POLICY AND RESOURCES COMMITTEE – 13 JUNE 2013

ESTATES DEVELOPMENT STRATEGY (COMMERCIAL AND INDUSTRIAL PROPERTY) 2013-2018

1 Recommendations

It is recommended that Policy and Resources Committee:

1.1 Approves the terms of the Estates Development Strategy 2013-2018.

1.2 Notes that some of the expenditure outlined in the Strategy will be subject to specific Committee approvals at a later date.

2. Discussion

2.1 Industrial and Commercial property development is delivered by the Estates Section, which is part of Property and Facilities Management within Infrastructure Services. Estates is a core funded service which manages the Council’s property portfolio and provides professional advice and support for other services within the Council. The Estates Development Strategy sets out how the section will deliver land, buildings and projects over a five year period from 2013 to 2018.

2.2 The Estates Development Strategy details the Strategic Vision for Commercial and Industrial Property for 2013 to 2018.

2.3 The Strategy outlines the current economic environment and the factors affecting the area and how they impact on businesses. It also shows recent economic development activity and highlights projects where Economic Development and Estates have worked together in a conjoined approach to achieve success and how this will be used in the future.

2.4 The Strategy also confirms that Estates will undertake new marketing initiatives to better promote the Council’s property portfolio and work more closely with the private sector.

2.5 The Strategy highlights proposed projects and expenditure over the next five years in line with the approved Capital Plan.

2.6 The Area Committees have been consulted. At the time of writing comments had been received from Buchan, Formartine, Garioch and Kincardine and Mearns. Their comments together with responses are appended to this report. The comments from Banff and Buchan and Marr will be reported verbally to Committee.
2.7 The Head of Economic Development has been consulted and has indicated support for the strategy. It will form an important element in progressing the economic development of Aberdeenshire and contribute to key elements of delivery of the Council’s Economic Development Strategy.

2.8 The Area Managers were consulted and their comments are reflected in the report.

2.9 The Head of Finance has been consulted and his comments are reflected in the report.

2.10 The Monitoring Officer within Legal and Governance Corporate Services has been consulted and no adverse comments were received.

3. **Equalities, Staffing and Financial Implications**

3.1 The service will work with the Equalities Team to prepare and review an Equality Impact Assessment for the strategy. If this indicates that any changes are required these will be incorporated prior to the implementation stage.

3.2 One new additional officer (Estates Marketing Officer) will be required which will be funded from additional rental income.


3.4 Revenue – There are revenue implications for employing an additional officer plus costs for the proposed marketing campaign. However this will be offset by increased revenue following the development and leasing of new units.

*Stephen Archer*
Director of Infrastructure Services

Report prepared by: - Mike Robertson, Commercial Development Manager

g:/typists/Committee/PRcom/P&R Estates Development Strategy Final
## APPENDIX
### ESTATES DEVELOPMENT STRATEGY

## Area Committee Comments and Responses

<table>
<thead>
<tr>
<th>Comment</th>
<th>Action/Response</th>
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<tbody>
<tr>
<td><strong>Buchan – 14/05/2013</strong></td>
<td>Having expressed concerns regarding the lack of tourism infrastructure, agreed to request that Officers raise this matter with the Head of Economic Development.</td>
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<tr>
<td></td>
<td>This will be raised with the Head of Economic Development by officers.</td>
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<td><strong>Garioch – 14/05/2013</strong></td>
<td>No comments.</td>
</tr>
<tr>
<td><strong>Formatrine – 21/05/2013</strong></td>
<td>When developing industrial estates in partnership with private developers be better at ensuring that services and roads are installed and finished in timely manner for benefit of all users of the estate and that eviction of any unauthorized encampments are actioned swiftly;</td>
</tr>
<tr>
<td></td>
<td>It is normal when developing industrial estates that final surfacing of the estate roads takes place at the end of the development period due to the likelihood of damage from construction traffic. Removal of unauthorised encampments is covered by the Council’s Policy on Unauthorised Encampments which will be implemented as appropriate.</td>
</tr>
<tr>
<td></td>
<td>Turriff Industrial Estate – there is an issue with parking due to large footfall to two units and consideration should be given therefore in designing industrial estates as to the likely traffic volumes arising from particular types of service being operated out of the units. Request also attention is given to relieving issues of traffic congestion on the Turriff Markethill Industrial Estate.</td>
</tr>
<tr>
<td></td>
<td>In developing any new industrial estates consideration is given to likely parking and circulation requirements. Unless units are built for a specific tenant the possibility will remain that the needs of any particular tenant will differ from the original design criteria. Traffic congestion at Turriff Industrial Estate will be reviewed</td>
</tr>
</tbody>
</table>
Report should make a clearer reference to the role of Energetica in the marketing and promotion of development opportunities in the Energetica corridor.

