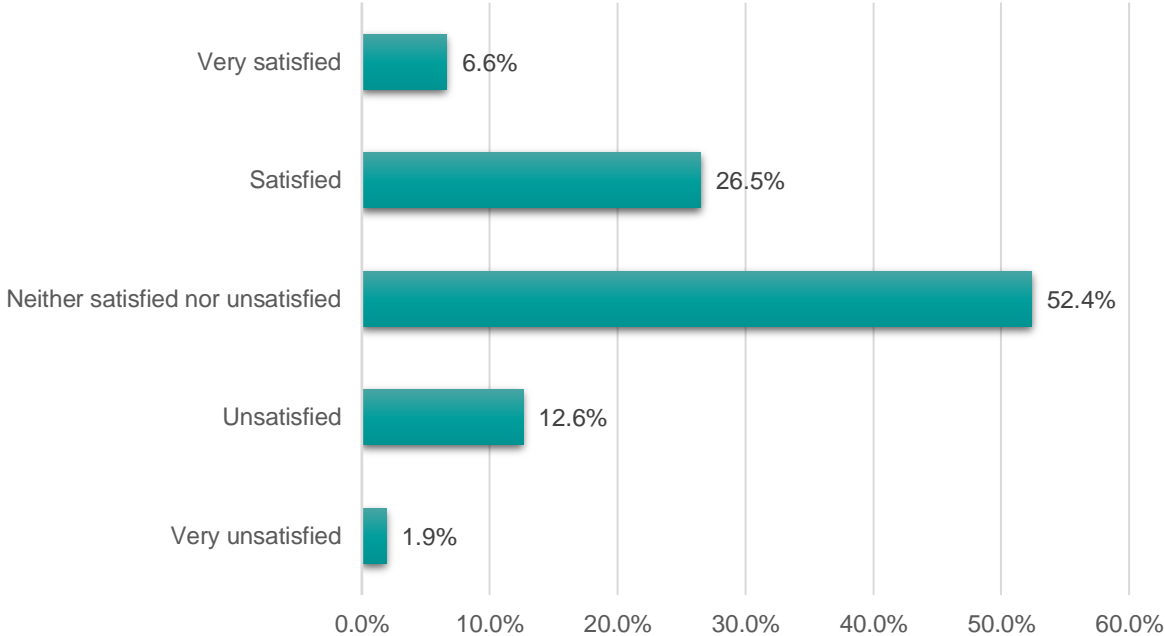


Source: Morley Satisfaction Survey (2023)

### 4.3.3 Satisfaction

This question has a 63.4% response rate. Of the 317 residents with completed responses, 6.6% are very satisfied with Morley’s heritage buildings currently, 26.5% are satisfied with them, 52.4% are neither satisfied nor unsatisfied, 12.6% are unsatisfied and only 1.9% are very unsatisfied.

**Figure 4.8: How satisfied are you with Morley’s heritage buildings currently?**

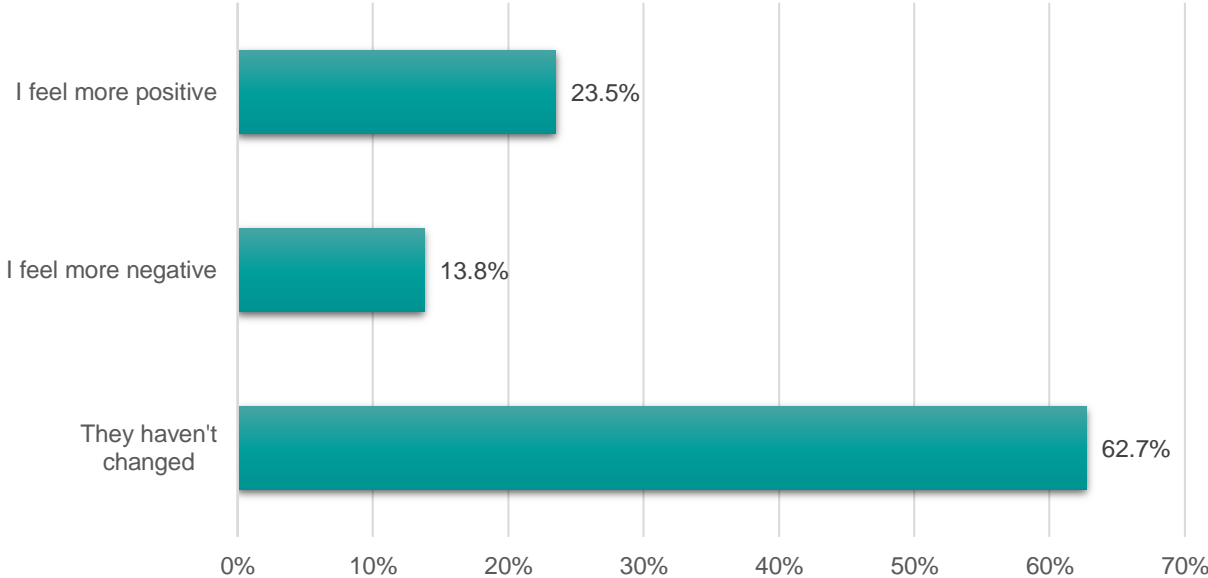


Source: Morley Satisfaction Survey (2023)

### 4.3.4 Impact of changes

This question has a 63.8% response rate. Of the 319 respondents with completed responses, 23.5% feel more positive about the heritage buildings in Morley, 13.8% feel more negative, and 62.7% of respondents had unchanged feelings about the heritage buildings in Morley.

**Figure 4.9: How have your feelings changed about the heritage buildings in Morley?**



Source: Morley Satisfaction Survey (2023)

### 4.3.5 Other comments

Respondents were also given the opportunity to add any additional comments on the Morley Heritage Investment Fund project and a total of 91 responses has been received, representing 18.2% response rate. While a few respondents expressed that Morley should look into the future and preservation of heritage buildings may be less of a priority for the town currently, there is generally agreement that such investment is welcome. Some, but very few, respondents also mentioned specifically what they like (regeneration of Morley Bottoms) and what they don't like (changes to street lighting) about the efforts made to heritage preservation and revitalisation in Morley.

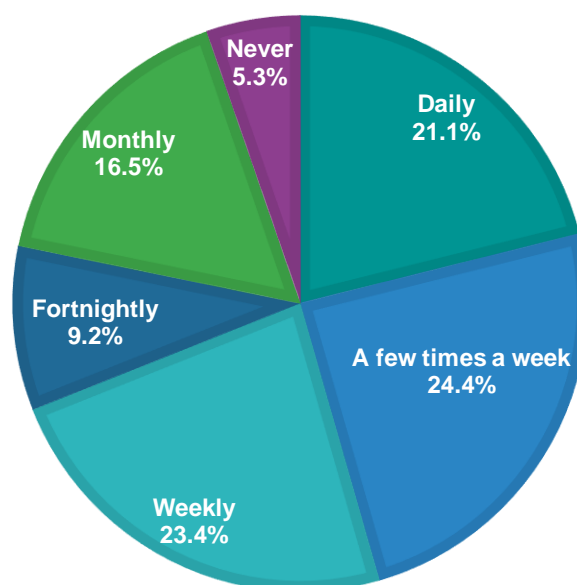
## 4.4 Greener and connected Morley

### 4.4.1 Frequency of visit

This question has a 60.6% response rate. Of the 303 respondents with completed responses to this question, 21.1% visited open and greenspaces in Morley daily, 24.4% visited a few days a week, 23.4% weekly, 9.2% fortnightly, 16.5% monthly, and 5.3% never.

**Figure 4.10: How often do you visit open and greenspaces in Morley?**

■ Daily ■ A few times a week ■ Weekly ■ Fortnightly ■ Monthly ■ Never

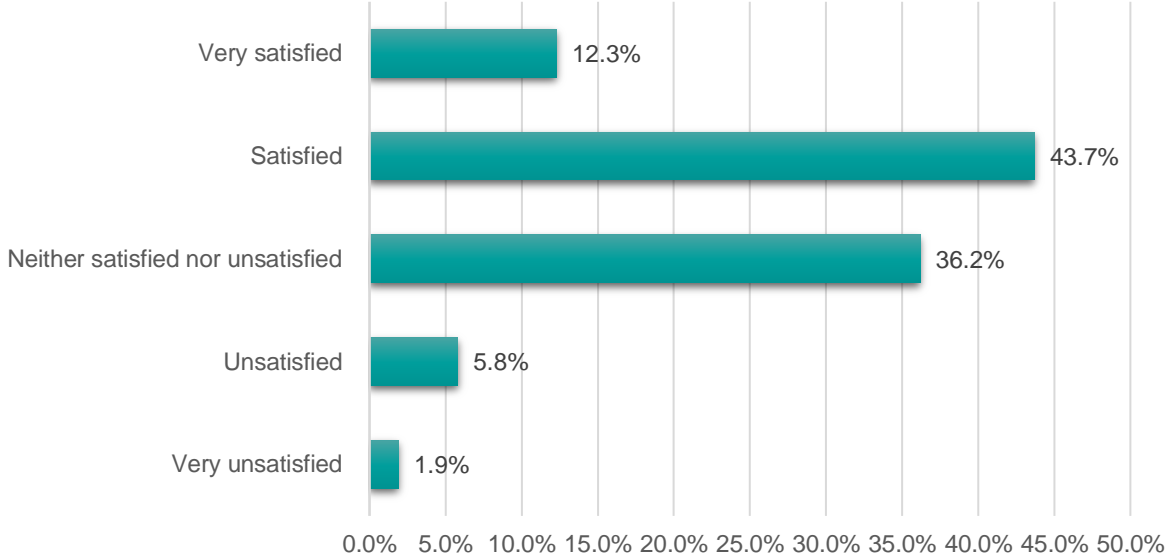


Source: Morley Satisfaction Survey (2023)

### 4.4.2 Recent experience

Regarding the recent experiences of using open and greenspaces around Morley, the question has a 61.8% response rate. Of the 309 respondents with completed responses, 12.3% are very satisfied with their recent experiences of using open and greenspaces around Morley, 43.7% are satisfied, 36.2% are neither satisfied nor unsatisfied, 5.8% are unsatisfied and only 1.9% are very unsatisfied.

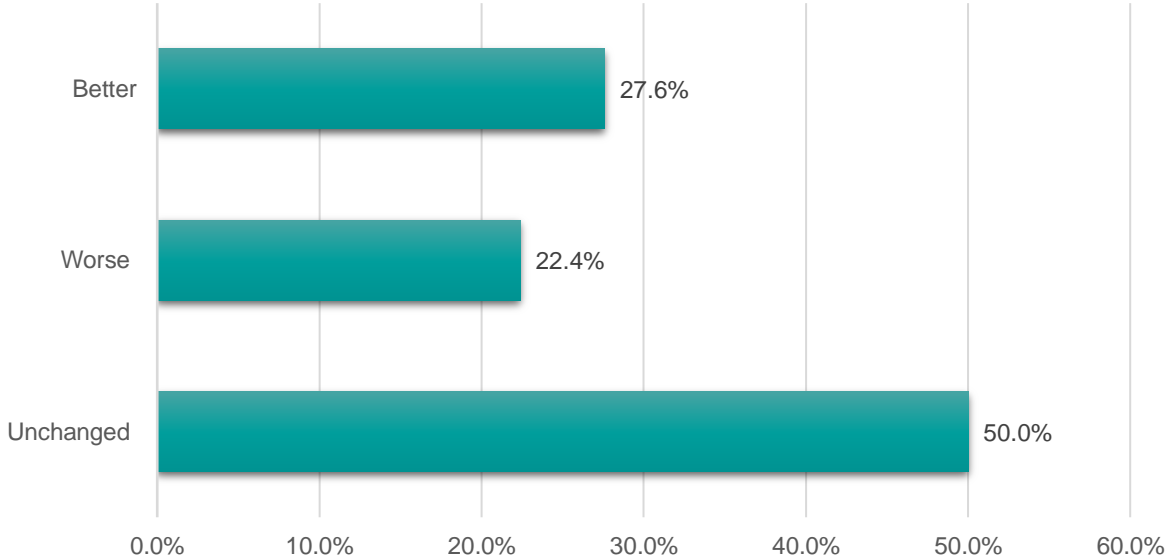
**Figure 4.11: How would you rate your recent experiences of using open and greenspaces around Morley?**



Source: Morley Satisfaction Survey (2023)

When analysing the change in experience of parks and greenspaces in Morley, the question has a 61.6% response rate. Of the 308 respondents with completed responses, 27.6% said that their experience of parks and greenspaces in Morley has improved, 22.4% said that their experience has gotten worse, and 50.0% said that their experience was unchanged.

**Figure 4.12: Has your experience of parks and greenspaces in Morley changed?**

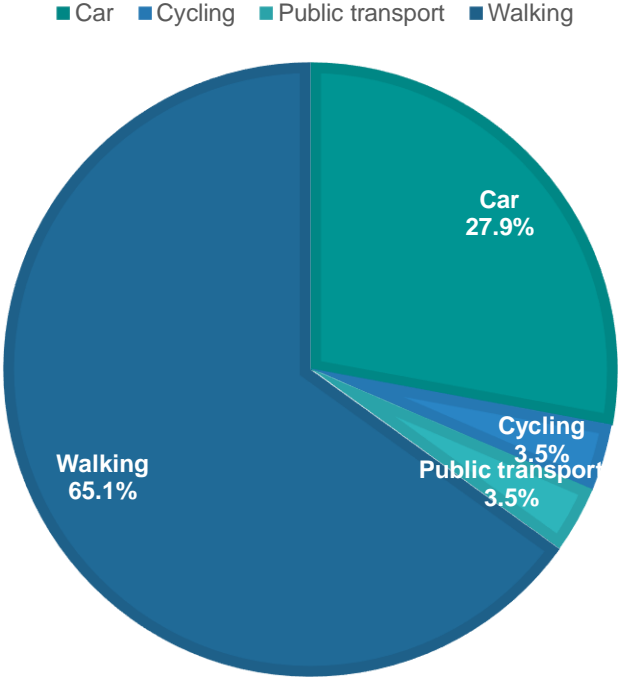


Source: Morley Satisfaction Survey (2023)

**4.4.3 Mode of travel**

Regarding the mode of travel to access parks and greenspaces in Morley, the question has a 62.4% response rate. Of the 312 respondents with completed responses, the majority walk to parks and greenspaces (65.1%), and those who don't walk tend to drive (27.9%), with a small minority choosing to use public transport (3.5%) or cycle (3.5%).

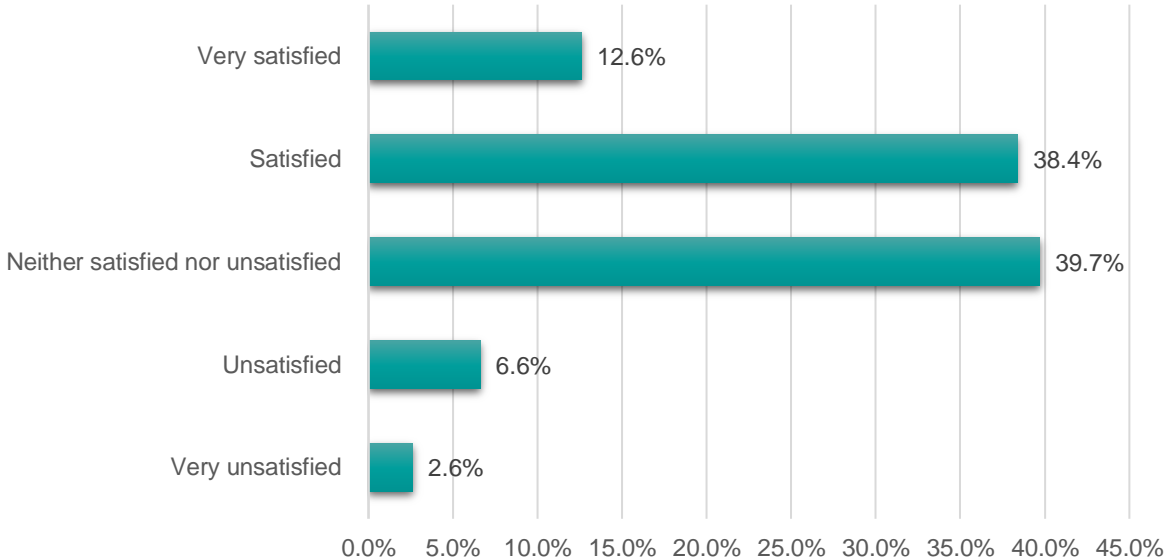
**Figure 4.13: How do you usually travel around Morley to use these spaces?**



Source: Morley Satisfaction Survey (2023)

Regarding the recent experience of walking or cycling in these spaces, the question has a 60.4% response rate. Of the 302 respondents with completed responses, 12.6% are very satisfied with their recent experience of walking or cycling in these spaces, 38.4% are satisfied, 39.7% are neither satisfied nor unsatisfied, 6.6% are unsatisfied and 2.6% are very unsatisfied.

**Figure 4.14: How would you rate your recent experience of walking or cycling in these spaces?**



Source: Morley Satisfaction Survey (2023)

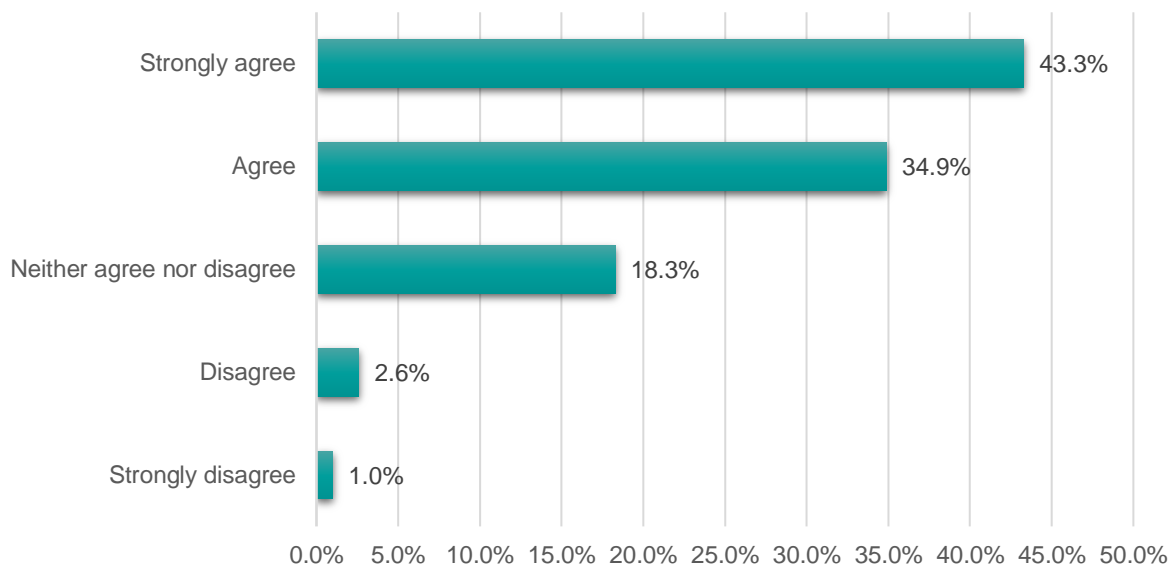
**4.4.4 Impact of changes**

This question has a 62.4% response rate. Of the 312 respondents with completed answers, 43.3% strongly agree that investing in parks and greenspaces is going to have a positive impact on Moley in



general, 34.9% agree with the statement, and 18.3% neither agree nor disagree. Only 2.6% of respondents disagree with it and 1.0% strongly disagree.

