

REPORT

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| To: ECONOMIC DEVELOPMENT COMMITTEE | | Subject: TOWN CENTRE MANAGEMENT INITIATIVE UPDATE |
| From: DIRECTOR OF PLANNING & DEVELOPMENT | | |
| Date: 18 April 1996 | Ref: CMcA/JG/REPORT.013 | |

Introduction

Further to a report submitted to the Economic Development Committee in January 1996, officials have proceeded with instructions to develop this project further.

Progress

Members will recall that Monklands District Council recruited a Town Centre Manager for the towns of Airdrie and Coatbridge. The post commenced in February 1996 and was made on the basis of a 2 year fixed term contract subject to approval from North Lanarkshire Council to continue the project after the 31st of March 1996. Similarly Motherwell District Council advertised and recruited a Town Centre Manager subject to approval from North Lanarkshire Council to continue the project. It was agreed at the previous Economic Development Committee that the Town Centre Manager appointments made by Motherwell District Council and Monklands District Council would transfer to North Lanarkshire Council until the establishment of an independent body eg a limited company. Once this was established the 2 appointees would transfer to become employees of the new company.

Town Centre Initiatives Limited

Officials investigated options and instructed the Legal Division to proceed with the establishment of a limited company to be known as Town Centre Initiatives Ltd. This company was established on the 28th of March 1996. A total of £53,225 which was awarded to this project by British Steel Industry and Motherwell District Council was transferred to this company.

Employment Contracts

Employment contracts are currently being drawn up for the 2 Town Centre Managers. They will become employees of Town Centre Initiatives Ltd but will have similar terms and conditions as Council officials.

Funding

In addition to the £53,225 awarded by Motherwell District Council and British Steel Industry, a further £21,910 has been apportioned against the salary costs of the Monklands project. This budget does not cover overheads. The overhead costs represent a percentage of Monklands District Council, Planning & Development overheads now transferred to North Lanarkshire Council's Planning & Development Department. The total overhead costs are estimated at £8,000 including rent and rates for premises at Coatbridge Business Centre, electricity, telephone and an essential car users allowance.

Board of Directors

Town Centre Initiatives Ltd requires a board of directors which will be made up of representation of those with interests in the town centre and funders of the project eg Local Authority, Lanarkshire Development Agency, British Steel Industry and local retailers. In the process of establishing Town Centre Initiatives Ltd 2 board appointments from the Local Authority were made. These include Gordon Smith, Head of Economic Development & Planning and Caitriona McAuley, Senior Economic Policy and Marketing Officer. Since the local authority is the main funder and provides essential services to the town centres, representation will also be sought from different departments for the board of Town Centre Initiatives Ltd. In addition, an elected member is sought for this Board.

Conclusion

The Motherwell District Council appointment was made on the basis that the successful candidate would be employed directly by Town Centre Initiatives Ltd. A start date of 29.4.96 has been agreed. A new contract of employment for the Monklands Town Centre Manager is being drawn up in order to transfer his employment to Town Centre Initiatives Limited. Agreement is sought for North Lanarkshire Council award the appropriate funding to support this project to this company from existing funding in the Planning & Development Department.

Recommendation

That the Committee note the contents of the report, agrees the transfer of £21,910 plus any overhead revenues up to a maximum of £8,090 to Town Centre Initiatives Ltd and nominates an elected member to become a director of Town Centre Initiatives Ltd.



G Smith
Head of Economic Development & Property

For further information contact Caitriona McAuley, Senior Marketing & Policy Officer