<table>
<thead>
<tr>
<th>Recognition, and appropriate support should be given to third parties such as Ellon Business Initiative who undertake work such as maintaining a property register/business listings service;</th>
<th>The role of Energetica in promoting development opportunities is well recognised. – The report has been amended to further emphasise this</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balmedie – proposed development has been ongoing for some years, what is the expected date for work to begin onsite and have the issues arising from the AWPR associated junction been resolved?</td>
<td>New methods of promoting available premises are continually reviewed. The involvement of bodies such as Ellon Business Initiative will be considered</td>
</tr>
<tr>
<td>Industries such as food and drink, fishing and agriculture are resource intensive and the strategy should address issues concerning the 'circular economy' which seeks to promote the supply of resources and the processing of waste within the same area as the relevant industry.</td>
<td>It is expected the development at Balmedie will commence within the first half of the current financial year</td>
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<thead>
<tr>
<th>Kincardine &amp; Mearns – 21/05/2013</th>
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<tr>
<td>Business Parks should be maintained well and attractive so that we can attract businesses to the area.</td>
</tr>
<tr>
<td>Whilst rental income has to take account of market rates consideration also needs to be given to competitiveness and the rates of bordering Local Authorities.</td>
</tr>
<tr>
<td>The East Newtonleys, Stonehaven site needs careful consideration given the proximity of the Glasslaw Burn and whether the site is considered marketable.</td>
</tr>
<tr>
<td>Banff and Buchan- 28/05/2013</td>
</tr>
<tr>
<td>-----------------------------</td>
</tr>
<tr>
<td>To be reported verbally at Committee</td>
</tr>
<tr>
<td><strong>Marr – 28/05/2013</strong></td>
</tr>
<tr>
<td>To be reported verbally at Committee</td>
</tr>
</tbody>
</table>
Estates Development Strategy (Commercial and Industrial Property) 2013 - 2018
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Executive Summary

This document sets out the strategic objectives and priorities for the Estates Development Strategy for Commercial and Industrial Property from 2013 to 2018. Our objectives are:

- To help anchor the oil, gas and renewables sector to the north east by ensuring a ready supply of quality properties and sites in strategic locations and fill a market gap where such facilities are not available through the private sector.

- To provide suitable facilities in locations close to communities to minimise travel to work and prevent 'leakage' to other areas.

- To provide flexible leases to cater for growth and contraction in the market.

- To support traditional industries by the provision of premises which are fit for purpose- e.g. fish processing and food and drink.

- To work with partners to deliver Energetica as a low carbon global energy hub.

- To create opportunities for employment growth by ensuring the right space is available in the right place.

- To work with our partners in the Public and Private Sectors.

- To continue to invest in our industrial portfolio and deliver the Council’s Asset Management Plan.

- To encourage and foster Town Centre regeneration and support tourism.

- To ensure that developments are sustainable and utilise technology and design to minimise the use of energy and resources.

The Council’s target industries are:
- Energy
- Food and Drink
- Tourism
- Agriculture and Fisheries

The Council’s priority strategic development areas are
- Enterprise
- Energetica
- Communities
1.0 Introduction

Industrial and Commercial property development is delivered by the Estates Section, which is part of Property and Facilities Management within Infrastructure Services. Estates is a core funded service which manages the Council’s property portfolio and provides professional advice and support for other services within the Council.

2.0 Strategic vision

- To make Aberdeenshire an attractive location for growth companies by providing a plentiful supply of quality properties and land in key locations.
- To build the sectors that have the potential to drive future growth.
- To align investment to demand and growth markets whilst sustaining existing businesses.
- To regenerate towns and villages to make them attractive places to live, work and visit and to support People, Prosperity and Places.
- To secure long term employment by providing suitable land and accommodation on flexible terms to accommodate both expanding and contracting businesses.