**Figure 4.15: Do you agree that investing in parks and greenspaces is going to have a positive impact on Morley in general?**



Source: Morley Satisfaction Survey (2023)

#### 4.4.5 Other comments

Respondents were also given the opportunity to add any additional comments on the Greener and Connected Morley project and a total of 110 responses has been received, representing 22% response rate.

There are widely expressed concerns that the current maintenance of parks and greenspaces in Morley is not up to an adequate standard, which increased the likelihood of anti-social behaviour occurring, such as vandalism, and thus led to negative perception of these spaces from local residents.

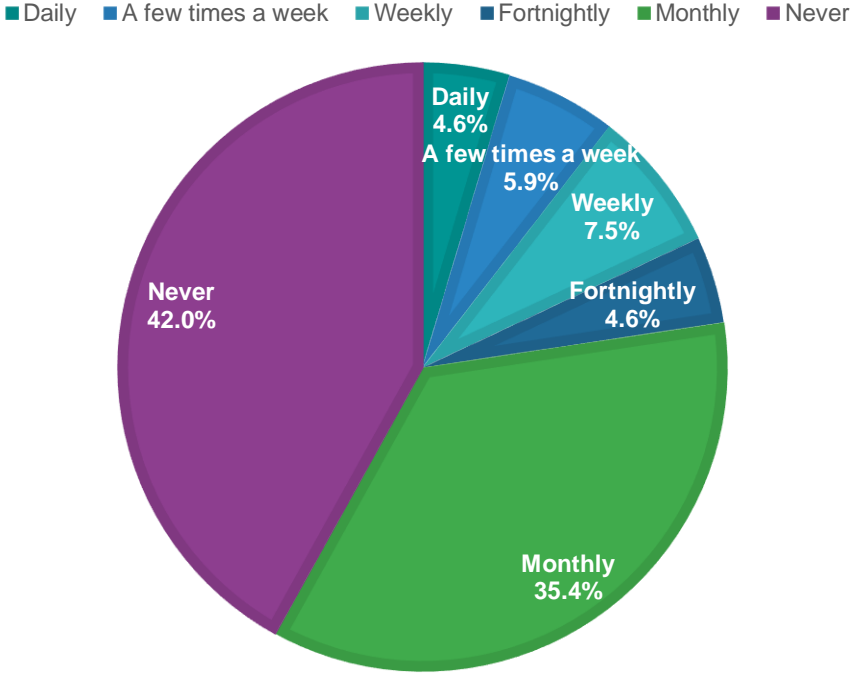
Littering issues are another recurring theme that should be addressed to ensure that these open spaces are attractive to all. Some respondents also highlighted more specific improvements that they wish could be made in particular locations.

### 4.5 Morley Station Gateway

#### 4.5.1 Frequency of visit

This question has a 61.0% response rate. Of the 305 respondents with completed responses, 4.6% travelled to and from Morley station daily, 5.9% travelled a few times a week, 7.5% weekly, 4.6% fortnightly, 35.4% monthly, and 42.0% never.

Figure 4.1614: How often do you travel to and from Morley station?



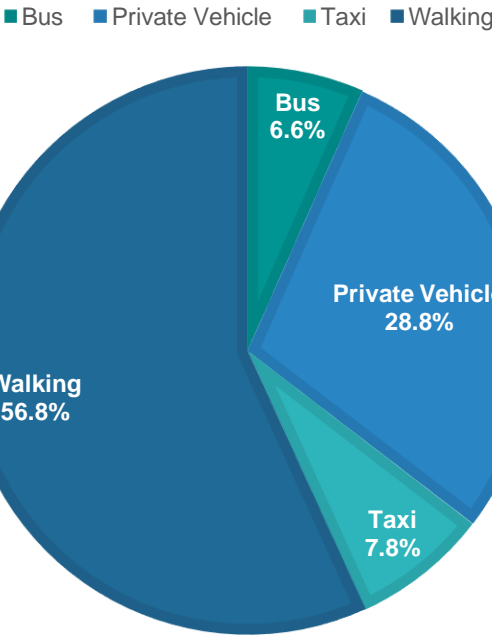
Source: Morley Satisfaction Survey (2023)

4.5.2 Mode of travel

Many of the questions from this point onward have lower response rates compared with questions from the preceding sections as more than two fifths of the respondents do not visit Morley station.

In terms of the mode of travel typically used to get to Morley station, the question has a 51.9% response rate. Of the 257 respondents with completed responses, the majority (56.8%) walk to the station, a large minority (28.8%) take a private vehicle, 6.6% take the bus, and 7.8% take a taxi.

Figure 4.1715: What mode of travel do you typically use to get to Morley station?

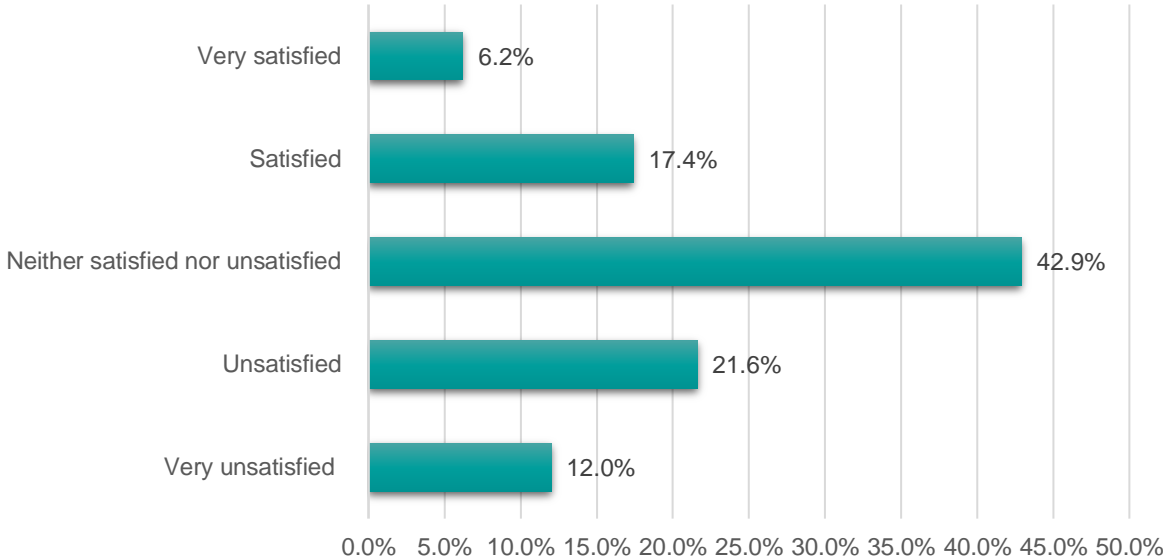


Source: Morley Satisfaction Survey (2023)

### 4.5.3 Walking / cycling experience

This question has a 51.8% response rate. Of the 259 respondents with completed responses to the question, 6.2% are very satisfied with their recent experience of walking or cycling to and from the station, 17.4% are satisfied with the experience, 42.9% are neither satisfied nor unsatisfied, 21.6% are unsatisfied and 12.0% are very unsatisfied.

**Figure 4.1816: How would you rate your recent experience of walking or cycling to or from the station?**

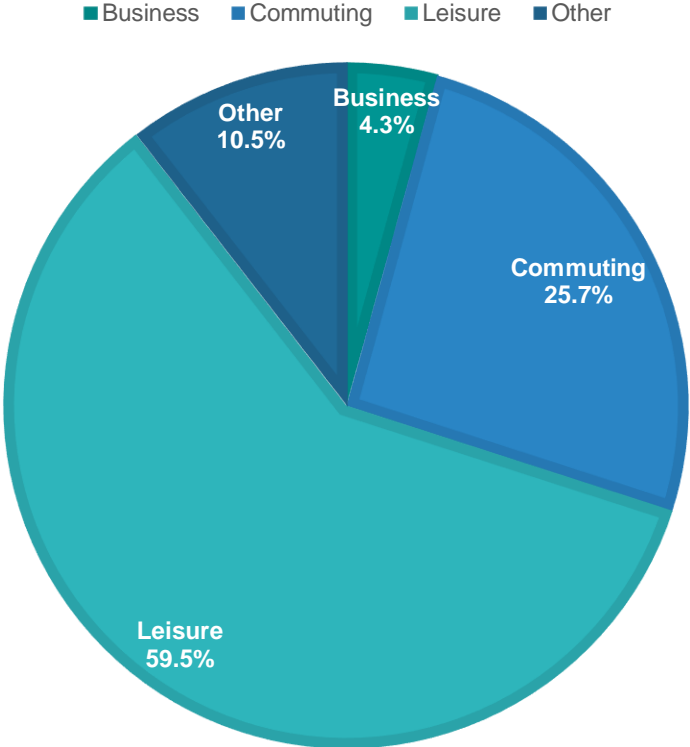


Source: Morley Satisfaction Survey (2023)

### 4.5.4 Purpose of visit

This question has a 51.4% response rate. Of the 257 respondents with completed responses to this question, the majority (59.5%) typically use Morley station for leisure, and a large minority (25.7%) use it for commuting. 4.3% for business purposes, and 10.5% for other reasons.

**Figure 4.1917: What is your most typical reason for using Morley station?**

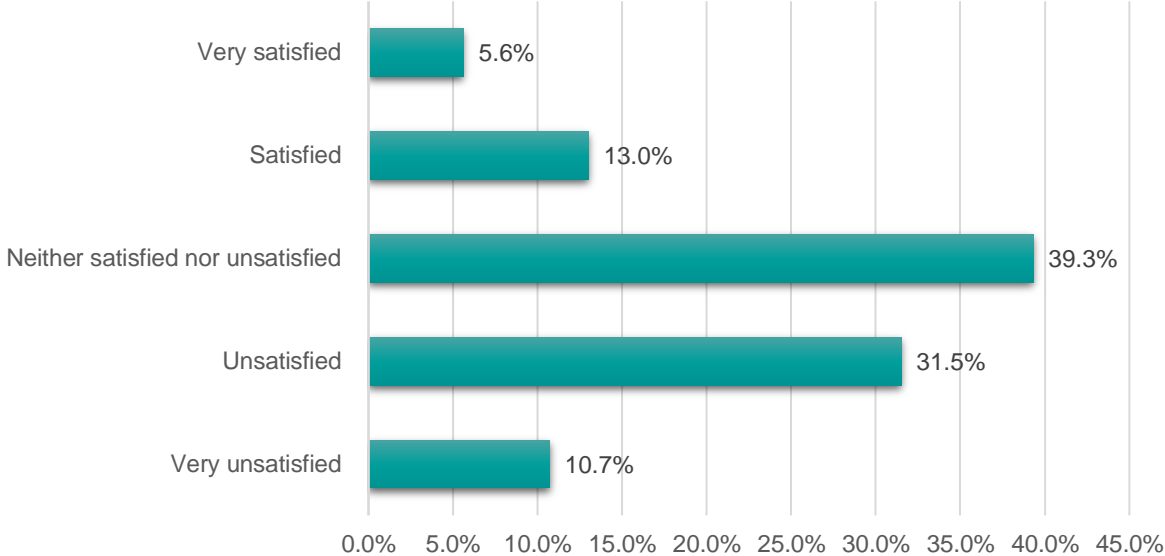


Source: Morley Satisfaction Survey (2023)

**4.5.5 Experience**

This question has a 54.0% response rate. Of the 270 respondents with completed responses to the question, only 5.6% are very satisfied with their current experience of the area around Morley Station, 13.0% are satisfied with it, 39.3% are neither satisfied nor unsatisfied, 31.5% are unsatisfied and 10.7% are very unsatisfied.

**Figure 4.2018: How would you rate your experience of the area around Morley Station currently?**

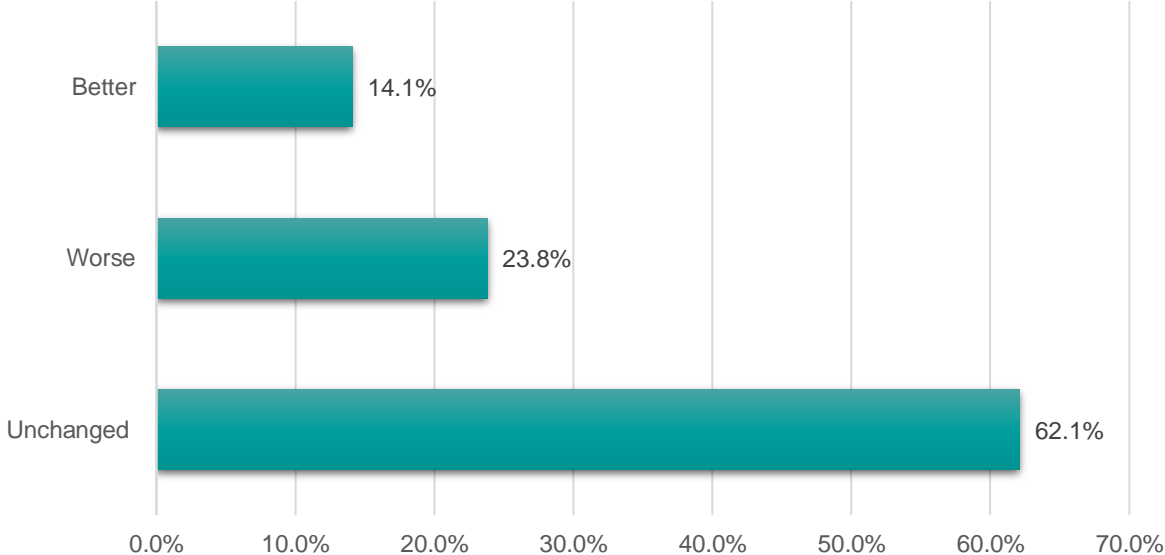


Source: Morley Satisfaction Survey (2023)

**4.5.6 Accessibility**

This question has a 55.4% response rate. Of the 277 respondents with completed responses, 14.1% find their experience of accessing Morley Station better, 23.8% find it worse, and the vast majority (62.1%) find it unchanged.

**Figure 4.2119: Has your experience of accessing Morley Station Changed?**

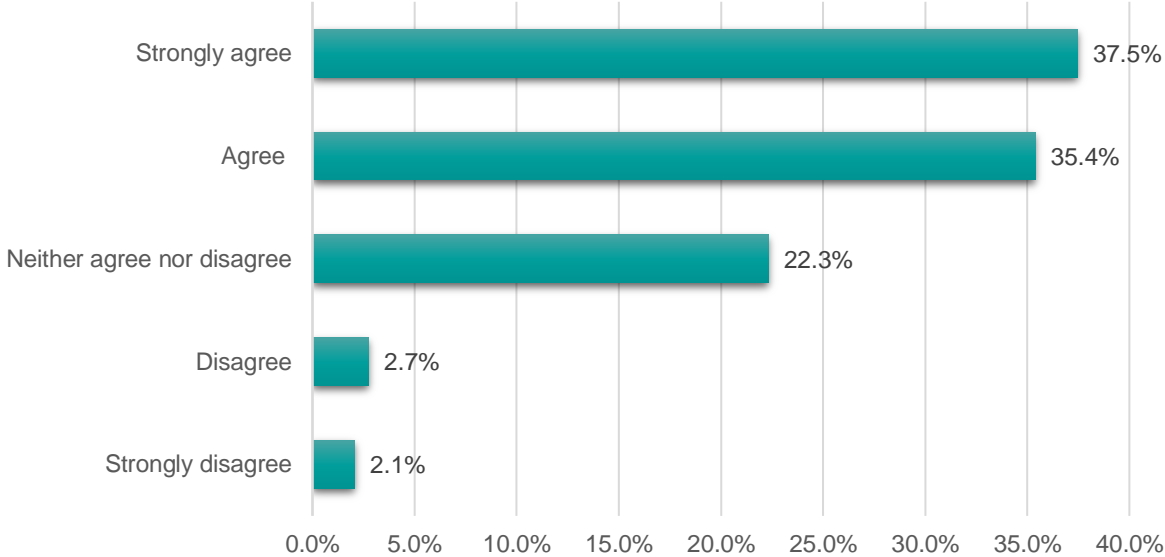


Source: Morley Satisfaction Survey (2023)

**4.5.7 Impact of changes**

This question has a 58.2% response rate. Of the 291 respondents with completed responses, 37.5% strongly agree that investing in the area around Morley station is going to have a positive impact on Morley in general, 35.4% agree, and 22.3% neither agree nor disagree. Only 2.7% disagree with this statement and 2.1% strongly disagree.

**Figure 4.2220: Do you agree that investing in the area around Morley Station is going to have a positive impact on Morley in general?**



Source: Morley Satisfaction Survey (2023)

**4.5.8 Other comments**

Respondents were also given the opportunity to add any additional comments on the Morley Station Gateway project and a total of 105 responses has been received, representing 21% response rate. Resonating with the responses to the preceding questions in Section 4.5, safety concerns around Morley Station and the inadequate accessibility to it via active mode and public transport are the primary concerns from respondents.

## 5 Summary and Lessons Learned

### 5.1 Key findings

As indicated by the survey results, residents are satisfied with Morley as a place to live (see Section 3.2), whereas a sense of decline in the town should be noted, with more residents feeling more negative than positive about Morley in comparison to when they first moved in (see Section 3.3).

Currently, Morley residents are generally satisfied with their greenspaces (see Section 4.4.2) and heritage buildings (see Section 4.3.3) and believe that these areas are currently improving (see Section 4.3.2, **Figure 4.12**). However, they are significantly less satisfied with their Town Hall and station 13 (see Section 4.2.2, 4.5.5), and believe that these areas are getting worse (see Section 4.2.3, Figure 4.2119: ). In keeping with these results, parks and greenspaces are the most popular aspect of Morley as a place to live, with 57.3% of respondents including this in their survey responses (see Section 3.5).

Morley residents are optimistic about every aspect of the Town Deal, and believe that these changes will improve Morley as a whole (see Section 4.2.4, 4.3.4, 4.4.4, and 4.5.7). Residents are significantly more optimistic however to the changes to green space, heritage buildings, and the station than changes to the Town Hall.

