



Annual Review

08|09



Rochdale
Development Agency
investinrochdale.co.uk



CHAIRMAN'S STATEMENT

Welcome to our new electronic Annual Report, which reflects back on the year 2008/09.

Rochdale Development Agency is the local economic and physical regeneration agency for Rochdale borough. When I became Chairman of the Agency in 2006 the economic landscape looked very different from that today. As the owner of a local company myself, I know how difficult the last year has been for the local economy and while economic conditions are slowly improving, there are still significant challenges ahead.

The period 2008/09 presented a huge range of issues for RDA as the full impact of the credit crunch and economic recession was felt on the property and development sector. Whilst several major development projects had secure funding in place and made good progress last year, some others stalled or needed to be substantially re-designed or re-phased.

I am very proud of the way the Agency responded to the unprecedented challenges last year and continued to deliver impressive results, working closely with our public and private sector partners. As an example, RDA switched more public funds into land assembly and several strategically important acquisitions were completed during the year. These are being cleared and prepared to make them ready for future development as market conditions improve.

RDA was also very active in supporting local firms with their relocation and rationalisation plans. Additional staff resources were redirected into the Agency's investment and business support services.

The general levels of investment activity were very subdued last year but several public sector development schemes are now being progressed and there are

positive signs of increased development activity by the private sector. RDA is continuing to prepare future development sites and broader regeneration plans for selected parts of the borough.

Phil Ewbank
RDA Chairman



KINGSWAY BUSINESS PARK

Kingsway Business Park is one of the most strategically important new commercial property developments of its kind in the UK. The 420 acre business-focused, mixed-use park is accessible directly from junction 21 of the M62 in Rochdale and is attractive to anyone seeking access to the huge markets and skilled labour pools of Greater Manchester, Leeds and beyond.

Offering both speculative and bespoke design and build accommodation of the highest quality in a spectacular environment, the offer is all the more attractive thanks to the availability of significant grants and a range of free business support such as recruitment services and supply chain development.

The development is backed by a solid public-private partnership including Wilson Bowden Developments, the Northwest Regional Development Agency, Rochdale

Development Agency and Rochdale Council.

Economic conditions have naturally had an impact on the efforts to attract new businesses to the park but the number of good enquiries, testament to the Park's quality and amenity, is encouraging (and indeed at the time of going to press in October 2009 another investor has been signed up to join the three existing companies on the Park and another is imminent).

In 2008/09 the following works to the infrastructure were progressed:

- Phase 2 infrastructure (southern loop road) completed, opening up 100 acres of land for prime development.
- Phase 3 infrastructure (northern loop road) design nearly finished. This will enable access to Plot T and the proposed Metrolink stop, which is due to open Spring 2012.

- Continued work with GMPTC to agree the detail of how the Metrolink stop will be delivered.

The Partnership's strategy is to be ready for the upturn when it comes. With this in mind the following actions will be prioritised in 2009/10:

- publish Design Guide
- renew outline planning permission
- review Master Plan
- progress Metrolink station and access
- progress Rochdale Investment Centre as a catalyst for the office market
- secure funding for and reinvigorate marketing campaign



TOWN CENTRES

Rochdale

Rochdale town centre is soon to be the focus of major modernisation with hundreds of millions of pounds of investment going into creating a new retail heart that will also boast new offices, homes, restaurants, cafes and bars.

The redevelopment will include:

- A new retail circuit with attractive squares
- 100,000 - 200,000 sq ft of new retail floor space
- New public spaces
- Efficient transport links

Recent achievements include:

- 5 commercial properties acquired in preparation
- Demolition of former Motorcise premises on Smith Street, April 2009
- Confirmation of Metrolink to Town Centre, May 2009
- Appointment of design team for Municipal Offices, July 2009



Images:
Rochdale town centre
View of Touchstones
Rochdale Exchange shopping centre



Middleton

Middleton Arena, a striking new £13 million leisure complex in the centre of Middleton, is the product of imaginative partnership working between the public and private sectors.

Demolition of the civic centre and former swimming pool has started and a new Tesco store will be built in its place, creating hundreds of jobs for local people.

Further work has been carried out on the delivery of the Middleton Masterplan including an outline planning consent for a Joint Service Centre and proposals for an environmental enhancement scheme in the Town Centre.

The Middleton Market was also relocated in February 2009.



Heywood

A full block improvement scheme saw the refurbishment of ten properties on Market Street, improving the appearance of one of Heywood's busiest streets.

Sensitive improvements to the public realm also took place, such as the installation of hanging baskets and seating areas.

Images:
Rochdale town centre
New bus station - artist's impression
Middleton Arena
Heywood town centre



EAST CENTRAL ROCHDALE

Rochdale Development Agency is helping to deliver the £90 million Oldham Rochdale Housing Market Renewal Pathfinder programme.