3.0 Economic Environment

The performance of the Aberdeenshire economy has a significant impact on Estates, influencing both output and direction. The local economy does, to a large extent, reflect what is happening in the oil and gas sectors and this has resulted in a relatively stable, albeit challenging, economic outlook. The limited availability of finance for small and medium sized businesses to develop and expand is also a major factor currently affecting business decisions.

Commercial Development activity seeks to make Aberdeenshire a competitive business location by providing flexibility and choice in the industrial and commercial property market. Accordingly Estates development projects are shaped by the nature of demand, the extent of the private sector’s involvement, and the economic development and financial objectives of Aberdeenshire Council.

4.0 Aims

This service area is based on assisting with the promotion of the economic development of Aberdeenshire by seeking to secure a thriving and well-balanced local economy, in a high quality environment. This area has four main sub-activities:

- Providing serviced land and essential business infrastructure.
• Providing new and refurbished industrial/business premises.

• Providing specialist property advice and assisting with regeneration and tourism related projects.

• Creating opportunities for investment for new and developing businesses.

Activities concentrate on identifying areas of opportunity, addressing market failure and stimulating activity and growth. Estates also seek to look forward in a proactive manner to determine where the next growth area might be, or indeed identify locations which may need help or regeneration. Estates will seek to provide land and premises where demand is not being satisfied from other sources. The nature of this type of activity is generally long term, and whilst the delivery of the service is primarily from in-house resources the opportunity through partnerships with external agencies and the private sector is also explored.

One of the key areas of work for 2013/18 is to secure land opportunities for businesses at strategic locations throughout Aberdeenshire. Some of this will be by direct provision of, and extensions to, industrial estates and business parks, but also by possibly entering into partnership agreements with developers. Additionally land will be acquired from the private sector where there is unmet demand and where the supply is not being provided by the private sector. This will be done by clear Business Cases.

Estates will actively investigate alternative uses for properties which are to become surplus to requirements and will prepare a marketing strategy to maximise the potential sale price and speed of sale. Examples of this include the offices which will become surplus in Peterhead where a study will be undertaken to investigate alternative uses, such as residential, and to ensure a controlled release to the market. In Laurencekirk a report has been commissioned into alternative uses for Mearns Academy which will be vacated following the opening of the new Academy and this will form the basis of a marketing plan well in advance of vacant possession.

The demand for business units during 2012/13 remained high and units were let in areas where demand in the past was minimal. This has mostly been achieved through the refurbishment of poor performing assets which has stimulated demand. Areas currently being investigated for further development of starter units are Alford, Balmedie, Banchory, Fraserburgh, Huntly, Laurencekirk, Macduff, Mintlaw and Stonehaven.

The Council has an abundance of smaller units located throughout Aberdeenshire. However many businesses occupy more than one unit and whilst they are willing to move to larger premises the opportunity seldom arises. Many of the tenants are quite content to lease property from Aberdeenshire Council as Estates are seen to be a fair, equitable and accountable landlord. Accordingly, an economic method to securing more starter units need not simply be by building more units, but can be achieved by increasing the turnover of units. In order to accomplish this Estates need to, a) provide suitable sites in strategic areas of Aberdeenshire which supports their business needs and then, b) provide businesses with new leased accommodation. Where the opportunity arises Estates will actively encourage tenants to take this path.
Preparatory and investigation work was carried out in previous years for several medium to large employers with a view to providing them with new/extended accommodation, funded using the Prudential Code. Estates will formulate a policy to assist a quick reaction to enquiries for this method of funding and will continue to investigate and initiate projects.

Estates will pursue the development of new industrial and business units and business centres, where supported by demand, through cooperation with the private sector or using the Prudential Code.

The initiation and delivery of projects to support the Council’s objectives is based on the following priorities:

- Addressing market failure in the type, size and tenure of property available.
- Offering flexibility in terms of tenure, e.g. responding to demand for short term leases, ability for early termination and to a lesser degree for owner occupation.
- Proving the market, through demonstration projects which will then allow other developers to follow.
- The need to have suitable property available ahead of demand.
- Making it easier for businesses to expand (and contract) through procuring new space.
- Supporting new jobs and sustaining existing employment.
- Exploring opportunities which compliment economic development, regeneration and community needs.