Despite a strong consensus that Morley is a safe place to visit (see Section 3.4), a recurring theme of the survey responses is the concerns some residents have with safety. Safety was the most popularly suggested priority for Morley (see Section 4.1), included in 44.5% of responses, and was the most common response amongst women for suggestions about potential improvements to the station and greenspaces (see Section 2.2).

### 5.2 Lessons learned

There are several improvements that could be made to the survey for the next time in order to build a more comprehensive representation of the Morley population. As discussed in Section 2, there are demographic issues within the population of respondents to this iteration of the survey. Primarily, females and those in middle-age are overrepresented in the survey relative to the general population make-up in Morley (see Section 2.1).

In order to try and improve this in the next iteration of the survey, the council could work with groups such as Morley Elderly Action<sup>3</sup> and local schools and colleges to try and better gauge the opinions of the young and old and therefore provide more representative results.

In order to try and resolve the relative lack of male respondents to the survey, the next iteration could be advertised in the town centre, as the survey results have shown that men are twice as likely to visit this area than women (see Section 2.2).

Generally, it would be good practice to give assistance to groups who may struggle to complete the survey and use online platforms whenever needed. A targeted advertisement campaign could be used to encourage higher participation.

Finally, it must be noted that any changes to the demography of survey respondents should not falsely alter the presentation of survey results, as shown in Section 2. This can be resolved through more robust statistical techniques accounting for such differences between demographics throughout the analysis. Concerns about safety for example should be a priority for the next survey and results should be compared generally *and* across demographics.

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<sup>3</sup> <http://www.morleyelderlyaction.org.uk/contact-us/>

Given it has been identified there are significant differences of opinion between demographics once a comprehensive data set has been compiled, over several years' worth of survey answers, a robust analysis of the findings split by demography should be carried out. If there are a significant pattern emerging, that mean that a group is consistently underrepresented in the survey respondents, a concerted effort should be made to ensure the survey sample is reflective of the demographics of Morley. Failing this, other more robust statistical methods may be deployed to understand in full how Morley feels about the Towns Fund.





## Appendix 2

### Morley Jobs Fair 2023

#### Summary report



#### Overview

- The Morley Jobs Fair was held on Thursday 5 October 2023, 10am-3pm at Morley Town Hall.
- The aims of the event were:
  - To provide short and long-term job and career opportunities for the residents of Morley and Leeds.
  - To offer support with interview techniques, job applications, apprenticeships and careers advice.
  - To target employment seekers from the local community and surrounding areas of Morley specifically.
  - To promote the Morley Town Deal investment.
  - To make closer links and connections with some of the key economic hubs in the surrounding areas.

#### Event promotion

- Extensive promotion and marketing was undertaken by the Employment and Skills team, Town Deal team, partners and corporate communications to ensure the fair was well attended.
- This included the use of extensive social media campaigns, job centre promotion, Morley Town Deal website, leaflets and posters around Morley and through existing employment and skills networks and channels.
- Visitors could book a free ticket online through universe but could also attend on the day without booking.

#### Exhibitors

- A wide range of businesses were represented. 20 exhibitor spaces were available and all of these were booked. The roles on offer included retail roles, support/ outreach workers, care settings, warehouse, cleaning, security, maintenance and hospitality.
- The exhibitors who booked in advance included:
  - Leeds City Council - Employment and Skills, Cleaning Team, Step into Care
  - Appris
  - Leeds City College/Luminate Education Group
  - DAZN
  - White Rose - Retail roles from various stores, Mitie, McDonalds
  - Dept of Work and Pensions/Job Centre - Johnstones hotel linen, Wetherspoons, Supply desk, McDonalds
  - UBU
  - Leeds Autism Services
  - Be Caring

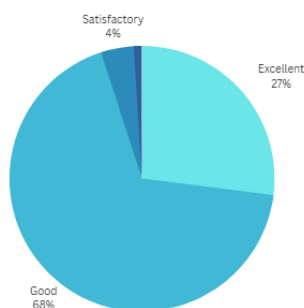
- Leeds United
- Utility Warehouse
- GradSkills
- Vintage Cashcow
- Broomfield School South SILC
- The Bridge IT

- In addition, Employment and Skills advisers offered support on the day with interview techniques, job applications, apprenticeships and careers advice; the fair was open to those who are not able to access jobs digitally using the expertise of the advisers.
- Morley Town Deal officers and Board Members were present at the event. Ahead Partnership were also in attendance to promote the Growing Talent Morley programme.
- On the day the following exhibitors were unable to attend – DWP McDonalds, DWP Wetherspoons, DAZN and Leeds Autism Services

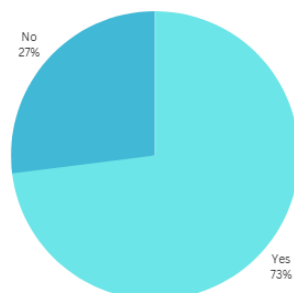
## Feedback

- 366 tickets were booked online through universe.
- 278 attendees were recorded on the day.
- Feedback from visitors was really positive and can be shown below.
- Feedback from exhibitors, the Morley Town Deal Board Members and Councillors was very positive.

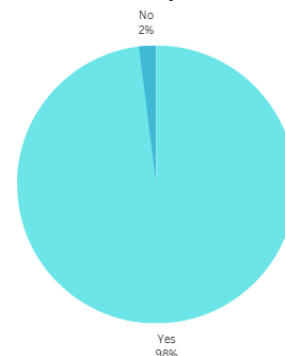
How would you rate your overall satisfaction with the jobs fair?



Were there employers and jobs at the fair that you were interested in?



Would you recommend the event to friends/family/others?



“Really interesting to find out what jobs are in my area was looking for a Saturday job as I’m in my sixties. Spoke to some very nice people all very friendly.”

“Really good, very busy and had some positive conversation, I am looking forward to my next chapter of my life.”

“All around friendly and helpful people that are willing to take the time with us.”

“We would get support with interviews and/or CVs if we pursued help with some stalls, so the support is there!”

- 100% of exhibitors rated their overall satisfaction with the jobs fair as excellent or good.
- 100% of exhibitors said they spoke to a sufficient amount of job seekers/applicants.
- 100% of exhibitors were happy with the pre-event communication and information provided.
- Ahead Partnership had some “good opportunities to network with Morley employers and recruit some new potential volunteers for Growing Talent Morley, as well as getting to spend time speaking to adults in Morley about the work we are doing in the area. We spoke to several parents and carers who were very interested to hear about the work in schools that their children have the chance to take part in!”

## **Key lessons**

- Some visitors fed back that they would like to see more finance opportunities available and a wider range of employers.
- Timings to be considered. The morning session was extremely busy so consider changing time to 10am-1pm.
- Employment and Skills will be following up with exhibitors at the end of October to check if they have recruited to jobs following the event.
- Employment and Skills to potentially host future jobs fairs in Morley annually.

## **Photography**

- A short video was produced from the day and photos, these have been shared on social media.
- To view the video visit <https://www.youtube.com/watch?v=kFRXdh2zU7E>







## Morley Town Deal grants and general project progress

Date: 18 October 2023

Report of: Director of City Development

Report to: Executive Board

Will the decision be open for call in?  Yes  No

Does the report contain confidential or exempt information?  Yes  No

### Brief summary

This report summarises the progress made on the Morley Town Deal since Executive Board approved the submission of the Morley Town Investment Plan (TIP) to government in December 2020. The TIP was subsequently approved in principle by government in March 2021, with total capital funding of £24.3m to invest in a range of identified projects that would be designed to deliver transformational regeneration of the town. Following a rigorous Business Case approval process funding has been released by government for six projects that are being taken forward for delivery before the end of the funding availability period in March 2026.

The six projects that are now moving forward into delivery are Greener and Connected, Station Gateway, Morley Town Hall, White Rose Innovation Hub, Heritage Investment Programme and Morley Learning and Skills Centre. Some of the projects involve the Council administering the Towns Fund grant allocation to third parties. This report outlines the high-level principles of these grant administration arrangements, including the financial, legal and governance assurances associated with these. The report also outlines general progress on the TIP including the consultation and engagement undertaken to date and seeks approval from Executive Board on the recommendations set out below.

### Recommendations

Executive Board is asked to:

- a) Note the subsequent Town Investment Plan bid approval by Department of Levelling Up, Housing and Communities which sets the context for the forward delivery of the capital projects outlined in this report.
- b) Approve that the Director of City Development uses delegated powers to approve all project capital spend in consultation with the Executive Member for Sustainable Development and Infrastructure, and the Morley Town Deal Board.
- c) Approve that the Director of City Development uses delegated powers to authorise entering into appropriate contracts or grant agreements required for delivery of the Heritage Investment Programme, White Rose Innovation Hub and Morley Learning and Skills Centre, in consultation with the Executive Member for Sustainable Development and Infrastructure, and the Morley Town Deal Board.

## **What is this report about?**

- 1 The report sets out the work that has been undertaken to support the development of the Morley Town Deal and the related Town Investment Plan (TIP) from overall concept to the government's final approval of business cases and into project delivery.
- 2 As identified in the approved Town Investment Plan a series of projects are now coming forward into design and delivery at pace. This report updates Executive Board on the principles and elements of these projects and seeks their approval on the delivery of the projects as detailed in the report and set out in the above recommendations.
- 3 Morley was selected by government as one of 100 towns across England to bid for funding of up to £25m from the Towns Fund programme.
- 4 In December 2020, in the Council's capacity as accountable body for the Town Deal, Executive Board approved the Town Deal Board's resulting vision for a TIP and the priority objectives of the funding programme. Executive Board also approved the necessary authority be delegated to the Director of City Development to approve the submission of the TIP to Government in January 2021, on behalf of the Morley Town Deal Board.
- 5 In March 2021, it was confirmed that the Leeds bid was successful, and £24.3m of capital funds were approved in principle (97% of the level of funding that was available) from the Towns Fund to deliver the Morley TIP.
- 6 Over the course of 2021 and 2022 substantial project development was undertaken across all projects, led by the Council, with the support and advice of the internal LCC Programme Board, Morley Town Deal Board and four Town Deal Board working groups, which included Ward Members and resident representatives.
- 7 Outline Business Cases and summary documents were developed for each of the six projects and submitted to an internal review and assurance panel before being approved by the Town Deal Board and submitted to Department for Levelling Up, Housing and Communities (DLUHC) for assessment at the end of July 2022. By 11<sup>th</sup> August 2022 it was confirmed that all the business cases had passed internal DLUHC checks and had secured all the funding allocated as part of the Town Deal, which needs to be spent by March 2026.
- 8 The final Town Deal projects are set out in more detail in the following sub-sections, with supporting information on the Benefit Cost Ratio (a key government measurement of value for public expenditure) and intended outputs and outcomes for each project included in Appendix A. A location plan of the projects across Morley is shown at Appendix B.

### **Project 1: Greener & Connected Morley**

- 9 This project has £9.9m Town Deal grant funding allocated and requires £1.3m match funding making a total project value of £11.2m. The Greener and Connected project was developed from a 'Morley Public Realm Strategy', using the same approach of the 'Leeds: Our Spaces Strategy', identifying a series of challenges and opportunities that could be overcome through rethinking the places and spaces in Morley. The project consists of four main priority areas:-

#### **Parks and greenspace improvements**

- 10 Designs for the improvements to eight existing parks and greenspaces have been developed through a Service Level Agreement (SLA) with Groundwork Yorkshire and early design development is underway for the improvement and creation of three further pocket parks in

Morley. The schemes include improved footpaths, tree planting, play and exercise facility upgrades, signage, public art and seating.

- 11 Detailed consultation was carried out in October 2022 for the first two parks to be delivered (Hembrigg and Dartmouth). Both schemes have now been fully completed.
- 12 The second phase of parks consultation took place in February 2023 focused on Lewisham Park and Churwell Park. Early engagement with Bruntcliffe Academy took place in May to collate ideas and aspirations for Bruntcliffe Lane Pocket Park. A final phase of consultations, for Beryl Burton Pocket Park and the Botanical Garden in Dartmouth Park, was undertaken in July 2023.
- 13 It is anticipated that two parks schemes will be delivered per financial year and the pocket parks will be delivered by the end of 2024.
- 14 The total value of the parks projects is approx. £3.1m.

### **Public realm improvements and healthy streets**

- 15 These schemes include improvements to the Town Square, Queen Street and New Pavilion Junction in the town centre. They will provide a more attractive setting for businesses and opportunities for street cafes. The schemes will incorporate street trees, increased biodiversity with new species planting to attract insects, the incorporation of surface water drainage systems to manage surface run off more effectively, a reduction in highway space to the Town Hall frontage to improve the setting of the Town Hall Grade I Listed Building and provide more space for events. In addition improved signage and street furniture will be provided to make the spaces more legible and useable.
- 16 Following a competitive procurement process the architects and lead designers Reform and Civic Architects have been commissioned to provide concept and detailed designs. The procurement strategy for a contractor to deliver the works is currently being undertaken. The project cost is approx. £3.5m in total.
- 17 The healthy streets proposals are an opportunity for Morley to build on the 'Healthy Streets initiatives' being delivered in other areas of the city such as Holbeck and Armley. The objective is to promote walking and cycling to the town centre and create a larger network of attractive green streets with new planting areas, that prioritise people over cars, reducing vehicle speeds and reducing on street parking.
- 18 The designs and scheme costs are still at an early phase of development and consultation with local residents in specific areas of Morley is programmed in Autumn/Winter 2023.
- 19 Match funding for these schemes is also currently being explored which is essential for overall delivery.

### **Beryl Burton greenway**

- 20 The Beryl Burton greenway consists of improvements to existing public rights of way that run from Morley train station through to the new White Rose station. There is scope for widening some pinch points to provide a safer route for walkers and pedal cyclists. Lighting along the route is also being explored and costed, including an ongoing maintenance budget.
- 21 This greenway has involved several third-party land negotiations and also directly links to the work of Network Rail at the new White Rose station.
- 22 The total project cost is approximately £1.1m including ongoing maintenance costs for the Council. WYCA and Munroe K have each confirmed a match funding contribution of £250k for the Greenway. The remainder will be funded through the Towns Fund grant.
- 23 The first phase of works that join up with the new White Rose station will be delivered through the SLA with Groundwork Yorkshire later in 2023 and further phases will be out to competition early in 2024.

### **Highway and junction improvements**

- 24 These schemes consist of proposed junction improvements, footway widening, street trees and cycle connectivity improvements at Corporation Street, Albion/Commercial Street and South



Queen Street and the High Street. The approx. total scheme cost is £770k. Match funding and maintenance budgets will also be required for these schemes which is a risk that is being managed by Highways and Transportation. The design and delivery of Albion Street, Commercial Street and Corporation Street is being undertaken by the Highways and Transportation teams.

- 25 The proposal to improve the Corporation Street junction is to improve traffic flows in and around the town, supporting the TIP and providing a framework for the success of the other Greener and Connected projects.
- 26 Works to improve Albion Street and Commercial Street are subject to consultation feedback and approvals and these are anticipated to start on site late 2023.
- 27 Further projects at South Queen Street and High Street are being developed in conjunction with the public realm schemes in the town centre noted above and will be delivered in subsequent years as these are finalised.

## **Project 2: Morley Station Gateway**

- 28 This project has £2.4m Town Deal grant funding and requires £253.5k match funding bringing in a total of £2,653,500. The Station Gateway project consists of interventions that will be centred along Station Road, Queen Street (via Morley Bottoms) and up to the Town Hall. The objectives are to enhance pedestrian and cyclist environments, create opportunities for street trees and planting to improve first impressions of Morley when arriving by train. The proposed junction interventions for Queen Street, South Queen Street and Fountain Street will create a new gateway at the southern end of the Queen Street pedestrianised street.
- 29 Following a competitive procurement process the architects and lead designers Reform and Civic Architects have been commissioned to provide concept and detailed designs. The procurement strategy for the contractor to deliver the works is currently being undertaken.
- 30 The team have secured £270k match funding from Network Rail as part of the first and last mile initiative to discuss opportunities for working collaboratively following the works to the new Morley and White Rose train stations.
- 31 Additional match funding for both Greener and Connected and Station Gateway schemes has been found from the UK Shared Prosperity Fund, Local Centres Programme, White Rose Forest Grants, S106 and Community Infrastructure Levy. Further opportunities are also being explored.

## **Project 3: Morley Town Hall**

- 32 This project has £3.9m Town Deal grant funding allocated requires £457k match funding bringing in a total of £4.357m for the project envelope. Morley Town Hall is a Council-owned Grade I listed building retaining a large number of original features, including a traditional Victorian concert hall, a courtroom and holding cells. The hall regularly hosts events for the Leeds International Concert Season and is at the heart of community celebrations at Halloween, Bonfire Night, Christmas and throughout the year. It is a significant service hub for the town however several customer-facing functions have been relocated, most significantly the 'One Stop Centre', and the space has not been re-purposed which detracts from the activity within the building.
- 33 Public consultation has highlighted the underuse of the building as a concern and the appetite for a more accessible and attractive space for the community. The Town Hall is currently failing to attract the footfall needed to make the building's future operation sustainable. It is not fulfilling its potential as a Morley landmark, as a key Leeds event and performance space, in its offer to the local community, or as a Council asset.

- 34 As part of the project, a feasibility study has provided a series of proposals for upgrading the building, including a new entrance, the frontage of the building opened up, a new café/bar facility along with some workspace improvements. The grant funding available as part of the project will not deliver all the potential improvements identified and as such a comprehensive, phased plan for improvements to the Town Hall has been developed. This project is proposed to deliver phase 1 of the works.
- 35 Utilising the Council's Joint Venture partnership NPS has been procured to develop the project from RIBA stage 2 to completion on this project., The current focus of work is to carry out surveys, develop designs for consultation, develop costs, and ensure that the designs are in accordance with the building's Grade I listed status. The team is working to develop the scheme to the next design stage (RIBA Stage 3) and ensure that the outputs meet those contained in the approved business case. Planning and Listed Building Consent will be required for this scheme. The Council will apply for planning permission in April 2024 and works are expected to start on site later in 2024.
- 36 The project team is co-ordinating with the planned decarbonisation works taking place at the Town Hall in 2023/24 to avoid programme delays, issues or duplication of works, and to maximise the value of both investments. The Council is also reviewing opportunities for other heritage based grant funding that could supplement the available funds.
- 37 The Head of Arts, Events and Venues at Leeds City Council, who will manage the public facing services in the building, is engaged in developing proposals for a variety of events, performances and other activities which will help support the ongoing use and upkeep of the building. A robust operating model and business plan is currently being drafted in order for this asset to prove sustainable and an income generating source for Leeds City Council.