Work continues on refurbishing, acquiring, clearing and remediating sites in order to make them ready for new housing developments and raise the prosperity of neighbourhoods.

Key achievements

- Townhead public realm completed
- Former British Millerain site remediated ready for development
- Nile Street area almost cleared
- Work on new LIFT Centre nearly completed



Images:
New Housing Market Renewal resident
Townhead public realm, Rochdale
LIFT centre, Rochdale



SUSTAINABLE COMMUNITIES

Under the banner of 'Brighter Futures', work has begun on preparing to secure a private developer to help make the most of the area's strengths including its closeness to the town centre, railway station and Kingsway Business Park.

The plan would link directly with other regeneration activity in the area including:

- The Metrolink extension - providing a fast link between Rochdale and Manchester by 2012
- Kingsway Business Park – more than 7,000 new jobs being created
- Multi-million pound proposals to transform the town centre with a new retail hub, offices, housing and transport interchange
- The new £10 million health centre on Maclure Road



Other achievements

- The on-going acquisition, demolition and landscaping of sites
- The release of a heritage leaflet – a guide to the rich and varied built heritage of Inner Rochdale



Images:
Brighter Futures
Land assembly
The new heritage leaflet



INVESTMENT & MARKETING

The Investment & Marketing team performs a number of functions aimed at retaining existing investment in the borough and attracting new investment from outside the area.

We promote Rochdale as an economic destination to the business community by raising the borough's profile and improving perceptions of the area through a wide range of marketing and public relations activities. Our online presence is an increasingly important part of this work and a new website (investinrochdale.co.uk) was launched at the end of 2008.

A key event each year is the RDA Annual Conference which reports on the Agency's achievements and also showcases the borough to potential visitors. The event in Autumn 2008 was a big success with more than 100 high-profile guests enjoying professional and inspiring presentations on the investment opportunities in Rochdale.

One of the most important features of our work is helping companies to find accommodation in Rochdale, whether they are moving within the borough or relocating from outside.

Key achievements

- Assisted 11 new companies moving to the Rochdale area, creating 340 new jobs.
- Helped 12 local companies to relocate within the borough.
- Enhanced working relationship with Business Link Northwest by establishing information point and customer facilities at Lock 50 Business Centre.



Images:
 Bikes being presented to local businesses
 Speakers at the 2008 RDA Conference
 Staff at British Millerain on Kingsway Business Park



ROCHDALE DEVELOPMENT AGENCY

Mission Statement

We are making Rochdale borough a more prosperous and vibrant place by encouraging new economic investment and physical development.

Company values

Rochdale Development Agency aims to be an exemplar of good practice in the economic and urban regeneration field.

The Agency also concentrated heavily on organisational development during the year:

- A staff away day was held which focused on team working and team development.
- A training and development plan was produced to help the Agency achieve its aims and aspirations.
- A mid-year review process was introduced to bolster the existing staff appraisal system.

The Agency remains committed to continual improvement.

Financial summary

Profit and Loss Account

Income	1,710,724
Operating costs	(1,709,823)
Operating profit	901
Interest receivable	2,340
Profit before tax	3,241
Tax	0
Retained profit	3,241

Balance Sheet

Fixed assets	2,332
Current assets	402,008
Creditors	(123,726)
Net assets	280,614
P&L account	280,614

Note: Rochdale Development Agency is the fund holder for an Urban Regeneration Fund totalling £3,420.

The fund is therefore included in the RDA balance sheet but is a fund which is allocated for a specified purpose.

Board members

As at March 31st 2009

Set up as a private company and operating on a not-for-profit basis, we have a Board of Directors which includes senior figures from the private sector, Rochdale Council and other public sector agencies.

Phil Ewbank, *Chairman*
 David Butterworth, *Vice Chairman*
 John Hudson, *Chief Executive*
 Stephen Beckwith, *Director*
 Donna Edwards, *Director*
 Chris Gilmartin, *Director*
 Carol Hopkins, *Director*
 Zulf Ali, *Director*
 Peter Schofield, *Director*
 Roger Ellis, *Director*
 Cllr Alan Taylor, *Director*
 Cllr Mohammad Sharif, *Deputy Board Member*
 Andy Zuntz, *Deputy Board Member*

NOTE

The financial information given here does not constitute the company's statutory accounts for the year ended March 31st 2009. The information is an extract from the audited accounts, a copy of which can be obtained on request from Companies House, Crown Way, Cardiff CF14 3UZ.



Rochdale
Development Agency

Rochdale Development Agency

Lock 50 Business Centre, Oldham Road, Rochdale, OL16 5RD

Tel: 01706 868999 Fax: 01706 868555

info@investinrochdale.co.uk

investinrochdale.co.uk