5.0 Economic Development:

Estates work closely with Economic Development on projects involving company expansion and relocation and on cases where a “single vision” is required. Examples of this includes:

- Close liaison with Economic Development in connection with a proposed new office block in Laurencekirk, where the job creation funding provided through Economic Development, together with a competitive rental proposal from Estates has secured this company’s future in Laurencekirk. This will involve the provision of a new 1,100 sq m (11,800 sq ft) office and will enable the company to double the workforce in Laurencekirk from 75 to approximately 150 personnel.

- Estates and Economic Development are working closely on proposals where their joint input is required to ensure the successful delivery of projects including Tarlair Business Park Macduff site improvements, Fairney Industrial Estate Fraserburgh site servicing and the study into alternative uses for the site of Mearns Academy Laurencekirk and Ellon Academy following the opening of the new academy.
- Estates and Economic Development are also working together on the funding and delivery of site acquisition at Denmark Street Fraserburgh in connection with the next phase of the Masterplan for the regeneration of this area.

- A new Marketing Officer will be appointed to work jointly under Estates and Economic Development to liaise with businesses to better identify their needs and promote Aberdeenshire Council services.

- In order to bring run-down town centre properties back into beneficial use and help regenerate town centres, Estates will assist with the conversion of properties into residential use for mid-market rentals. This can be for both Council owned and private sector properties. Additionally support can potentially be given to retailers to occupy shops through regeneration funding.

6.0 Demographics:

Aberdeenshire Council’s current commercial portfolio comprises mostly small industrial units. In addition there are a limited number of larger buildings including the former Terex factory in Peterhead and the Lunar Freezing and Cold storage in Fraserburgh. A number of business Centres are also owned by the Council and operated by Enterprise North East Trust (ENET) who in turn sub-lease the offices to small businesses. The majority of tenants within the portfolio are small businesses and the properties are put to a wide variety of uses including, workshops, storage & distribution and offices. It is envisaged that a similar mix of uses will continue in the future.

7.0 Marketing

Estates will embark on a series of marketing initiatives to boost demand for development sites and buildings throughout the Aberdeenshire area. Whilst occupancy levels have been relatively high it is important to ensure that they remain so and at the same time attract new businesses. This will include the following:

- Preparation of new marketing material for our properties and sites highlighting the quality and flexibility the Council can offer, plus the economic benefits of operation from within Aberdeenshire.

- Improved Property website with proactive maps and the ability to download PDF details and make contact with the correct people within the council.

- Building closer working relationships with the private sector, including builders, developers and commercial property agents.

- Direct targeting of businesses working in the North East advising them of our properties and undertaking direct mailing campaigns of new marketing material.

- Monitoring local and national press for details of companies who have won major contracts or who are looking to expand or indeed to contract. Economic Development can also provide a useful source of “leads”

- New signage on properties and sites with direct contact details for responsible officers and a QR Code for instant access to PDF details from the Council’s website.
• This will be done in conjunction with the general upgrading of our existing portfolio.
• Estates will also investigate new ways of carrying out development to achieve best value for the council and pass the risk on costs as far as possible on to the contractor. For example a Design and Build agreement whereby the contractor will be responsible for designing a building (in accordance with the Council’s requirements) at a fixed cost and to an agreed programme.
• Promote the properties and land available through Estates which can be achieved through a combination of paid for press advertising and selected Press Releases.
• Ensure Aberdeenshire competes effectively with other regions in the area.
• Estates will work closely with the promoters of Energetica to ensure a coordinated approach to marketing initiatives and design criteria.

8.0 Financial

Property development can make considerable demands on capital resources. As in previous years, the main focus under industrial and commercial property development will be to make best use of the Council’s resources by working in partnerships and maximising the leverage of funds from others. In this activity area the Council’s capital budget will generally be used to stimulate further external investment in projects which Estates see as desirable, often in preparatory and/or feasibility work.

The Approved Capital Plan for 2012 to 2027 has a figure of £20.645 million allocated for The Development of Industrial Portfolio and Factory units. Based on the current forecast for the period of this Estates Strategy (2013 to 2018) it is estimated that expenditure of approximately £16.539 million will be incurred. This expenditure is spread relatively evenly between the six Areas although the total amount and the distribution of that expenditure may vary as the plan progresses and opportunities arise.