#### **Project 4: Morley Learning and Skills Centre**

- 38 As part of the Town Investment Plan bid development process the Council commissioned Mott Macdonald to undertake a socio-economic analysis which highlighted the challenges facing the town of Morley. Among the challenges revealed in this analysis was a lag in the level of qualifications among the adult population (aged 19+) in Morley, comparative to the wider city and other places. Through the engagement activities undertaken to support the development of the bid the Council was approached by Luminate Education Group, who had also identified a local skills need in Morley and who had longstanding ambitions to re-invest in the town if a suitable property could be identified and secured. In the interim the College was the delivery partner with Leeds City Council at the White Rose Learning Centre, which continued to provide some provision in the area until its closure. The Towns Fund provides the opportunity for Leeds City College to return to Morley.
- 39 The original scheme objectives were defined in a joint workshop held between Leeds City Council, Luminate Education Group and members of the Morley Town Deal Board. This project will address the need to deliver high quality, locally accessible adult training and education that will enable residents to develop the new skills required to access changing employment opportunities in the local economy. The development of a new skills facility will support both in-work and out-of-work residents, enabling local people to improve their own circumstances through enhanced employability or career progression, whilst contributing to higher local economic productivity. This project will make a key contribution to enhancing the local employment base, developing higher skills levels and a more relevant set of capabilities to meet the dynamic skills needs of modern employers.
- 40 Leeds City College, part of the Luminate Education Group, is the largest provider of education and training in Leeds with a historic link with Morley. Leeds City College previously had a presence in Morley and pulled out due to the unsuitability of the building, lack of capital funding

and the government's decision to reduce adult education budgets by 45%. Adult Education Budget funding which is allocated across the West Yorkshire colleges will be used to fund the courses on offer which will meet the recruitment and skills of local employers. The college has pledged to ring fence some of its existing £17m grant funding to support Morley residents with adult education.

- 41 This project has £4.5m Town Deal capital grant funding allocated and also requires match funding from Leeds City College/Luminate Education Group for both the refurbishment works and its subsequent fit out to operate as a Learning and Skills Centre. The total project costs are still to be determined at the next stage of the design process but are currently forecast to be circa £5-£5.5m. Whilst the majority of the funding for the project will come from the Towns Fund, any future viability gaps will need to be addressed in association with Leeds City College/Luminate Education Group to achieve a budget compliant project.
- 42 Following an initial options appraisal, several sites were considered as potential locations for the centre. At the date of this report's preparation a third party owned town centre listed building, St Mary's in the Wood United Reformed Church on Commercial Street has been identified as being suitable for the proposed Learning and Skills Centre. The Council's offer to acquire the building has been accepted and it is envisaged that the building will be acquired in mid/late October 2023.
- 43 The City Council will be responsible for the refurbishment of the building, with the cost of its acquisition and refurbishment being funded from the Town Deal. Upon completion of the refurbishment works, it is proposed that the building will be offered on a long lease at a peppercorn to a tenant who will be responsible for delivery of the educational curriculum.
- 44 A design team is to be appointed for this capital build project. An indicative design/development programme is in preparation based on the assumption that the design team is appointed by the end of October 2023. Initial discussions have taken place regarding the procurement strategy to be pursued for the appointment of a contractor and, the potential to seek early expressions of interest for the proposed works. Planning and Listed Building consent will be required for this scheme It is envisaged that an application for Planning and Listed Building consent will be submitted in spring 2024, with works to start on site in autumn 2024.
- 45 Executive Board is asked to note the property acquisition and approve the Director of City Development to use delegated powers for entering into the appropriate contract for its purchase and any subsequent grant agreement with the tenant of the building to progress the design proposals for its refurbishment in consultation with the Executive Member for Sustainable Development and Infrastructure, and the Morley Town Deal Board.

## **Project 5: Heritage Investment Programme**

- 46 This project has £1,787,206 Town Deal grant funding allocated and requires £287,500 match funding for a total project cost of £2,074,706. The Heritage Investment Programme was developed as an opportunity to support the vitality and viability of the high street with a focus on the historic town centre streetscape.
- 47 Drawing on learning from successful high street heritage-led regeneration schemes elsewhere in Leeds, the main focus is working with property owners and businesses along the main shopping frontages between Morley Bottoms and Tops to deliver a shopfront grant scheme (supported with a Shopfront Design Guide and Maintenance Guide), an extension to the Conservation Area with a revised Conservation Area Appraisal Management Plan (CAAMP), and a flexible fund to allow for bespoke heritage interventions on key buildings with the aim to develop the case for further external funding and partnership support for improvements.

- 48 The fund will be managed by the Council in its role as accountable body, working on behalf of the Town Deal Board to deliver a number of targeted interventions to uplift poor condition and vacant properties in Morley, reveal and celebrate heritage building features, assist in bringing forward viable new uses, diversify the mix of uses and types of occupiers in the centre, to help stitch together the core of the town and to make maximum regeneration impact alongside the other interventions. Work is ongoing to formally launch the grant scheme in Autumn 2023.
- 49 The Council will work closely with building owners applying for grant throughout the process, in order to ensure proposed schemes remain eligible. The costs of the scheme have been developed based on the provision of fixed grants at an average of £35,000 to 25 historic properties. The exact grant intervention rate is currently being finalised but is likely to average around 80% of eligible project costs based on criteria to be clearly set out, with property owners required to contribute the remaining match funds. It should be noted that each grant scheme will be unique in regards the fulfilment of relevant criteria, costs and the grant levels to be accessed.
- 50 Executive Board is asked to approve the Director of City Development to use delegated powers to authorise entering into appropriate contracts or grant agreements required in consultation with the Executive Member for Sustainable Development and Infrastructure, and the Morley Town Deal Board. Approval of decisions on individual shopfront improvement grants will be sub-delegated to the Chief Officer for Asset Management and Regeneration following consideration and advice by the officer Heritage Grants Board, chaired by the Chief Planning Officer, in line with similar heritage grants schemes in the city.
- 51 The Council will work closely with the Town Deal Board and local stakeholders to set out initial priorities for geographical targeting of grant support to places of greatest need/impact along the high street and to identify the best way to engage and encourage take-up of grants; some initial market testing for demand has already been undertaken to enable this. A review of the project will be carried out in or around March 2024 to evaluate the impact of initial project scope and to identify any opportunities or requirements to amend this to meet local needs and ensure delivery of outcomes within the Town Deal funding contract.
- 52 The £275,000 flexible fund element of the programme allows for further bespoke heritage interventions. Through this the fund will be able to invest in more complex heritage buildings by making them safe for public access or to refurbish for commercial use. Feasibility studies have been commissioned to explore options for the privately owned site of the burnt-out St Mary's in the Wood church. A long list of options for the flexible fund is being developed should the St Mary's site not be taken forward. Decisions on the flexible fund will be considered by the Council's Programme Board and approved by the Director of City Development under delegated powers, in consultation and under the advice of the Town Deal Board.
- 53 Further opportunities are also being explored for heritage based match funding to supplement this project.

### **Project 6: White Rose Innovation Hub**

- 54 This project has £1.9m Town Deal grant funding allocated and requires match funding from the proposed operator. The current cost of the project is circa £5m. The White Rose Park is located approximately one mile north of Morley town centre and was established by the Town Deal Board as being part of the economic and social geography of the Town Deal boundary. It forms part of a wider employment area that incorporates the Millshaw industrial estate and White Rose Shopping Centre, and a new rail station will directly connect the Park to Leeds City Centre and to Morley station from late 2023. The Park employs over 5,300 people across 500,000 sq ft of office space and at the end of 2022 there were approx. 1,600 further education students on site.

- 55 The White Rose Innovation Hub project will provide a physical space for innovation activity within the park, through the development of a purpose-built new innovation hub. The project will construct 1,400 sqm of new office floorspace, supporting 100 enterprises to innovate and develop new products and services, and supporting 25 new enterprises.
- 56 The evidence base developed to inform the TIP demonstrated a structural vulnerability in the local economy, with high dependence on low-skilled sectors of employment. Alongside the targeted intervention to support adult skills levels through the Morley Learning and Skills Centre, this project will support the long-term diversification of the economy. It will create new economic and employment opportunities both through sector growth and inward investment.
- 57 The project is led by the owner and operator of the White Rose Park, Munroe K, and the grant agreement, which is currently being developed between Leeds City Council and the operator, will contract Munroe K to deliver agreed outputs to milestone dates. The Council will be the grant administrator for the project on the Town Deal Board's behalf and will contract the ownership of risk to the private sector recipient as is usual in grant terms.
- 58 The new Innovation Hub will provide business space, maker space, co-working space and a programme of innovation activity and events to support the growth of the innovation economy regionally and at a local level. The space will be inclusive and accessible, open to local businesses, entrepreneurs and people to access. Munroe K are currently progressing discussions with the University of Leeds to link future innovation activity at the White Rose Park to the cluster of innovation businesses at Nexus and to the wider University of Leeds research and innovation activities.
- 59 The proposed grant funding for the White Rose Innovation Hub sits within the context of the wider work the city is undertaking to support the innovation economy including the adoption of a new Supplementary Planning Document for the City Centre West: Leeds Innovation Arc, and programmes to back diverse innovators and entrepreneurs with the potential to develop high growth businesses.
- 60 Executive Board is asked to approve the Director of City Development to use delegated powers to authorise entering into appropriate contracts or grant agreements required in consultation with the Executive Member for Sustainable Development and Infrastructure, and the Morley Town Deal Board.
- 61 A financial appraisal and costings plan has been undertaken to assess the viability of the proposal within the broader investment plans for the Park. Whilst the majority of the funding for the project will come from Munroe K, this appraisal shows a viability gap for the proposal which will need to be addressed in order for this project to be investable and sustainable. The scheme being promoted is led by the private sector, and the management of risk will largely be held by Munroe K.
- 62 The scheme will be monitored over time and agreements will have appropriate claw back provisions. This will ensure that public funding can be recovered if the project proves to be more profitable, and the actual viability gap much narrower, than predicted.
- 63 Planning consent will be required for this new build scheme. The site owner Munroe K will apply for planning permission in September 2023 with works expected to start in Spring 2024 with a 12 month delivery programme.

### **What impact will this proposal have?**

- 64 This investment programme has the potential to create positive equality, diversity, cohesion and integration impacts. An EDCI screening was initially undertaken as part of the development of the TIP and to assess potential impacts from proposed projects. This assessment has been

reviewed and updated through the process of finalising the projects and is attached at Appendix C.

- 65 An Inclusive Design Panel has been established across the programme proactively seeking volunteers from across the Equality Act 2010 protected characteristics within the Morley district. The Inclusive Design Panel will provide commentary, opinion, and input on proposed changes to buildings, streets, parks, and public spaces; provide advice and information in relation to Inclusive Design Standards, as well as real-life experience of the accessibility and inclusivity in Morley; and help develop suitable solutions to access and inclusion issues.
- 66 In recruiting to the Morley Town Deal Board efforts were made to ensure that opportunities on this group were accessible to all residents and representatives of Morley and reflected the governance requirements set out by government. Positions on the Board were promoted through social media channels, and through networks including the Council's equalities networks and groups. Board recruitment has been considered by the Morley Town Deal Board and new members were elected to the Board in January 2022, and this saw the introduction of increased diversity and representativeness of the group.

### **How does this proposal impact the three pillars of the Best City Ambition?**

Health and Wellbeing

Inclusive Growth

Zero Carbon

- 67 The six projects that will deliver the TIP comprise a major unprecedented single programme of investment in the town of Morley. The TIP has a key theme of 'connection' as part of its vision, which has driven its strategic objectives. Each of the projects will have impact in its own right but they will have strong interactions with the potential to have a transformational regenerative impact on the economy, environment, accessibility and heritage of the town, and ultimately for the benefits of its residents and businesses. The Morley Town Deal programme will deliver substantially against the Best City Ambition, with particular benefits at a local level in Morley, and wider impacts across South Leeds, the wider district and region.
- 68 A key objective of the Morley Town Deal will also be to improve local economic resilience, supporting ongoing recovery from the pandemic. Projects and interventions will focus on supporting the creation of employment opportunities and improving the accessibility of employment for the local community and supporting the Inclusive Growth strategy.
- 69 Through the Leeds Innovation Partnership there is a vision for innovation-led growth in the city. This vision sets out a shared ambition to 'stimulate innovation which drives and delivers measurable impact towards a healthier, greener and more inclusive future for Leeds and the world'. This vision forms a Big Idea in the city's Inclusive Growth Strategy 2023-2030. The focus for the Morley Town Deal and specifically the White Rose Innovation Hub project will be on supporting growth in the smart cities sector, supporting Leeds and other cities to develop and adopt technologies and services which will support the innovation vision.
- 70 In terms of supporting zero carbon and health and wellbeing objectives, Morley currently has lower green space provision than many other parts of the city and has among the lowest tree canopy coverage. These deficits have an impact on health and wellbeing and on local air quality and the city's carbon emissions. The Morley Town Deal will address this challenge through the provision of new and high-quality greenspace, tree planting and encouraging modal shift. The projects will also have positive impacts on biodiversity and carbon emissions and will uplift the quality of the local environment for residents and visitors to the town.

### **What consultation and engagement has taken place?**

Wards affected: Morley North & Morley South wards

Have ward members been consulted?  Yes  No

- 71 In putting together the initial Town Investment Plan the Council moved quickly to support the formation of a Town Deal Board comprising local stakeholders and residents, with a private sector chair as set out by the government's guidelines. The Morley Town Deal Board is an informal strategic partnership, established as an Outside Body to the Council. It has clear, agreed Terms of Reference, protocols and governance arrangements to support the development and delivery of the TIP and oversees the development and delivery of the above projects.
- 72 The Council is the accountable body for the TIP and has three formal Member nominations to the Town Deal Board, confirmed through Member Management Committee – one from each of the Morley North and South wards and one for the Executive Member for Sustainable Development and Infrastructure. An internal Council programme board has been established to provide clear internal governance relating to the Council's assurance and management of its accountable body functions, chaired by the Director of City Development.
- 73 The Town Deal also has regular engagement with the Morley Town Council team to ensure that this programme fits with wider ambitions for the town – the Town Council has a formal nomination for a seat on the Town Deal Board.
- 74 A public online consultation exercise was undertaken in Morley throughout 2020 (during Covid pandemic) to inform the development of the TIP bid for Towns Fund monies, which then determined the final projects for delivery.
- 75 Public consultation has subsequently been undertaken both online and face to face for the Greener and Connected and Station Gateway projects which are the first into design and delivery. Further consultation on these schemes is planned for 2023 and into 2024. For the Heritage Investment Programme a four-week public consultation process was undertaken in relation to the CAAMP in Spring 2023. For Morley Town Hall, White Rose Innovation Hub and the Morley Learning and Skills Centre consultation periods will follow the respective RIBA design stages expected early in 2024. As well as any statutory consultations as part of the planning approval process.
- 76 The in-person consultation events are also complimented by the dedicated Morley Town Deal Commonplace platform <https://morleytowndeal.commonplace.is> which is continually promoted through Council communications channels, stakeholder networks and the Town Deal Board.
- 77 Morley Town Deal has also partnered with the Ahead Partnership on a 'Growing Talent Morley' programme (contract for 2-3 years) to provide employability support to schools, colleges and employers across Morley for the period of the programme. This includes a grant contribution matched with private sector funding with a number of key local employers and stakeholders committing to co-fund the programme. To date Ahead Partnership have leveraged in over £100k of private sector funding. This will provide a mechanism through which businesses that are invested in the future of the town can work together to deliver the wider aspirations of the Towns Fund programme. Please see Appendix D for the end of Year 1 outputs and outcomes.

### **What are the resource implications?**

- 78 As part of the Town Deal bid originally submitted to government in 2020, financial profiles were approved for each of the projects setting out the actual and forecast spend for each project. Over the last three years and due to inflationary pressures, delays to projects and other financial factors these have changed and been reprofiled (see table below). The reprofiles have

been discussed with the Towns Fund Area Lead/Deputy Area Lead and have been submitted to DLUHC as part of the latest financial and monitoring information in June 2023.

- 79 Grant funding received from the Towns Fund to date totals £4.56m which is made up of a 5% contribution of £1.2m, for initial development funding and a further payment of £3.34m in 2022/23 per the original profile. The actual spend on the overall programme 31<sup>st</sup> August is £1.59m with a further £2.64m expected to be spent by the end of March 2024 (including the purchase of the building for the Learning and Skills Centre) with a further £20m for the coming 2 years to March 2026, as profiled in the table below.
- 80 Works that are currently underway on projects have all had approval to spend through the administrative decision-making process. Executive Board is asked to approve that the Director of City Development will use delegated powers to approve future project capital spend in consultation with the Executive Member for Sustainable Development and Infrastructure, and the Morley Town Deal Board.
- 81 With consideration for the inflationary pressures, and legacy issues such as backlog maintenance works which have been identified within Morley Town Hall for example, should revenue be required in addition to Towns Fund capital this will be costed within project plans and a source of revenue funding identified and secured to fund this cost.
- 82 However, it should be noted that the wider budget pressures faced by the Council will undoubtedly constrain the opportunities that may be realisable through this fund, both in terms of potential for Council co-investment and for resourcing or revenue support to the bid.
- 83 Executive Board is asked to note that the projects do not represent further revenue budget commitments and as such there will be no Council commitment to additional ongoing revenue for projects unless this can be funded through alternative sources, or through sustainable income generation in relation to the developed projects.
- 84 All projects require an element of match funding which has been identified earlier under each project heading. Any viability gaps and pressures are being regularly monitored and reviewed and also discussed with the DLUHC regional representatives.
- 85 DLUHC has recently changed the Project Adjustment Request (PAR) process for Towns Fund grants. This provides the Local Authority grant recipient with more flexibility to change project outputs, outcomes and funding allocations if less than 30% of the original profile, through delegated powers of the Town Deal Board. If changes are above 30% then this needs to go to DLUHC for approval.

### **Capital Funding and Cashflow**



Morley Town Deal 2021/26	Scheme actual 21/22	Scheme actual 22/23	Scheme forecast 23/24	Scheme forecast 24/25	Scheme forecast 25/26	Grant secured funding
1 Greener & Connected Morley	£286,700	£704,553	£1,480,700	£4,900,000	£2,528,004	£9,900,000
2 Morley Station Gateway	£15,300	£20,135	£204,845	£2,159,700	£0	£2,400,000
3 Morley Town Hall	£50,700	£99,710	£300,000	£1,000,000	£2,449,604	£3,900,000
Skills College	£15,900	£84,940	£523,637	£1,000,000	£2,875,500	£4,500,000
Heritage Investment Fund	£4,800	£53,560	£160,690	£1,481,000	£0	£1,700,000
6 White Rose Innovation Hub	£24,600	£3,997	£200,000	£671,360	£1,000,000	£1,900,000
<b>Totals</b>	<b>£398,000</b>	<b>£966,896</b>	<b>£2,869,871</b>	<b>£11,212,060</b>	<b>£8,853,108</b>	<b>£24,300,000</b>

### What are the key risks and how are they being managed?

86 Primary risks through this programme relate to the delivery of the project outputs and the potential revenue implications for the Council as lead accountable body for the Morley Town Deal programme. It will be critical to ensure that risks and liabilities to the Council are minimised, particularly where this may have an ongoing budget or maintenance implication for the authority. A programme risk register is continually reviewed and updated and each project also has a detailed risk register. Key risks also need to be reported to the Towns Fund team as part of the monitoring and performance returns every six months.

87 The top programme risks are outlined below:

- **Cost inflation of wider supply chain and potential economic downturn leads to delays and cost increases.** – mitigating measures include early engagement with suppliers to understand timeframes and difficulties with supply chain. Also identifying where procurement packages could be joint together (for example, Greener and Connected and Station Gateway designs and delivery). Inflation has also been included in cost forecasting as well as risk/contingency budgets across each of the projects.
- **Risk relating to the inability to secure required match funding, particularly where this impacts on the deliverability of schemes** - Match funding is being explored at a project level and if identified match is unavailable, the team will seek to source alternative funding, move funding between project, or projects will be rescoped to be delivered within the available cost envelope.
- That the development of the proposed Morley Learning and Skills Centre requires the Council to acquire the freehold interest in the building identified as being suitable for the Skills Centre before concluding an Agreement for Lease and Lease with the proposed tenant of the building who will be responsible for delivering the educational curriculum. The

risk cannot be completely mitigated, though should the project not proceed for any reason, the Council will own an asset that it can sell on the open market.

### **What are the legal implications?**

- 88 Following the successful Town Deal being agreed in April 2021 the Heads of Terms were signed by the Chair of the Morley Town Deal Board, Chief Executive of Leeds City Council and the Secretary of State for MHCLG (now DLUHC). The Heads of Terms acts as a Memorandum of Understanding for the future development and delivery of Morley's Town Investment Plan and project proposals.
- 89 No specific legal issues have been identified for the Greener and Connected, Station Gateway and Town Hall projects because works will be predominantly carried out to Council owned assets and adopted Highway and will benefit the public at large.
- 90 For the Morley Learning and Skills Centre project, the Council will need to enter into appropriate contracts with the owner of the site to acquire the building, with the proposed tenant for the lease of the building and a grant funding agreement with the tenant for the cost of preparing design development proposals for its refurbishment.
- 91 The Morley Learning and Skills Centre is being set up for education purposes which is not economic activity for the purposes of Subsidy Control and so the Subsidy Control regime will not apply to the peppercorn lease and grant funding provided to the operator for this project. The peppercorn lease is still a less than best disposal by the Council, which would require Secretary of State consent under Section 123 of the Local Government Act 1972. The General Disposal Consent (England) 2003 permits the Council to make a less than best disposal without specific Secretary of State consent where the Council considers the disposal will help it to secure the promotion or improvement of the economic, social or environmental well-being of its area and provided the undervalue is less than £2m. A valuation of the lease is still to be carried out so the undervalue is not yet known, however the provision of a new Learning and Skills Centre is otherwise considered to clearly fit within this scope of the General Disposal Consent. If the undervalue is over £2m then an application for Secretary of State consent will need to be made.
- 92 The Heritage Investment Fund programme will involve grant funding to various commercial property owners and therefore will be caught by the Subsidy Control regime in most cases. Clear eligibility criteria and funding terms and conditions have been established for any grant applied for under the HIF programme, so the programme is being treated as a subsidy scheme for the purposes of the Subsidy Control regime. A full subsidy assessment has been carried out against the HIF programme and it is considered that the programme complies with the Subsidy Control principles; in particular, the conservation works the programme seeks to fund have wider public benefit and are very unlikely to be carried out without public funding, and the limits on amount and use of the funding will mean grants are proportionate and unlikely to lead to any distortion of competition. A full copy of the subsidy assessment is attached as Appendix E. As a subsidy scheme, details of the HIF programme will have to be published on the national Subsidy Control database once it is finalised and approved by the Director of City Development (pursuant to recommendation B of this report). After publication, if any organisation or member of the public has any objection to the creation of the subsidy scheme, they will have one month from the date of publication to make an application for judicial review. After that time any objections to the scheme will be statute barred from judicial review.
- 93 Applicants for funding under the HIF programme will be required to enter into appropriate grant agreements before any funding is provided.
- 94 For the White Rose Innovation Hub, it is confirmed that the Subsidy Control regime will apply to this project. However, it is not yet possible to carry out a complete subsidy control assessment

of the project until receipt of a more detailed formal application from Munroe K. Munroe K are still in the process of finalising the detailed proposals for the project and project officer are holding ongoing discussions with them to make clear what information is required for the assessment. It is unlikely that any public grant funding can be used to fund costs associated with the more commercial elements of the proposals, and public funding can only be provided if it is necessary to make the project happen, so financial evidence is still required that Munroe K will not be able to proceed without public funding.

95 Munroe K will be required to enter into a grant agreement before any funding is provided for the Innovation Hub. As well as stipulating what the grant funding can be spent on, the grant agreement will set out the desired public policy outputs for the project and a timescale for which the project must continue to operate, which is appropriate for the public investment. The project will require ongoing monitoring of both the outputs and the financial operation of the Innovation Hub to ensure compliance with Subsidy Control and with the grant agreement. The grant agreement will include claw-back provisions to recover public funding if the Innovation Hub generates profits disproportionate to Munroe K's investment input, or the grant agreement is not complied with. As additional protection for this public investment the Council will obtain a legal charge over the Innovation Hub.

## **Options, timescales and measuring success**

### **What other options were considered?**

96 The Towns Fund is part of a national government emphasis on the importance to the national economy of towns and smaller communities and builds upon previous funding announcements focused on supporting these places under the 'levelling up' policy agenda. If Towns Funding had not been secured for Morley then the investment it would have received for the ambitions set out in the TIP would have been minimal as part of ongoing maintenance revenue budgets or on an ad hoc opportunistic basis and not to the scale of Town Deal capital investment.

### **How will success be measured?**

97 A programme wide monitoring and evaluation plan has been developed and will be reported on to the Towns Fund team every six months as part of the ongoing governance and assurance checks. Each project has agreed outputs and outcome indicators which have been reported to DLUHC as part of the Business Case process. If these outputs and outcomes subsequently change a project adjustment request must be implemented and approved by DLUHC.

98 All the project outputs and outcomes have been baselined in a data exercise and will then be reported to DLUHC as part of the ongoing monitoring and evaluation process. Satisfaction surveys, data monitoring, footfall counters are all being utilised as part of this process. Mott Macdonald have been commissioned to support with the ongoing monitoring and evaluation work across the programme. A public annual satisfaction survey has recently been undertaken for the first year to provide a benchmark and baseline, this will then be repeated every year to 2026.

99 In order to demonstrate success to DLUHC and stakeholders, the projects will need to remain within the agreed cost envelopes, be delivered to programme and achieve the agreed outputs and outcomes.

### **What is the timetable and who will be responsible for implementation?**

100 The Senior Responsible Officer responsible for delivery and implementation is the Director of City Development. All of the projects need to be contractually committed and delivered in the

Towns Fund timescales and before March 2026 in order to receive the full grant allocation. Where projects and timescales are potentially delayed due to the risks highlighted above the Council and its partners will put in mitigating measures to ensure no grant allocation is lost.

101 Delivery, project management and the ongoing reporting, monitoring and evaluation of the Towns Fund programme (required every six months until March 2026) requires significant officer resource which has been allocated from the Asset Management and Regeneration service. Teams from across the Council are also involved in design and delivery including Climate and Greenspaces, Highways and Transportation as well as external design and delivery partners that have been commissioned.

## **Appendices**

- Appendix A – Project summaries, outputs and outcomes
- Appendix B – Location map of projects
- Appendix C – EDCI
- Appendix D – Growing Talent Morley outputs from Year 1
- Appendix E- Heritage Investment subsidy assessment

## **Background papers**

None.

**Appendix A – Morley Town Deal project objectives and outputs**

<b>Project</b>	<b>Objectives</b>	<b>Outputs</b>
<b>Greener &amp; Connected</b>	<p>Improving existing greenspaces</p> <p>Creating new pocket parks</p> <p>Creating new public realm spaces</p> <p>Making existing highways and routes off the highway more accessible for pedestrians and cyclists.</p> <p>Improving connectivity between key economic hubs and centres</p>	<p><b>Project BCR of 3.64</b></p> <p>provision of 9.6km of improved pedestrian paths and 3.25km of new pedestrian path</p> <p>3,800 sqm of new public realm space</p> <p>4.4km of new cycle path and 3.35km of improved cycle path.</p> <p>improve 260,423 sqm of local parks/greenspace, bringing 8 parks to Leeds Quality Parks Standard by 2026.</p> <p>planting 26,212 new trees</p> <p>975 sqm of new planting and greenspace (pocket parks)</p> <p>safety improvements to existing road junctions and 6 pedestrian crossings.</p> <p>52 new benches/seating areas</p> <p>19,500m2 of rehabilitated land</p> <p>Create 9 local jobs</p>
<b>Station Gateway</b>	<p>Address the disconnect between Morley train station, the town centre and key employment hubs in the town.</p> <p>Improve pedestrian and cycle routes from the station and improve legibility</p> <p>Investing in major enhancements to key routes from the station.</p>	<p><b>Project BCR of 2.2</b></p> <p>delivering 2.9km of improved pedestrian path</p> <p>1.3km of new cycle path, 1.6km of improved cycle path,</p> <p>205 trees planted</p> <p>650 sqm of new planting</p> <p>3 improved pedestrian crossings.</p> <p>15 new benches/seating areas</p> <p>Create 6 local jobs</p>
<b>Town Hall</b>	<p>High-quality refurbishment of the Grade I listed Morley Town Hall to create a vibrant cultural, community and enterprise centre, to anchor the high street</p>	<p><b>Project BCR of 1.6</b></p> <p>1 heritage building renovated/restored</p> <p>Improved cultural facilities. Upgrade two venues for both commercial and community use.</p> <p>120m2 of new retail/leisure/food space</p> <p>Create 12.5 local jobs</p>
<b>Learning &amp; Skills Centre</b>	<p>Deliver a new adult education facility in the town, with a focus on course provision that addresses key skills gaps, uplifts employability and local productivity, and supports local employers.</p>	<p><b>Project BCR of 2.0</b></p> <p>New 638 sqm of new floorspace</p> <p>Will provide educational opportunities to around 300 local people each year across a range of qualifications.</p> <p>1 heritage building renovated/restored</p> <p>Create 33 local jobs.</p>
<b>White Rose Innovation Hub</b>	<p>Bring forward a new Innovation Hub at the White Rose Park in Morley. The new Hub will provide business space, maker space, co-working space and a</p>	<p><b>Project BCR of 1.7</b></p> <p>The scheme will create new office space 1,400m<sup>2</sup> over two floors at White Rose Park to create two distinct spaces: Ingenuity smart city innovation hub and a co-working space with 24 dedicated desks</p>

	<p>programme of innovation activity and events.</p> <p>The Innovation Hub will be supported through a grant, matched by private sector capital at a minimum 1:1 intervention rate.</p>	<p>and 4 offices for businesses available at market rates.</p> <p>Generate 56 local jobs  25 potential entrepreneurs assisted to be enterprise ready  100 enterprises receiving non-financial support</p>
<b>Heritage Investment Programme</b>	<p>Address the deterioration of the historic built environment and bring key assets back into use, restoring important buildings and developing vibrant anchor uses to support wider town centre economy</p>	<p><b>Project BCR of 2.0</b></p> <p>100% of funding allocated</p> <p>19 empty properties refurbished  4,000m2 floorspace repurposed  1,000m2 new office space  25 enterprises receiving grants  Leverage £287,500 of private sector investment</p> <p>Generate 50 local jobs</p>



Parks

- ① Dartmouth Park
- ② Hembrigg Park
- ③ Churwell Park
- ④ Lewisham Park
- ⑤ Scarth Gardens
- ⑥ Scatcherd Park
- ⑦ Beryl Burton Gardens
- ⑧ Magpie Lane
- ⑨ Bruntcliffe Lane
- ⑩ Cottingley Estate
- ⑪ Springfield Mill Park



Highway improvements

- ① Albion Street
- ② Commercial Street
- ③ South Queen Street
- ④ High Street
- ⑤ Corporation Street signals



Home Streets



Station Gateway

- Ⓐ Queen Street North
- Ⓑ Morley Bottoms
- Ⓒ Station Steps
- Ⓓ Station Road
- Ⓔ Station to Churwell
- Ⓕ Station to White Rose walking/cycling route