There are revenue implications as a result of this strategy for the recruitment of one additional officer and a marketing campaign. However, as properties are developed and leased this will result in additional revenue income for the Council.

9.0 Staffing

In addition to the current Commercial Development Manager post it is intended to recruit a specialist Marketing Officer who will operate under both Estates and Economic Development. This post should be in place by Q 3 2013.
APPENDIX 1

Industrial and Commercial Property Development Activity

Recent and proposed Industrial and Commercial Development activity is summarised below.

The provision of infrastructure at Tarlair Business Park, Macduff is complete and marketing of sites underway, with two sites currently “under offer”. Consultants are also instructed regarding the provision of additional speculative small industrial/business units at this location.

The remaining sites at Balmacassie Business Park, Ellon are being jointly marketed with Bruce and Partners. This site forms part of the Energetica Corridor. A joint venture scheme for the development of factory units is also being investigated.

A Joint Venture with a local developer is being explored at Insch Business Park, whereby the Council will provide the land and the developer will construct the buildings. These would then be held on a long term basis.

The lack of available business land in the Inverurie-Kemnay-Kintore corridor poses a threat to the retention of local jobs. Investigations will be undertaken in co-operation with private developers to address this issue. Consideration is also being given to expanding the industrial factory portfolio in this area.

Aberdeenshire Council owns land to the south of Aberdeen at Cairnrobin adjacent to Aberdeen Gateway Business Park. Negotiations are underway with the developer of the business park to bring this area of land on stream, potentially including the provision of new small industrial/business units.

Other areas of Aberdeenshire will be investigated during 2013/18 where it appears that demand for land from the business sector is not being met. In particular, Aberchirder has generated a good deal of enquiries from indigenous businesses and opportunities to accommodate them will be explored. Other areas currently being explored include Laurencekirk, Banchory, Stonehaven, Turriff, Peterhead, Fraserburgh and Inverurie.

The assembly of a site for comprehensive redevelopment at Kessock Road, Fraserburgh is being progressed. If it cannot be achieved, consideration will be given to a redesigned solution for those areas available for development.

Land was previously acquired at Fairney Industrial Estate, Fraserburgh and design work commenced for its landscaping and infrastructure. Works to one site are currently underway for a new occupier. Consultants have also been instructed to establish the costs and works involved in preventing coastal erosion at Fairney and to prepare a scheme and costs for a new road to open up the land to create more development
sites. Alternative business land is also being investigated in Fraserburgh. This would involve the acquisition and development of a Greenfield site.

Balmedie Industrial Estate has now received planning consent and the design team are finalising costs for the project. Options are also being explored for a slightly smaller business park development which would facilitate a comprehensive Masterplan solution for this site, plus two adjoining sites.

Planning Consent has been secured for a new road and infrastructure to create business land at Aden Park Mintlaw. In order to kick-start the Aden Business Park starter units will be designed, put through the planning process and put out to tender.

Consultants are finalising plans for a new road to open up additional development sites at Dales Industrial Estate Peterhead.

New units at Macduff have been completed and are now fully let.
## APPENDIX 2 PROPOSED EXPENDITURE