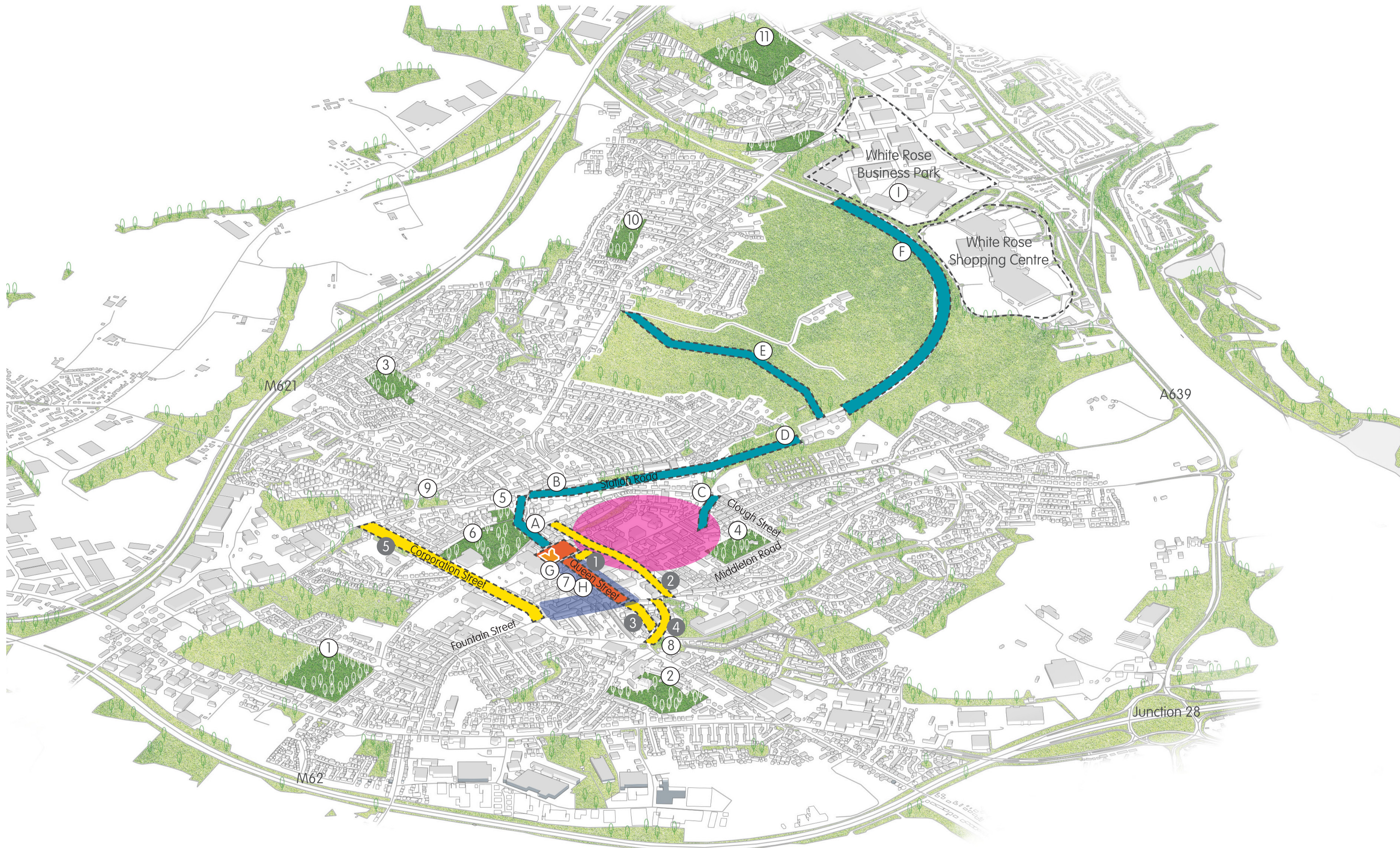
Public Realm

- Ⓖ Town Hall Square
- Ⓗ Queen Street

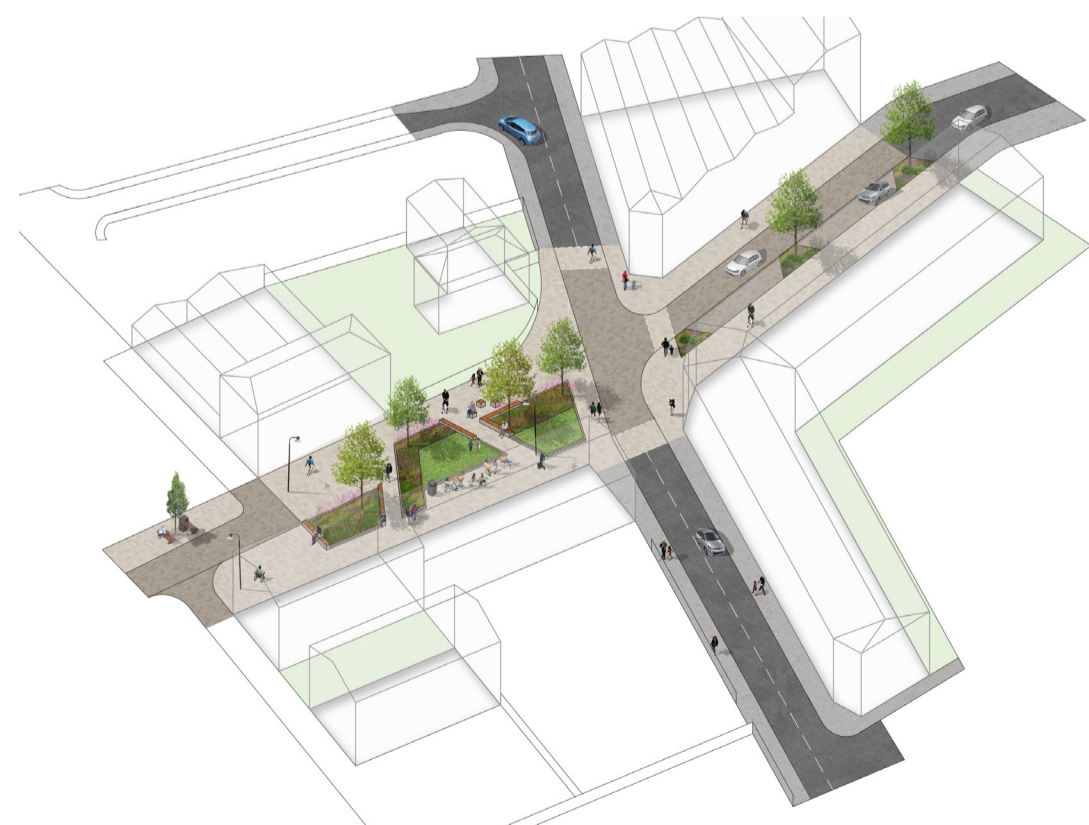


Morley Town Deal Projects

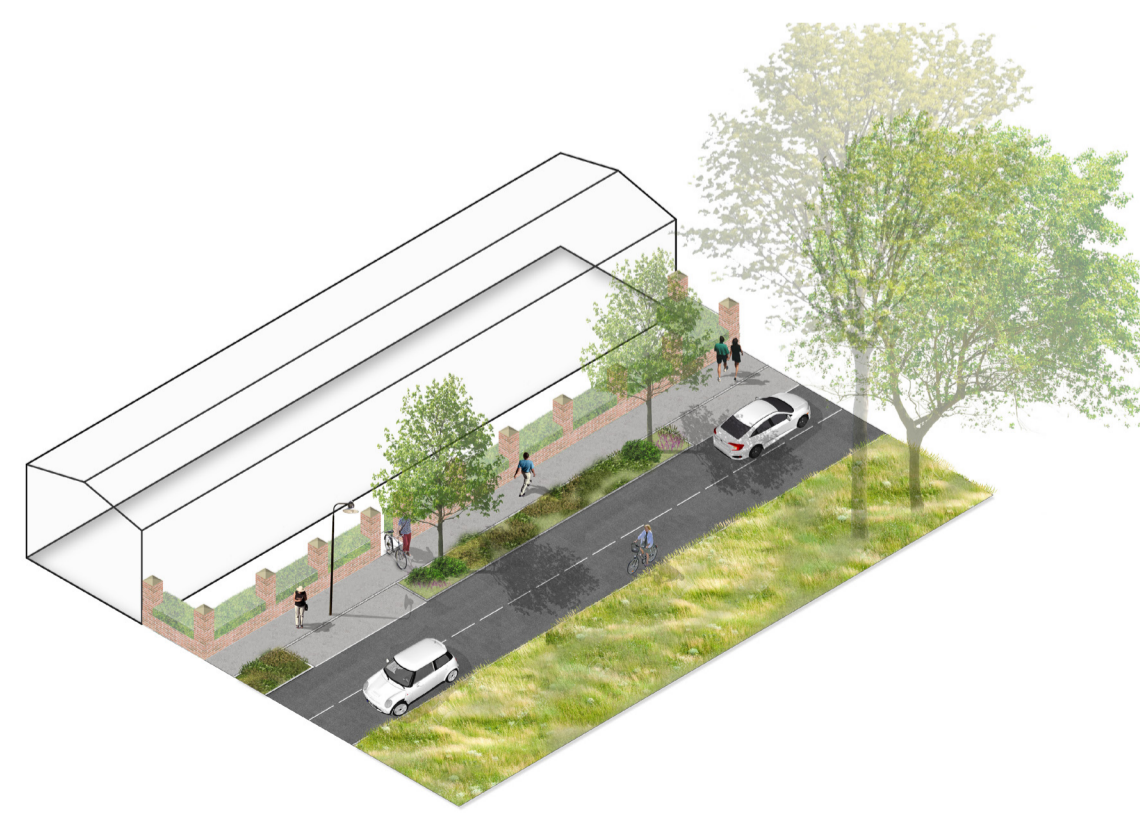
- 👉 Morley Town Hall
- 👉 Heritage Investment Fund
- ① White Rose Innovation Hub
- ② Morley Skills Campus



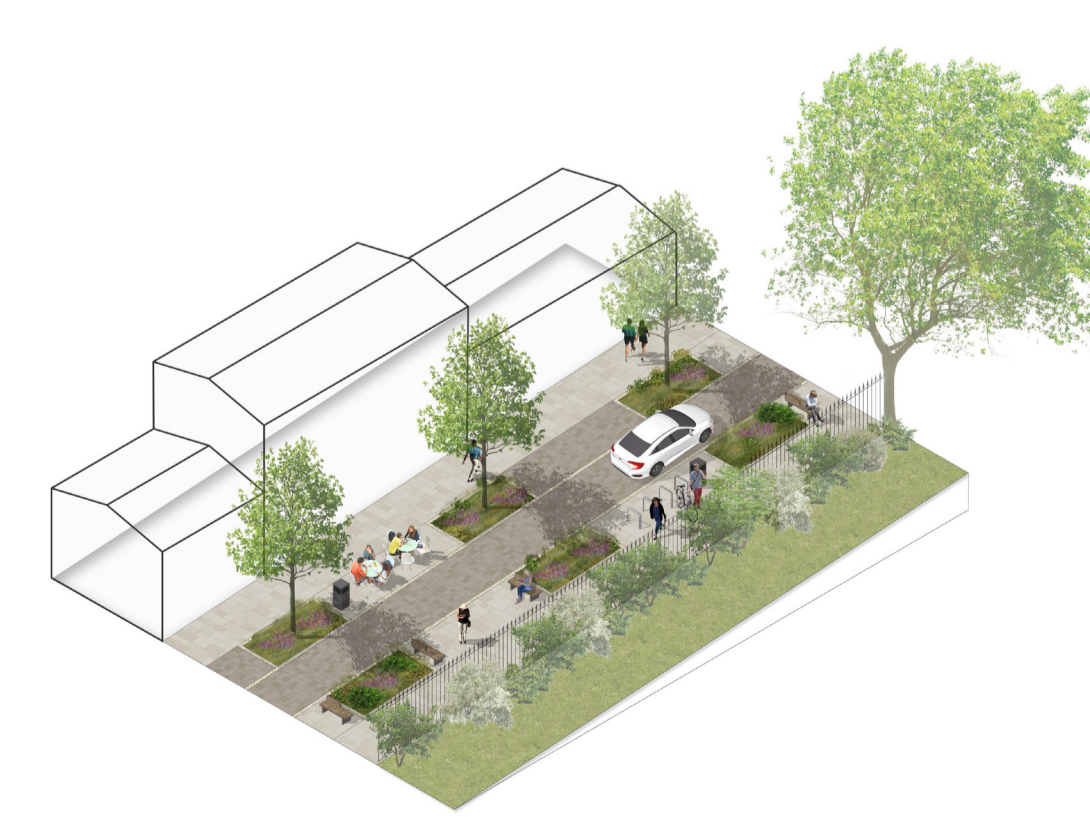
Town Hall Square



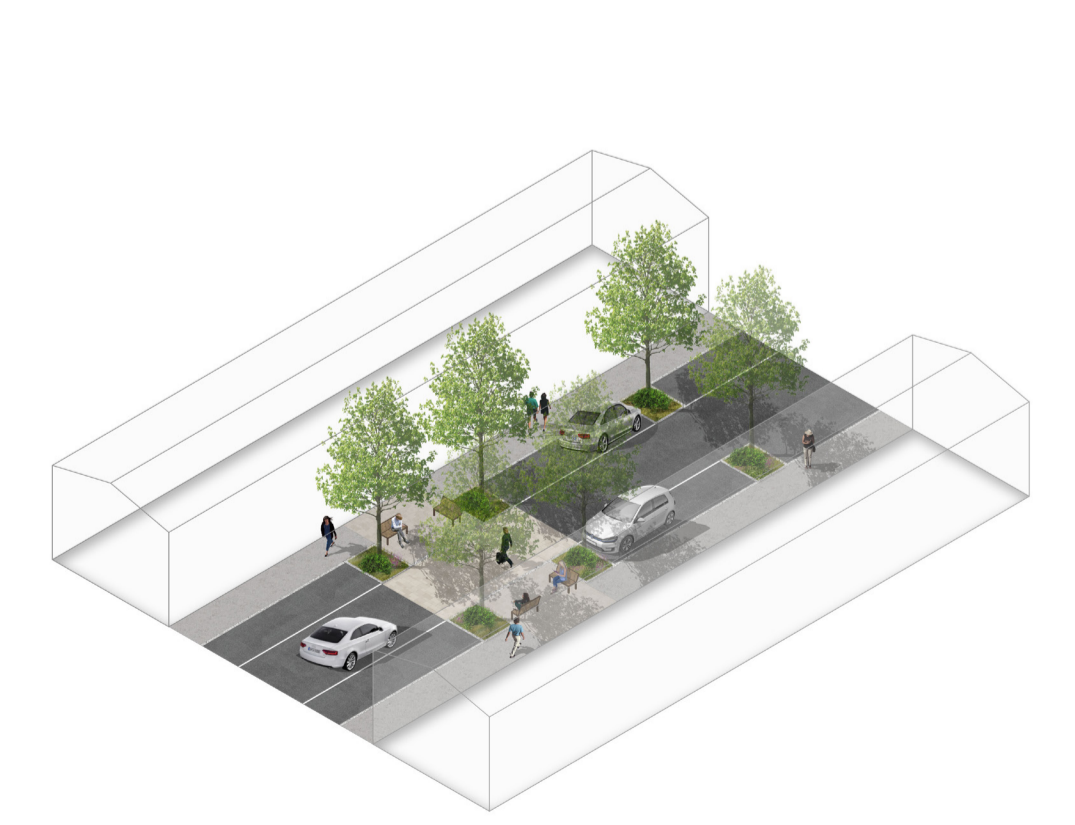
Fountain Street Junction



Station Road



Queen Street Bottom



Home Streets



# Appendix C - Equality, Diversity, Cohesion and Integration Screening



As a public authority we need to ensure that all our strategies, policies, service and functions, both current and proposed have given proper consideration to equality, diversity, cohesion and integration.

A **screening** process can help judge relevance and provides a record of both the **process** and **decision**. Screening should be a short, sharp exercise that determines relevance for all new and revised strategies, policies, services and functions.

Completed at the earliest opportunity it will help to determine:

- the relevance of proposals and decisions to equality, diversity, cohesion and integration.
- whether or not equality, diversity, cohesion and integration is being or has already been considered, and
- whether or not it is necessary to carry out an impact assessment.

<b>Directorate: City Development</b>	<b>Service area: Asset Management &amp; Regeneration</b>
<b>Lead person: Helen McGrath</b>	<b>Contact number: 0113 3785885</b>

## 1. Title: Morley Town Deal grants and general project progress

Is this a:

Strategy / Policy

Service / Function

Other

If other, please specify

## 2. Please provide a brief description of what you are screening

Morley was selected by government as one of 100 towns across England to bid for funding of up to £25m from the Towns Fund programme.

In December 2020, in the Council's capacity as accountable body for the Town Deal, Executive Board approved the Town Deal Board's resulting vision for a TIP and the priority objectives of the funding programme. Executive Board also approved the necessary authority be delegated to the Director of City Development to approve the submission of the TIP to Government in January 2021, on behalf of the Morley Town Deal Board.

Over the course of 2021 and 2022 substantial project development was undertaken across all projects, led by the Council, with the support and advice of the internal LCC Programme Board, Morley Town Deal Board and four Town Deal Board working groups,

which included Ward Members and resident representatives.

Outline Business Cases and summary documents were developed for each of the six projects and submitted to an internal review and assurance panel before being approved by the Town Deal Board and submitted to Department for Levelling Up, Housing and Communities (DLUHC) for assessment at the end of July 2022. By 11<sup>th</sup> August 2022 it was confirmed that all the business cases had passed internal DLUHC checks and had secured all the funding allocated as part of the Town Deal, which needs to be spent by March 2026.

This screening is now being undertaken as the six projects are taken into design and delivery to ensure equality and diversity considerations are at the forefront of any decision-making.

### 3. Relevance to equality, diversity, cohesion and integration

All the council's strategies and policies, service and functions affect service users, employees or the wider community – city wide or more local. These will also have a greater or lesser relevance to equality, diversity, cohesion and integration.

The following questions will help you to identify how relevant your proposals are.

When considering these questions think about age, carers, disability, gender reassignment, race, religion or belief, sex, sexual orientation. Also those areas that impact on or relate to equality: tackling poverty and improving health and well-being.

Questions	Yes	No
Is there an existing or likely differential impact for the different equality characteristics?		X
Have there been or likely to be any public concerns about the policy or proposal?	X	
Could the proposal affect how our services, commissioning or procurement activities are organised, provided, located and by whom?		X
Could the proposal affect our workforce or employment practices?		X
Does the proposal involve or will it have an impact on <ul style="list-style-type: none"> <li>• Eliminating unlawful discrimination, victimisation and harassment</li> <li>• Advancing equality of opportunity</li> <li>• Fostering good relations</li> </ul>		X

If you have answered **no** to the questions above please complete **sections 6 and 7**

If you have answered **yes** to any of the above and;

- Believe you have already considered the impact on equality, diversity, cohesion and integration within your proposal please go to **section 4**.

- Are not already considering the impact on equality, diversity, cohesion and integration within your proposal please go to **section 5**.

#### 4. Considering the impact on equality, diversity, cohesion and integration

If you can demonstrate you have considered how your proposals impact on equality, diversity, cohesion and integration you have carried out an impact assessment.

Please provide specific details for all three areas below (use the prompts for guidance).

- **How have you considered equality, diversity, cohesion and integration?** (think about the scope of the proposal, who is likely to be affected, equality related information, gaps in information and plans to address, consultation and engagement activities (taken place or planned) with those likely to be affected)

The Morley Town Deal Board was set out in accordance with the guidance in the Town Deal prospectus which specifically sets out the role, representation and function. In recruiting to the Morley Town Deal Board efforts were made to ensure that opportunities on this group were accessible to all residents and representatives of Morley and reflected the governance requirements set out by government. Positions on the Board were promoted through social media channels, and through networks including the Council's equalities networks and groups. Board recruitment has been considered by the Morley Town Deal Board and new members were elected to the Board in January 2022, and this saw the introduction of increased diversity and representativeness of the group.

An Inclusive Design Panel has been established across the programme proactively seeking volunteers from across the Equality Act 2010 protected characteristics within the Morley district. The Inclusive Design Panel will provide commentary, opinion, and input on proposed changes to buildings, streets, parks, and public spaces; provide advice and information in relation to Inclusive Design Standards, as well as real-life experience of the accessibility and inclusivity in Morley; and help develop suitable solutions to access and inclusion issues.

An Inclusive Design Panel will invite members of the Morley Community to comment on how Morley Town Deal projects can deliver a more inclusive and accessible environment. It will seek the views of disabled people, older people, from various age groups, pregnancy and maternity, ethnically diverse people, genders and sexual orientations. The panel will aim to meet periodically online and in person and by visiting sites. Meetings will aim to be accessible (for example, signers for the deaf community and visual descriptions for those visually impaired), clear terms of reference and invitations and papers sent well in advance of planned meetings.

Consultation and engagement for each project will take place with stakeholders, residents especially targeting hard to reach groups, young people, ethnically diverse people and communities, businesses, community and voluntary sectors and faith groups. informed of progress. We are proactively seeking opportunities to involve stakeholders and end users into project design, such as creative children's engagement to inform the design of some of Morley's greenspaces and parks and also women and girls to make safer spaces in parks.

In Morley the council's Communities Team engage closely with local communities and local businesses through the Outer South Community Committee which holds at least four public meetings a year where ward councillors make decisions about services and priorities for the local area. There is also an active Morley Town Council with 26 members representing seven wards, undertaking projects and operating through a range of committees including Community Development, Planning, Highways and Transportation. They also partly fund a Morley Town Centre Management Board and Town Centre Manager.

The Stakeholder Engagement Plan we have developed demonstrates how we will work through the Town Deal Board to ensure communities' voices are involved in shaping design and decision making at each phase of the development investment plan and ensuring diversity in its engagement with local communities and businesses. Many of the projects require working with local businesses and shop-owners, some directly like the Heritage Investment Programme. The project is working closely with the recently re-established Chamber of Commerce and Trade to develop these links.

- **Key findings**

(think about any potential positive and negative impact on different equality characteristics, potential to promote strong and positive relationships between groups, potential to bring groups/communities into increased contact with each other, perception that the proposal could benefit one group at the expense of another)

The Town Investment Plan and socio-economic analysis initially undertaken as part of the development of the project business cases has shown the following:

- Morley's population has a higher proportion of working age people than West Yorkshire, although the proportion is slightly lower than the Leeds figure. However, it has a much smaller young adult population (16-24), which at 9.0%, is 6.0% lower than the Leeds average, and lower than West Yorkshire. The town also has a higher proportion of 65+ people than either Leeds or West Yorkshire.
- Morley has a strong South Asian community.
- Morley also has a passionate community with a strong sense of local identity and pride. This creates a strong basis for community partnerships to be forged to support and embed the Town Investment Plan and to continue engagement with resident and stakeholders.
- Morley is a very car dependant community and not very active in terms of green travel modes.
- Health indicators are poor within Morley, with GP-reported adult obesity and cancer rates exceeding the average across Leeds, which indicates potential health problems. This may be linked to deprivation levels and the older age profile of the area.

The Morley community is digitally excluded to some extent and this is apparent with the older ageing population/demographic in Morley. Morley's ageing population, may create a high dependency ratio and implies specific future demands for services which may skew feedback and consultations. The in-person consultation events are also complimented by the dedicated Morley Town Deal Commonplace platform

<https://morleytowndeal.commonplace.is> which is continually promoted through Council communications channels, stakeholder networks and the Town Deal Board. Commonplace has seen an increase in online visitors from just 4,000 in 2022 to over 10,000 in 2023. There are also now over 1200 regular subscribers.

However particular attention has been given to overcoming barriers to involvement and to potential support mechanisms to ensure no one is excluded from engaging and influencing the Town Deal projects. We have diversified our communication and engagement activities into face-to-face and physical channels such as posters, leaflets, flyers, banners and community newsletters.

In terms of accessing the younger people, families etc in Morley Leeds City Council has partnered with the Ahead Partnership on a 'Growing Talent Morley' programme (contract for 2-3 years) to provide employability support to schools, colleges and employers across Morley for the period of the programme. This link will continue to be used to access those younger voices and they are going to be represented on the Inclusive Design Panel going forward putting together some of the key equality groups.

- **Actions**

**(think about** how you will promote positive impact and remove/ reduce negative impact)

There are various actions that are being taken to promote the positive impacts of the Morley Town Deal projects:

- Continue to use the Inclusive Design Panel throughout all stages of project design and delivery;
- Target specific community groups who are more challenging/negative with some of the project proposals;
- Ensure all voices are heard in public consultation exercises and are not skewed towards the older population or car users for example;
- Ensure all consultations are inclusive and accessible;
- Continue with both physical and digital promotional channels;
- Ensure Members and Town Councillors are informed of any challenges or barriers.

**5. If you are **not** already considering the impact on equality, diversity, cohesion and integration you **will need to carry out an impact assessment.****

Date to scope and plan your impact assessment:	
Date to complete your impact assessment	
Lead person for your impact assessment (Include name and job title)	

**6. Governance, ownership and approval**

Please state here who has approved the actions and outcomes of the screening

Name	Job title	Date
Helen McGrath	Senior Project Manager	19 September 2023
<b>Date screening completed</b>		

**7. Publishing**

Though **all** key decisions are required to give due regard to equality the council **only** publishes those related to **Executive Board, Full Council, Key Delegated Decisions or a Significant Operational Decision.**

A copy of this equality screening should be attached as an appendix to the decision making report:

- Governance Services will publish those relating to Executive Board and Full Council.
- The appropriate directorate will publish those relating to Delegated Decisions and Significant Operational Decisions.
- A copy of all other equality screenings that are not to be published should be sent to [equalityteam@leeds.gov.uk](mailto:equalityteam@leeds.gov.uk) for record.

Complete the appropriate section below with the date the report and attached screening was sent:

For Executive Board or Full Council – sent to <b>Governance Services</b>	Date sent: 19 October 2023
For Delegated Decisions or Significant Operational Decisions – sent to appropriate <b>Directorate</b>	Date sent:
All other decisions – sent to <a href="mailto:equalityteam@leeds.gov.uk">equalityteam@leeds.gov.uk</a>	Date sent:



**4,230**

**Young people**

from Morley and Leeds engaged in careers activities and events throughout the year

**39**

**Events**

from careers panels to bespoke challenges - students even presented at UKREiiF!

**130**

**Volunteers**

shared their time and expertise through mentoring and volunteering

**41**

**Businesses**

sponsored, supported, and volunteered at events

**11**

**Schools**

in Morley supported with bespoke careers activities

**STUDENT FEEDBACK**

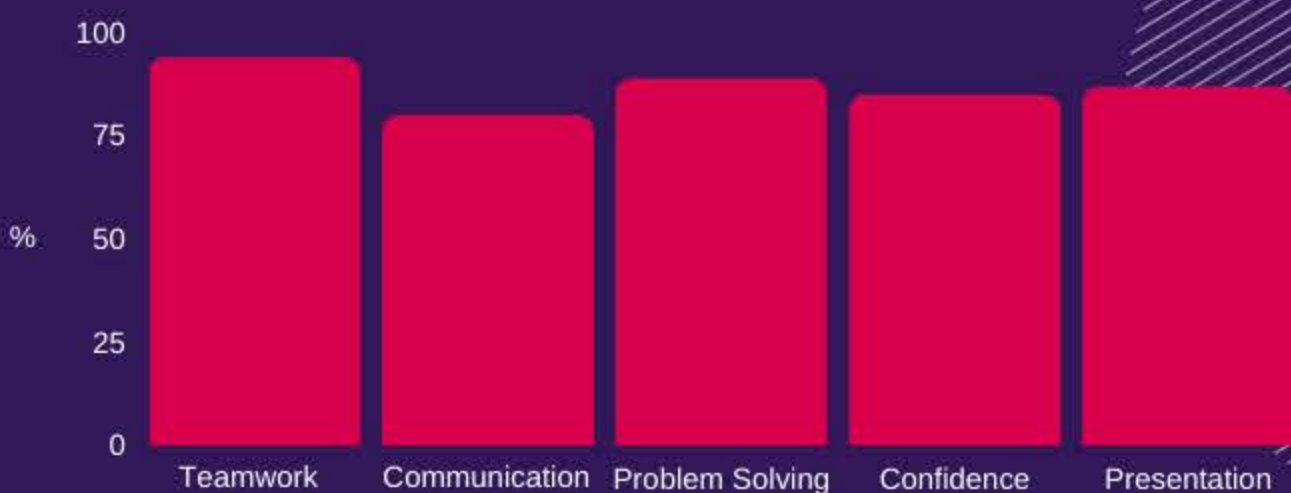


of students said their perception of career options available in Morley and Leeds had improved



of students said their understanding of skills, qualifications, and entry routes into jobs in Morley and Leeds had improved

**SKILLS DEVELOPED**



## Appendix E

### Leeds City Council Subsidy Assessment Form

#### Part A – Project Details and Assessment Summary

<b>Project Title</b>	
Heritage Investment Fund – Morley Town Deal	
<b>Brief Description of the project</b>	
<p>The Morley Heritage Investment Fund scheme is a £1.7m fund, from the Morley Town Deal, out of which the Council will offer grants to owners of eligible heritage properties in Morley Town Centre to contribute towards conservation works to those properties.</p> <p>Morley Town Centre is a conservation area, and the scheme has identified a need for works to many properties to improve the exterior of heritage buildings and shopfronts in a way which conserves the traditional character of the area. The fund will support up to 25 properties and will lever match funding by offering up to 80% of the cost of eligible conservation works.</p>	
<b>Directorate and Service responsible for the Project:</b>	City Development, Asset Management and Regeneration.
<b>Name and post of Officer completing assessment:</b>	Liam Riley, Regeneration Officer (PO2).
<b>Date Assessment Form completed:</b>	XXXX
<b>Is the Council granting a Subsidy?</b>	Yes
<b>Is the proposal a standalone Subsidy or for a Subsidy Scheme?</b>	Subsidy Scheme
<b>Is the Subsidy covered by either a Government Streamlined Subsidy Scheme or a Legacy Scheme?</b>	No
<b>Is this Subsidy for an SPEI?</b>	No
<b>Is this Subsidy an SSoPI?</b>	No
<b>Is this Subsidy an SSoI?</b>	No
<b>What, if any, exemption is relied on for granting the Subsidy? (MFA, SPEIA, or Other Exemption)</b>	N/A
<b>Have you completed Part E and does the Subsidy comply with the Subsidy Control Principles? (if applicable)</b>	Yes
<b>Have you completed Part F and does the Subsidy comply with the Energy and Environment Principles? (if applicable)</b>	N/A

The Statutory Guidance for the Subsidy Control regime is available at:





## Part B - Is the Council granting a Subsidy?

Test	Answer <b>Yes</b> or <b>No</b> ; please include brief reasons for your answer
<p><b>1. Is the Council giving a third party any financial assistance out of public resources, whether directly or indirectly?</b></p> <p>(‘financial assistance’ can be in many forms, for example: a grant, a tax break, a loan or guarantee, an equity investment, or the use of facilities)</p>	Yes
<p><b>2. Are any of the recipients of the financial assistance “enterprises”?</b></p> <p>(an ‘enterprise’ is any entity that is engaged in an economic activity, i.e. offering goods and services on a market. An entity can be engaged in both economic and non-economic activities, and will be considered an ‘enterprise’ only in relation to its economic activities)</p>	Yes
<p><b>3. Does the financial assistance confer any economic advantage on the recipient(s)?</b></p> <p>(I.e. is the financial assistance being provided on favourable terms? For example, a grant by its nature will nearly always be on favourable terms; but a loan, guarantee or investment from the Council will not be on favourable terms if it is on the same terms as the same assistance could have been obtained on the market (e.g. from a commercial lender))</p>	Yes
<p><b>4. Is the financial assistance being given to specific recipients, such that it benefits them over one or more other enterprises?</b></p> <p>(I.e. is the Council only giving the financial assistance to specific recipients, or only to enterprises in a specific sector, industry or area or with certain characteristics, rather than making it available to any enterprise?)</p>	Yes
<p><b>5. Will the financial assistance have, or be capable of having, an effect on competition or investment within the UK, or on trade and investment between the UK and another country or territory?</b></p> <p>(Financial assistance must be capable of producing a relevant effect capable of having a genuine, adverse effect on a market to be a Subsidy.)</p>	Yes

Further detailed guidance for completing each step can be found in Chapter 2 of the Government guidance [here](#).

If you have answered “No” for any of the 5 parts of the test, then the Council is not granting a Subsidy and the Subsidy Control regime will not apply. You do not need to complete the remaining parts of this form, but should keep this form as a record of your assessment.

If you have answered “Yes” for all 5 parts of the test, then the Council is most likely granting a Subsidy and the Subsidy Control regime will apply to the project. You should refer to the Additional Considerations in Part C below, then complete Parts D to E of this form as applicable.

## Part C - Additional Considerations

Please answer all questions set out below before proceeding.

	Yes or No
Does the proposed subsidy include an unlimited guarantee of the debts or liabilities of the recipient?	No
Is the proposed subsidy contingent on the recipient's export of goods or services?	No
Does the proposed Subsidy require the recipient to use domestically produced goods or services?	No
Does the proposed Subsidy require that the recipient relocate all or part of its existing economic activities, and that relocation would not occur but for the giving of the proposed subsidy?	No
If you answered Yes to any of these then this subsidy is prohibited by the Subsidy Control regime and cannot proceed.	

Does the proposed subsidy seek to rescue or restructure an ailing or insolvent enterprise?	No
If you answered Yes to this then this subsidy is prohibited by the Subsidy Control regime unless additional conditions are met. You should complete Parts D to F of this form (as applicable) and then seek further legal advice from Legal Services or Procurements and Contracts	

Are you proposing a Subsidy Scheme rather than a standalone subsidy? (A Subsidy scheme is a set of rules that describes the eligibility, terms and conditions for a number of subsidies to be given under a single scheme)	Yes
If you answered Yes, then the exemptions in Part D do not apply and you should complete Part E and (if applicable) Part F of this form in relation to the Subsidy Scheme.	

Is the proposal covered by a Streamlined Subsidy Scheme or a Legacy Scheme? Current Streamlined Schemes are listed at <a href="https://www.gov.uk/government/publications/subsidy-control-act-2022-streamlined-routes">Subsidy Control Act 2022: Streamlined Routes - GOV.UK (www.gov.uk)</a>	No
If so, please identify the relevant Streamlined Subsidy Scheme or Legacy Scheme	No
If this Subsidy is part of a Streamlined Subsidy Scheme or Legacy Scheme then you do not need to complete Parts D to F of this form. But you do need to ensure that the Subsidy complies with the Scheme requirements.	

Does one or more of the Subsidy's policy objectives relate to energy* or the environment? *does not include nuclear energy subsidies	No
If answered Yes, then both Part E and Part F of this form should be completed (unless an exemption in Part C applies to the Subsidy)	

	Yes or No
<b>Is the Subsidy for more than £10million?</b>	No
<b>Is the Subsidy for more than £1million and will cumulate to more than £10million with other related subsidies over the previous 3 financial years?</b>	No
<b>Is the Subsidy to be granted in a sensitive sector<sup>1</sup> and for more than £5million?</b>	No
<b>Is the Subsidy to be granted in a sensitive sector and for more than £1million and will cumulate to more than £5million with other related subsidies given over the previous 3 financial years?</b>	No
<b>Is the subsidy to be granted for the restructuring of the recipient?</b>	No
<p>If you have answered 'Yes' to any of the above questions, then the Subsidy will be a Subsidy or Scheme of Particular Interest ("SSoPI").</p> <p>You must complete Part E (and if applicable, Part F) of this form in detail.</p> <p>An SSoPI must be referred to the Competition and Market Authority's Subsidy Advice Unit for review, before the subsidy can be granted or the subsidy scheme can be made.</p>	

<b>Is the Subsidy between £5million and £10 million (individually or cumulatively with any related subsidies given over the previous 3 financial years) but not an SSoPI?</b>	No
<p>If you have answered 'Yes' to this question, then the Subsidy will be a Subsidy or Scheme of Interest (SSoI)</p> <p>You must complete Part E (and if applicable, Part F) of this form in detail.</p> <p>The Council may voluntarily refer an SSoI to the Competition and Market Authority's Subsidy Advice Unit for review before granting the subsidy or making the scheme.</p>	

<b>Does the proposed Subsidy have any cross-border implications with Northern Ireland or any country outside the United Kingdom?</b>	No
<p>If you answered 'Yes' to this question you should seek further legal advice from Legal Services or Procurement and Contracts. The EU's State aid rules still apply to trade between Northern Ireland and the EU, and WTO rules apply to subsidies with cross-border effects.</p>	

<p>A Service of Public Economic Interest ("SPEI") is an essential service provided to the public which would not be supplied in an appropriate way or may not be supplied at all by the market.</p>	
	<b>Yes or No, with reasons.</b>
<b>Is the service being provided for the benefit of the public?</b>	No, the subsidy is not deemed to be involved with an essential service to the public.

<sup>1</sup> The following are deemed to be sensitive sectors as at January 2022 but may be subject to review: • Manufacture of basic iron and steel and of ferro-alloys (SIC code 24.10) • Aluminium production (SIC code 24.42) • Copper production (SIC code 24.44) • Manufacture of motor vehicles (SIC code 29.10) • Building of ships and floating structures (SIC code 30.11) • Manufacture of motorcycles (SIC code 30.91) • Manufacture of air and spacecraft and related machinery (SIC code 30.30) • Production of electricity (SIC code 35.11)

<p><b>Would the service not be provided at all, or would the service not be provided on the terms required, by an enterprise under normal market conditions?</b></p>	<p>No</p>
<p>If the answer to both above questions is 'Yes' then this Subsidy is for an SPEI. An SPEI may be eligible for the SPEIA exemption (see below).</p> <p>If an SPEI is not eligible for an SPEIA exemption, you will need to assess the SPEI Subsidy against the Subsidy Control Principles in Part E of this form, but the subsidy may still be awarded if it is inconsistent with the Subsidy Control Principles if compliance with the Principles would prevent the SPEI services from being carried out. (An SPEI subsidy cannot be awarded if it is inconsistent with the Energy and Environment Principles set out in Part F of this form).</p>	

You should now complete Part D of this form.

## Part D - Do any Subsidy Control exemptions apply?

### Service of Public Economic Interest Assistance (SPEIA) exemption

	Yes or No, with reasons.
Is the Subsidy for an SPEI? (see above)	
Will the total amount of MFA or SPEIA financial assistance (or any <i>des minimis</i> State aid or SAFA subsidy) given to the enterprise exceed £725,000 over the last 3 financial years? (the last 3 financial years includes the elapsed part of the current financial year and the two preceding financial years)	
If you have answered 'No' to the last 3 questions, then the Subsidy can be granted to the enterprise as an SPEIA without complying with the Subsidy Control principles in Part E.  In order to grant an SPEIA subsidy, the Council must follow the SPEIA notification and confirmation process, and any Subsidy over £100,000 must still be recorded on the Government's subsidy control database.	

### Minimal Financial Assistance (MFA) exemption

	Yes or No, with reasons.
Will the total amount of MFA or SPEIA financial assistance (or any <i>des minimis</i> State aid or SAFA subsidy) given to the enterprise exceed £315,000 over the last 3 financial years? (the last 3 financial years includes the elapsed part of the current financial year and the two preceding financial years)	
If you have answered 'No' to these 3 questions, then the Subsidy can be granted to the enterprise as an MFA without complying with the Subsidy Control principles in Part E.  In order to grant an MFA subsidy, the Council must follow the MFA notification and confirmation process, and any Subsidy over £100,000 must still be recorded on the Government's subsidy control database.	

If the SPEIA or MFA exemption applies, then you do not need to complete Parts E or F of the form.

If the SPEIA and MFA exemptions do not apply, then you must now complete Part E (and Part F, if applicable) of this form.

### Other Exemptions

There are exemptions for Subsidies relating to the items listed below; if any of these apply, please seek legal advice from Legal Services or Procurement and Contracts before proceeding.

**Natural disasters and other exceptional circumstances**

**National or global economic emergencies**

**National security**

**Bank of England monetary policy**

**Financial Stability directions given by the Treasury**

**Tax measures**

**Large cross-border or international cooperation projects**

## Part E – The Subsidy Control Principles Assessment

The Subsidy Control Act 2022 sets out 7 Subsidy Control principles, listed below.

The Government’s Subsidy Control guidance sets out a 4-step process for assessing a subsidy against the 7 Principles. The guidance advises that the depth of analysis under the assessment should be commensurate to the size and potential distortive impact of the subsidy or subsidy scheme in question.

Further detailed guidance for completing each step can be found in Chapter 3 of the Government guidance [here](#).

<b>Subsidy Control Principles</b>
<b>Principle A:</b> Subsidies should pursue a specific policy objective in order to remedy an identified market failure or address an equity rationale (such as local or regional disadvantage, social difficulties or distributional concerns).
<b>Principle B:</b> Subsidies should be proportionate to their specific policy objective and limited to what is necessary to achieve it.
<b>Principle C:</b> Subsidies should be designed to bring about a change of economic behaviour of the beneficiary. That change, in relation to a subsidy, should be conducive to achieving its specific policy objective, and something that would not happen without the subsidy.
<b>Principle D:</b> Subsidies should not normally compensate for the costs the beneficiary would have funded in the absence of any subsidy.
<b>Principle E:</b> Subsidies should be an appropriate policy instrument for achieving their specific policy objective and that objective cannot be achieved through other, less distortive, means.
<b>Principle F:</b> Subsidies should be designed to achieve their specific policy objective while minimising any negative effects on competition and investment within the United Kingdom.
<b>Principle G:</b> Subsidies’ beneficial effects (in terms of achieving their specific policy objective) should outweigh any negative effects, including in particular negative effects on competition and investment within the United Kingdom, and international trade and investment.

## Part E continued

	<b>Assessment</b>
<p><b>Step 1 – Explain what the policy objective is that the proposed subsidy or subsidy scheme pursues, what market failure or equity concern* it addresses, and explain why a subsidy is the right tool to use to achieve that policy objective.</b></p> <p>*a redistribution of resources between different groups or areas more fairly.</p> <p>This considers Principles A – “Policy Objective”, and E – “Appropriateness”</p>	<p><b>Policy Objective</b></p> <p>Morley’s impressive heritage has much to offer for the future success of the town as part of the government’s levelling-up agenda and Covid 19 recovery. Morley is rich in heritage assets, many of which are recognised as nationally important by their listed status and locally through their conservation area designations. However, these assets are currently underperforming and in some cases are in need of urgent attention to address poor condition, underuse, inappropriate change and loss of historic detail that reduce the vitality of the town. The Heritage Investment Fund (HIF) subsidy scheme aims to address these concerns.</p> <p>The LCC Local Plan Core Strategy highlights the importance of the historic environment in placemaking and identity. Policy P11 sets out how the historic environment including historic buildings and townscapes will be conserved and enhanced, which includes promoting conservation-led regeneration schemes as a catalyst for wider regeneration as well as maintaining a register of historic assets at risk to help prioritise action to secure repair and refurbishment where appropriate. This is also mirrored at a national level within the National Planning Policy framework (NPPF), which establishes the principle that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance. Paragraph 190 sets out the ‘desirability of sustaining and enhancing the significance of heritage assets’ and ‘the desirability of new development making a positive contribution to local character and distinctiveness’. This subsidy scheme directly pursues these policies by providing grants to property owners to refurbish and reinstate traditional shopfront designs within the Morley Conservation Area, to revitalise the economic heart of the town. The properties that are targeted through this scheme are all of heritage significance, a number of which are listed properties and the remainder identified as ‘positive’ buildings within the Morley Conservation Area Appraisal and Management Plan, which are those defined as making a positive contribution to the heritage character of the town.</p> <p>The HIF is further aligned to NPPF priority objectives to respond to the climate emergency. Paragraph 152 of the NPPF states that the planning system should help to ‘shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure’. The reuse of buildings through this scheme will contribute towards long-term survival and sustainability and contribute towards zero carbon ambitions through reducing the need for new carbon-generating construction and avoid the negative impacts of potential demolition and embodied carbon.</p>



The planning system in England is based on the principle of sustainable development and this project will enable Morley to adapt to economic and social change in a sustainable way. By sensitively restoring and finding new uses for the town's historic assets this project will enable the town to grow sustainably and to enable these buildings to be cared for and maintained in the long term. This aligns with NPPF priorities around the 'desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation'. At a broader policy level this is consistent with the principle of Clean Growth.