<table>
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<tr>
<th></th>
<th>2013/14</th>
<th>2014/15</th>
<th>2015/16</th>
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<td>1. Upgrade of factory units</td>
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<td>3. Kessock Fraserburgh demolition and new units</td>
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<td>4. Servicing and coastal erosion works at Fairney Fraserburgh</td>
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<td>5. Servicing Aberchirder sites and new advance units</td>
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<td>6. Acquisition and servicing of new industrial land Fraserburgh</td>
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<td>7. Site enhancements and advance factories at Macduff</td>
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<td><strong>Total Banff &amp; Buchan</strong></td>
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<td><strong>140</strong></td>
<td><strong>650</strong></td>
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<td>1. Upgrade of factory units</td>
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<td>3. Site servicing Mintlaw</td>
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<td>4. Provision of advance factories Mintlaw</td>
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<td>5. Dales next phase (new road)</td>
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<td>7. Provision of specialist fish processing units at Dales</td>
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<td>1. Upgrade of factory units</td>
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<td>3. Servicing of sites/new road Balmedie</td>
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<td>6. Provision of new/extended business centre Turriff</td>
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<tr>
<td>3. Site acquisition and Development of units Kintore</td>
<td>100</td>
<td>200</td>
<td>250</td>
<td></td>
<td></td>
<td>550</td>
</tr>
<tr>
<td>4. New roads at Muiryheadless Insch</td>
<td>100</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100</td>
</tr>
<tr>
<td>5. Development of site at Thainstone</td>
<td></td>
<td>350</td>
<td></td>
<td></td>
<td></td>
<td>350</td>
</tr>
<tr>
<td>6. Provision of advance factories at Thainstone</td>
<td></td>
<td></td>
<td></td>
<td>300</td>
<td></td>
<td>300</td>
</tr>
<tr>
<td><strong>Total Garioch</strong></td>
<td><strong>135</strong></td>
<td><strong>235</strong></td>
<td><strong>590</strong></td>
<td><strong>590</strong></td>
<td><strong>300</strong></td>
<td><strong>1850</strong></td>
</tr>
<tr>
<td><strong>Kincardine and Mearns</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Upgrade of factory units</td>
<td>35</td>
<td>35</td>
<td>40</td>
<td>40</td>
<td>50</td>
<td>200</td>
</tr>
<tr>
<td>2. Addition to portfolio</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>250</td>
<td>250</td>
</tr>
<tr>
<td>3. New unit for Journeycall Laurencekirk</td>
<td>200</td>
<td>1000</td>
<td>450</td>
<td></td>
<td></td>
<td>1650</td>
</tr>
<tr>
<td>4. Acquisition and servicing of site Stonehaven</td>
<td>100</td>
<td>150</td>
<td>200</td>
<td></td>
<td></td>
<td>450</td>
</tr>
<tr>
<td>5. Provision of new business land Laurencekirk</td>
<td></td>
<td>500</td>
<td>250</td>
<td></td>
<td></td>
<td>750</td>
</tr>
<tr>
<td><strong>Total Kincardine and Mearns</strong></td>
<td><strong>235</strong></td>
<td><strong>1135</strong></td>
<td><strong>1140</strong></td>
<td><strong>490</strong></td>
<td><strong>300</strong></td>
<td><strong>3300</strong></td>
</tr>
</tbody>
</table>


**Marr**

1. Upgrade of factory units 35 35 40 40 50 200
2. Addition to portfolio 250 250 450
3. Alford Technology units 200 250
4. Acquisition and servicing of site Banchory 275 275
5. Provision of advance factories at Banchory 350 350
6. Acquisition and site servicing Huntly 100 100 200 400
7. Provision of new industrial units at Huntly 350 350

**Total Marr** 135 235 565 840 500 2275

**Total all areas excluding regeneration monies** 1355 3204 5215 3965 2800 16539

**Notes**

* sum includes £240,000 regeneration funding
** sum includes £140,000 regeneration funding

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**Commentary on above figures**

**General note applicable to all areas**

Many of the activities highlighted above do not yet have formal Area Committee approval and will be the subject of a separate report seeking approval. The items are listed as a means of identifying “Work in Progress”. Some of the items are speculative by their nature and therefore not all activities will come to fruition. However, other opportunities will be identified on a rolling basis as the plan progresses and the forecast expenditure will increase in the latter part of the plan period, as we get nearer those dates.

**Banff and Buchan**

**Item 1** Ongoing expenditure for the improvement of the current portfolio of advance factory units.

**Item 2** Expenditure allocated for the acquisition of an additional property to the portfolio. This will be opportunity-led as and when a suitable property becomes available.

**Item 3** Proposed demolition of the dilapidated industrial buildings on Marconi Road and their replacement with new advance factory units. To be achieved by 2016

**Item 4** Servicing of remaining industrial land at Fairney Fraserburgh and coastal protection. To be achieved by 2014

**Item 5** Provision of new roads and utilities to open up land and the construction of new advance factory units. To be achieved by 2014

**Item 6** Purchase of a new site which has allocation in Local Development Plan for Industrial/Business use and provision of servicing and infrastructure. To be achieved by 2016.