There is an established case for the subsidy of culture and heritage, which is often subject to market failures. The Government have set out guidance which is of relevance and which establishes a methodology for establishing the value of culture and heritage as a public good (Valuing culture and heritage capital: a framework towards informing decision making [Valuing culture and heritage capital: a framework towards informing decision making - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/441111/Valuing_culture_and_heritage_capital_a_framework_towards_informing_decision_making.pdf)). This guidance sets out the non-use and use value of heritage assets, including the value that heritage assets generate through existence and indirect use. This is relevant to Morley town centre, where the enhancement of the built environment will provide a broad public good to the people of Leeds, and visitors, through the continued existence of the historic environment.

As heritage assets the properties, and the Morley Conservation Area, are subject to further established national legislation and national and local planning policy as follows:

- **Planning (Listed Buildings and Conservation Areas) Act 1990.** Section 66 (2) of the Act states that: 'in the exercise of the powers of appropriation, disposal and development (including redevelopment) ...a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings'.
- **Planning (Listed Buildings and Conservation Areas) Act 1990.** Section 72 (1) identifies that local authorities have a legal duty with respect to any buildings or other land in a conservation area, to 'pay special attention to the desirability of preserving or enhancing the character or appearance of that area'.
- The proposal is also in accordance with a number of **Leeds Best City (LBC) ambitions**. It will accord with the ambition to promote positive identity culture and heritage. The redevelopment and reuse of heritage properties presents an opportunity to promote and enhance the contribution made by these properties to the distinctive heritage and culture of Morley.

#### **Market Failure**

Through the scheme the Council and Town Deal Board will work with private property owners to address the condition and occupation of buildings in the area. In doing so this will densify the town centre, generate new footfall and improve the quality of the local environment – supporting the wider viability for investment in the town. The fund will operate by addressing specific

market failure relating to property investment, meeting viability gaps by contributing alongside property owners to the cost of building repair and restoration. This will predominantly focus on a number of vacant properties, 16 of which were identified during Business Case development, and small interventions to uplift buildings in poor condition in Morley Town Centre via a grants scheme.

The proposed subsidy addresses market failure as many heritage assets in the Morley Conservation Area represent a situation where the market has been prevented from working efficiently. The Conservation Area suffers from examples of ongoing and entrenched market failure which is evidenced by a lack of investment in, and poor maintenance of, heritage assets, and decay and damage to historic fabric. In addition, historic windows have been removed and replaced with modern plastic UPVC which is poor quality, visually unappealing and of inappropriate materiality, form and proportion for the building. Similarly, modern shopfronts and signage have been installed to ground floor units, and these are also inappropriate in planning terms for a Conservation Area being of modern material, colour and proportion.

The negative externality of the poor and deteriorating condition of properties, and the number of vacant units on the high street, impacts the Conservation Area as a whole, resulting in lower economic output due to unused floorspace and reducing the visual amenity of the protected area, potentially disadvantaging the town through reduced footfall and investment. The impact of these negative externalities works against a number of policies set out above, namely that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance (NPPF), yet the legislative and planning requirements which set high standards for works to heritage buildings result in costs which rise above likely post completion value increases, resulting in conservation deficit. The increased costs associated with conservation standard works compared with standard construction methods will not generate comparable value to the property owners and therefore deter owners from investing in their buildings. Furthermore, increased inflation has seen construction costs soar. The proposed subsidy will address the market failure, through partially funding the existing conservation deficit.

Additionally, as identified above, the delivery of the subsidy can maximise benefits to the public by contributing towards public good. The consumption of heritage is non-exclusive, and heritage is recognised as delivering a public good through a multiplicity of benefits, including the enhancement of the quality and character of places to live and work and social benefits in contributing to sense of place. The subsidy therefore ensures that the public good provided by the heritage properties to the public is sustained.

#### **Why a subsidy?**

Whilst the planning system can regulate development it cannot compel property owners to undertake works and can only control the standards and methods used to a limited extent. The existing poor condition of properties within the Conservation Area evidences that the existing regulatory system alone is not sufficient as an instrument to deliver the necessary works. Should this be the sole strategy for conserving heritage assets in the town, which is evidently insufficient, the trend would be towards heritage detail that is

	<p>irrevocably altered to be unsympathetic to the Conservation Area or even to the demolition and replacement of dilapidated properties. This would be in direct conflict with the policies set out above, which state that heritage assets should be conserved and protected.</p> <p>Options that could be pursued other than a subsidy scheme could be to acquire the properties through a direct purchase or through a Compulsory Purchase Order (CPO). These methods would however be more expensive as they would involve the whole cost of a property, rather than the relatively low cost of a grant to improve individual elements of a property. This would diminish the overall impact of the scheme as the amount of properties that could be included within the scheme would be severely reduced. Acquisition would also have a higher distortive impact as the local authority would take over ownership of properties from the private market and after refurbishment would likely then either become a landlord to a business or enter negotiations to sell properties back to the private market. The scheme is also bound by the timescales of the Morley Town Deal, with all projects required to complete by March 2026. The CPO process is notably long due to the various stages required to satisfy very specific legal procedures, which would present a high risk to being able to spend the scheme funds by the end date.</p> <p>Loans could be offered to property owners, rather than grants, but these would be unlikely to incentivise property owners. If a conservation deficit and resultant market failure did not exist there would be greater examples within the Morley Conservation Area of shop owners securing loans for shopfront improvements if they were affordable to them. There may also be mortgages on a number of these properties which would further disincentivise owners to pursue another loan, compounded in the past year through increased supply chain and operational costs for businesses. These considerations, in conjunction with the types of works this scheme addresses not being likely to generate a significant uplift in value to the target properties, would result in a significantly lower uptake of the scheme, compared to one-off capital grants. Additionally, the timescale of the Morley Town Fund, as described above, would result in a reduced loan payback period to March 2026, which could result in unaffordable repayments, and the funding arrangements of the Town Fund, to spend all central government grant by the set date, further rules out a loan funding structure.</p> <p>The subsidy provides the opportunity to incentivise the property owner to deliver work they might not otherwise have undertaken due to viability gaps that have been compounded by inflation, and to ensure the works are carried out to high conservation standards, as set out in the grant agreement; often above those which might otherwise be achieved.</p>
<p><b>Step 2 – Explain how the subsidy or subsidy scheme is designed to create the right incentives for the beneficiary and bring about a change.</b></p>	<p>Properties in the Morley Conservation Area have in the past been subject to a lack of investment and poor management and maintenance. Where works have been carried out, they have not been to appropriate conservation standard, and necessary maintenance has not been carried out, leading to buildings suffering from damage and degradation. This is evidenced in the Morley Conservation Area Appraisal and Management Plan, which states that ‘Morley has a number of significant historic buildings that are currently at risk due to their derelict, vacant, underused or poor state of repair’. Subsidy will therefore provide the crucial opportunity to unlock the direct investment needed to deliver appropriate and high-quality conservation standard refurbishments.</p>

<p>This considers Principles C – “baseline no-subsidy scenario”, and D – “Additionality”</p>	<p>As outlined in Step 1, the conservation deficit means the conservation standard improvements required are beyond ‘business as usual’ costs, as the high standards for works to heritage buildings result in costs which rise above likely post completion value increases, providing little incentive for investment by the property owner. Therefore, without subsidy it is likely that works would not be undertaken and, if they were, that cheaper methods and materials would be selected, leading to a cumulative loss of historic fabric and quality of the building and of the character and appearance of the wider Conservation Area as a whole. As also explained in Step 1, the limitations of conservation areas and planning regulations means the Council cannot compel owners to carry out conservation works and so an incentive is required.</p> <p>To ensure the subsidy is incentivising the right outcomes, specific eligibility criteria is set out within the grant agreement requiring appropriate conservation standards. It also requires appropriate conservation methods and materials are used, for example when carrying out repairs to brickwork and stonework. The grant will be limited to cover only those costs listed in the eligibility criteria provided to property owners, which includes:</p> <ul style="list-style-type: none"> <li>• Reinstatement of traditional shopfronts, windows and doors; and</li> <li>• Repair of roofs, façades, brickwork and architectural features.</li> </ul> <p>Without grant intervention much of this work would either not be carried out to the correct conservation standard, as evidenced by the current proliferation of inappropriate and unauthorised works in the Conservation Area, or would not be carried out at all due to the increased costs for high-standard works and the resultant conservation deficit. The intervention will therefore benefit the geographic area through improved visual amenity and by protecting the heritage character of the town.</p> <p>Although the subsidy is not strictly required by the beneficiaries to maintain their activities in the market, as they are still able to operate their businesses without conservation standard works to their properties, the grant is required to pursue the policies of conservation preservation outlined in Step 1 that would otherwise not be implemented. There is likely to be a marginal gain for beneficiaries, as improved shop frontage could lead to greater footfall, but the intention of the scheme to target a number of properties across the Conservation Area aims to bring these benefits to the whole high street.</p> <p>Without subsidy the likely short-term outcomes for many heritage assets in Morley would be the continuing degradation of heritage detail, which cumulatively will impact the conservation area and so, in the long-term, affect the visual amenity of the area. This could lead to the loss of heritage assets, which is against policies described in Step 1, and so lead to economic disadvantage due to unused commercial floorspace in vacant properties and a wider lack of investment in the town, investment that will be leveraged through private match-funding in the scheme.</p>
<p><b>Step 3 – Set out what distortive impacts the subsidy or subsidy scheme might have and</b></p>	<p>The subsidies have the potential to result in a distortive effect, as they are being offered to individual property owners. However, the level of subsidy is proportionate and has been designed to minimise negative effects on competition, whilst still allowing it to meet the policy objectives. As outlined in Step 2, grants are limited to only cover costs associated with refurbishment and reinstatement of external features and traditional shopfront designs, and so there will be no uplift to the internal business contents within subject</p>

**explain how these are being kept as low as possible.**

This considers Principles B – “Proportionality”, and F – “Minimising Distortion”

properties. Any proposed works to the property over and above the conservation works listed in the eligibility criteria would have to be fully funded by the property owner.

The nature of the subsidy that will be offered to property owners is bespoke, with the scheme crucially offering individual and discrete grants to property owners at target properties. The identification of target properties is based on criteria including location, condition, cost, building typology and potential for impact. The selection process therefore identifies buildings which are appropriate for subsidy in a proportionate way.

Property owners will be offered a grant at a rate of 75%-85%. There is no monetary cap for subsidy due to the individual and bespoke nature of the varying heritage assets across the conservation area. Setting a monetary cap could rule out larger heritage assets that are also in need of conservation standard works. Distortion has been minimised in the design of the grant offer after offering a higher rate of intervention was discounted. To ensure the successful uptake of the monies provided by central government for the scheme the Council considered offering 100% grant to cover all eligible works, which would require no match funding from the property owner. However, to reduce distortive impacts of the subsidy the lower intervention rate of 75%-85% was chosen. A 10% contingency range has been designed into the scheme to allow lower distortion for property owners who are able to provide a greater degree of match-funding. Each grant application will be assessed individually, and should it be determined that a lower intervention rate can be offered this will be calculated.

There is national precedent for this level of grant intervention. Historic England’s Heritage Action Zone programme operates with the same level of grant rate to improve shopfronts and streetscapes, such as the New Briggate scheme currently being progressed by Leeds City Council. This is also consistent with other Leeds City Council heritage grant schemes, with the same grant rate intervention of 80% offered in the Chapeltown and Armley Townscape Heritage Initiative schemes, both of which were funded in conjunction with the Heritage Lottery Fund.

The grant figure offered is directly related to the relevant costs provided for the relevant packages of work by contractors and consultants, and these will be appropriately tendered in accordance with Leeds City Council requirements. Only eligible works will be funded and are clearly defined within the grant criteria and guidance supplied to property owners.

It is believed the intervention rate is unlikely to generate significant uplift to individual property values but is sufficient to improve properties that require repair or are not to sufficient conservation standard. Whilst these improvements may increase the attractiveness of a property to potential tenants, or a tenant’s business to consumers, the level of subsidy will address a viability gap (compounded by inflation) to bring properties in need of repair to the same level of other high-quality conservation standard properties in the area, properties which may have been refurbished prior to inflation increases. One of the aims of generally improving properties to the same standard within the Conservation Area is the subsequent enhancement to the townscape, resulting in increased footfall and dwell time, bringing benefits to all businesses within the area. Ultimately, the subsidies offered are one-off

	<p>limited capital grants, with long term benefits to the community but without substantial direct advantage to recipients, resulting in low market distortion.</p> <p>Loans could be less distortive compared to grants but, as outlined in Step 1, these would be unlikely to incentivise property owners and the timescale of the Morley Town Fund would result in a reduced loan payback period to March 2026, which could result in unaffordable repayments. Additionally, the funding arrangements of the Town Fund, to spend all central government grant by the set date, further rules out a loan funding structure.</p> <p>Specific zones within the conservation area will be targeted for grant in a phased approach. All property owners with eligible properties, within the targeted zone, will be offered the opportunity to apply for grant, providing a minimised distortive effect on local competition as property owners will have equal prospects in applying to the scheme.</p>
<p><b>Step 4 – Set out what the subsidy’s, or subsidy scheme’s, beneficial effects are (in terms of achieving the specific policy objective) and explain how and why these outweigh the negative effects, in particular any negative effects on competition and investment within the UK and international trade and investment</b></p> <p>This considers Principle G – “Balancing Exercise”</p>	<p>The principal direct beneficial effect of the subsidy will be the repair and refurbishment of numerous properties in the Morley Conservation Area. More broadly the subsidy will result in indirect positive effects including making a positive visual contribution to Morley and to the quality and historic character of the Conservation Area. In addition, the proposal provides the opportunity to contribute to the Council’s zero carbon ambition by providing grant aid to help deliver the refurbishment and reuse of buildings, which are in deteriorating condition. The project will also lever private investment through the 15%-25% match funding required to be contributed by property owners.</p> <p>The works will contribute more generally to the Council’s and Town Deal’s objectives to deliver the revitalisation of the Conservation Area, attracting the local community, better improving the setting of heritage assets and cultural institutions and delivering further investment in future development.</p> <p>As set out above, measures have been taken to minimise distortive effects and these are considered to be minimal. The negative impacts of the scheme relate to the potential advantage individual businesses may inherit through shopfront improvements over other businesses. However these impacts are minimal as they do not provide a significant amount of direct financial benefit to recipients, with a low amount of property value uplift and the benefits of increased footfall and dwell time shared across the Conservation Area as a whole. Without the subsidy, the buildings would likely continue to deteriorate, and it is highly unlikely that they would be refurbished in the high-quality and conservation appropriate techniques the subsidy engenders.</p> <p>The subsidy is proportional and presents a unique opportunity to kick-start the regeneration and revitalisation of Morley. The benefits as set out above, including the opportunity to achieve policy objectives, are considered to outweigh any negative effects.</p>

## Part F – The Subsidy Control Energy and Environment Principles

Where a Subsidy has a public policy objective relating to energy or the environment, then it should be assessed against the Energy and Environment Principles in this Part F, as well as the main Subsidy Control Principles in Part E.

All Subsidies with a public policy objective relating to Energy and Environment should be assessed against the Energy and Environment Principles A and B below. Subsidies only need to be assessed against Energy and Environment Principles C to I where applicable.

Further detailed guidance for completing each step can be found in Chapter 4 of the Government guidance [here](#).

Subsidy Control Principle	Explanation of how the principle is satisfied (if applicable)
<p><b>E&amp;E Principle A:</b> Subsidies in relation to energy and environment shall be aimed at and incentivise the beneficiary in— (a) delivering a secure, affordable and sustainable energy system and a well-functioning and competitive energy market, or (b) increasing the level of environmental protection compared to the level that would be achieved in the absence of the subsidy.</p>	
<p><b>E&amp;E Principle B:</b> Subsidies in relation to energy and environment shall not relieve the beneficiary from liabilities arising from its responsibilities as a polluter under the law of England and Wales, Scotland or Northern Ireland.</p>	
<p><b>E&amp;E Principle C (if applicable):</b> Subsidies for electricity generation adequacy, renewable energy or cogeneration— (a) shall not undermine the ability of the United Kingdom to meet its obligations under Article 304 of the Trade and Cooperation Agreement (provisions relating to wholesale electricity and gas markets), (b) shall not unnecessarily affect the efficient use of electricity interconnectors provided for under Article 311 of the Trade and Cooperation Agreement (efficient use of electricity interconnectors), and (c) shall be determined by means of a transparent, non-discriminatory and effective competitive process.</p>	
<p><b>E&amp;E Principle D (if applicable):</b> Subsidies for electricity generation adequacy may be limited to installations not exceeding specified CO2 emission limits.</p>	
<p><b>E&amp;E Principle E (if applicable):</b></p>	

<p>Subsidies for renewable energy or cogeneration shall not affect beneficiaries' obligations or opportunities to participate in electricity markets.</p>	
<p><b>E&amp;E Principle F (if applicable):</b>  Subsidies in the form of partial exemptions from energy-related taxes and levies (not including network charges) in favour of energy-intensive users shall not exceed the total amount of the tax or levy concerned.</p>	
<p><b>E&amp;E Principle G (if applicable):</b>  Subsidies in the form of compensation for electricity-intensive users given in the event of an increase in electricity costs resulting from climate policy instruments shall be restricted to sectors at significant risk of carbon leakage due to the cost increase.</p>	
<p><b>E&amp;E Principle H (if applicable):</b>  Subsidies for the decarbonisation of emissions linked to industrial activities in the United Kingdom shall—  (a) achieve an overall reduction in greenhouse gas emissions, and  (b) reduce the emissions directly resulting from the industrial activities.</p>	
<p><b>E&amp;E Principle I (if applicable):</b>  Subsidies for improvements of the energy efficiency of industrial activities in the United Kingdom shall improve energy efficiency by reducing energy consumption, either directly or per unit of production.</p>	