**Item 7** Construction of second phase of new advance factory units in Macduff following the development and letting of the first phase. To be achieved by 2016.
Buchan

Item 1  Ongoing expenditure for the improvement of the current portfolio of advance factory units.
Item 2  Expenditure allocated for the acquisition of an additional property to the portfolio. This will be opportunity-led as and when a suitable property becomes available.
Item 3  Servicing of site at Aden Park Mintlaw to create sites for business use. By 2015.
Item 4  Construction of new business units on site at Aden Park Mintlaw. By 2016/17
Item 5  Construction of new road and provision of services at Dales industrial estate to provide serviced plots from approximately 0.5 to 7.5 acres. By 2014
Item 6  Planned refurbishment of former Terex Factory at Balmoor Industrial Estate Peterhead. By 7y 2014
Item 7  Construction of specialist food processing units for the fish processing industry at Dales Industrial Estate Peterhead. By 2016

Formartine

Item 1  Ongoing expenditure for the improvement of the current portfolio of advance factory units.
Item 2  Expenditure allocated for the acquisition of an additional property to the portfolio. This will be opportunity-led as and when a suitable property becomes available.
Item 3  Installation of new road and services to open up development site at Eigie Road Balmedie. Whilst this is an expensive undertaking Estates forecast this development to generate a healthy profit due to the high land values in the area. By 2014.
Item 4  Construction of new advance factory units on site at Eigie Road Balmedie. By 2017
Item 5  A site has been identified at Markethill Road Turriff which has potential to accommodate a new roads depot together with new advance factory units. By 2016
Item 6  The existing Business Centre is very popular and has high occupancy and therefore there is a proposal to either extend the existing centre or construct a new centre on the adjoining site which is already under the Council’s control. By 2018.
Item 7  Acquisition of site at Balmacassie Ellon and construction of new advance factory units. The Council have a Joint Venture with Bruce and Partners and have a 40% interest in the land. By 2017
Garioch

Item 1 Ongoing expenditure for the improvement of the current portfolio of advance factory units.

Item 2 Expenditure allocated for the acquisition of an additional property to the portfolio. This will be opportunity-led as and when a suitable property becomes available.

Item 3 Unmet demand for advance factory units has been identified in the Kintore area and Estates will seek to identify and acquire a suitable site and erect new advance factory units. By 2016/17

Item 4 The sites which have been developed to date are either occupied or under offer and therefore a new road and services will be installed to open up additional sites. A Joint Venture is also being considered. By 2015

Item 5 The Council are proprietors of a site at Thainstone where rights have been negotiated with an adjoining landowner to allow access to the site. This will be subject to the developer installing a new road. Once the road is installed and, if the site is now required for a traffic interchange the intention is to install a new road and services to open up the sites. By 2016

Item 6 If the new road is installed per item 5 above the intention would be to construct new advance factory units on the land at Thainstone. By 2016.

Kincardine and Mearns

Item 1 Ongoing expenditure for the improvement of the current portfolio of advance factory units.

Item 2 Expenditure allocated for the acquisition of an additional property to the portfolio. This will be opportunity-led as and when a suitable property becomes available.

Item 3 This is a proposed new 1,100 sq m (12,000 sq ft) office building for Journeycall Ltd. Journeycall are an existing tenant of the Council and have grown substantially in recent years. Prior to the building being completed Estates will commence marketing Journeycall’s existing building, which will be placed on the open market for lease. By 2015.

Item 4 A site has been identified at East Newtonleys Stonehaven which has potential to accommodate a new roads depot along with new advance factory units. By 2016/17
Marr

Item 1  Ongoing expenditure for the improvement of the current portfolio of advance factory units.

Item 2  Expenditure allocated for the acquisition of an additional property to the portfolio. This will be opportunity-led as and when a suitable property becomes available.

Item 3  Agreement in principle has been reached with Kirkwood Homes for the provision of new Technology units at Alford on a site close to the Household Waste Recycling Centre. The land is owned by Kirkwood and the units will be developed on a Joint Venture basis. By 2016

Item 4  A site has been identified at Hill of Banchory which could be acquired and developed to create serviced plots. By 2016

Item 5  If the site at Hill of Banchory is acquired the intention would be to construct new advance factory units on part of the site. By 2017

Item 6  Estates have been approached by the owner of land at Stevenson Road Huntly offering to sell his land for industrial purposes. The Council hold the access rights to the site and therefore a ransom situation exists and the council could acquire the land at a reasonable cost. By 2014

Item 7  If the site at Stevenson Road Huntly can be acquired the intention would be to construct new advance factory units. By 2017.