

# PERTH & KINROSS COUNCIL

## Committee Checklist & IVA Summary

Report name - Perth West Development Progress Report

Description of proposal screened for IVA - In order to secure effective, serviced employment land with industrial and commercial occupiers at the proposed Perth EcoInnovation Park (PEIP) at Perth West, enabling infrastructure is required. This infrastructure will also enable new housing development (including the proposed net zero carbon Lamberkine Village). This report provides members with an update on the progress made and particularly in relation to the funding and income streams to offset the estimated expenditure to deliver the first phase of the Perth West project.

Committee for submission - Finance and Resources Committee

Council Service - Economy, Place & Learning - Education & Learning

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### Committee Checklist

The following functions have been assessed for impacts in relation to the committee proposal:

<b>Strategic &amp; Resource Implications</b>	<b>Impact identified?</b>
Community Plan/LOIP Priorities	Yes.
Corporate Plan Priorities	Yes.
Workforce implications	No.
Asset Management implications	Yes.
Legal implications	Yes.
Corporate Risk implications	Yes.
Consultation undertaken or planned	Yes.
Communications undertaken or planned	Yes.
Data Protection implications	No.
<b>Child Rights &amp; Wellbeing Impact Assessment</b>	<b>Impact identified?</b>

GIRFEC Wellbeing Indicator(s) - SHANARRI	No.
<b>Climate Change Impact Assessment</b>	<b>Impact identified?</b>
Business, Industry & Supply Chain impact	Yes.
Energy, Buildings & Infrastructure impact	Yes.
Land Use & Land-Use Change impact	No.
Transport & Connectivity impact	Yes.
Waste & the Circular Economy impact	Yes.
Climate Resilience & Engagement impact	Unsure.
<b>Equality &amp; Fairness Impact Assessment</b>	<b>Impact identified?</b>
Protected Equality Characteristics impact	No.
Human Rights impact	No impact.
Inequalities of outcome (socio-economic disadvantage) impact	Positive impact.
Inequalities of outcome (Communities of Place or Interest) impact	
<b>Sustainable Procurement &amp; Supply Chain Impact Assessment</b>	<b>Impact identified?</b>
Resource Consumption & Waste impact	No.
Promoting Social Wellbeing impact	Yes.
Enhancing Environmental Wellbeing impact	No.
Improving Economic Wellbeing impact	Yes.
<b>Strategic Environmental Assessment (SEA)</b>	<b>Impact identified?</b>
Environmental impact and/or significant environmental effects	This proposal does not qualify for SEA.

## Impact & Value Assessment (IVA) - Detailed Summary

Where the Impact & Value Assessment has identified a likely impact in relation to the committee proposal, a detailed evidence response is provided below:



## Community Plan Priorities

Reducing Poverty? - Yes

Physical & Mental Well-being? - No

Digital Participation? - No

Learning & Development? - No

Employability? - Yes

## Corporate Plan Priorities

Working in partnership with communities? - No

Tackling poverty? - Yes

Tackling climate change and supporting sustainable places? - Yes

Developing as resilient, stronger and greener local economy? - Yes

Enabling our children & young people to achieve their full potential? - No

Protecting and caring for our most vulnerable people? - No

Supporting and promoting physical and mental wellbeing? - No

## Finance

Any financial implications identified? - Yes.

Yes, capital funding. This report recommends proceeding with stage 1 of pre-construction works at an estimated cost of c£1.55m against the capital allocation of £3m in 2024/25. However, if a legal agreement ultimately cannot be secured for developers' contributions and the project cannot proceed, the pre-construction works would become abortive costs and create a budget revenue pressure.

## Workforce

Any workforce implications identified? - No.

## Asset Management Implications

Any asset management implications identified? - Yes.

The proposal will require transfer of ownership for the land for phase 1 development and the enabling infrastructure.

## Legal Implications

Any legal implications identified? - Yes.

This report would provide funding towards a consultancy contract to carry out pre-construction works and has identified the need to sign Heads of Terms with a view to securing legal agreements to secure £13m of developer contributions and the ownership of the land for phase 1 development and the enabling infrastructure.

### **Corporate Risk Implications**

Any corporate risk implications identified? - Yes.

This report has finance, legal and reputational risks.

### **Consultation**

Any internal or external consultation undertaken? - Yes.

Internal and external consultation. The Strategic Lead, Legal and Governance and the Strategic Lead, Finance and Business Support have been consulted. Consultation is also taking place with the landowner, the John Dewar Lamberkine Trust (JDLT).

### **Communications**

Any communications produced or planned? - Yes.

Statement will be prepared to inform of progress and then on the Perth West and Perth Eco Innovation park development.

### **Data Protection**

Any data protection implications identified? - No.

If YES, has a Data Protection Impact Assessment (DPIA) been completed? -

*(Leave blank if not relevant)*

### **Background Documents**

Any background documents used?

*(Leave blank if not relevant)*

### **Climate Change Impact Assessment**

Business, Industry & Supply Chain impact? - Yes.

The proposal will provide additional employment land for business to start and grow and support clean growth Perth Eco Innovation Park. Business occupiers will benefit from and will have to meet high environmental standards. The proposal will provide additional employment land for business to start and grow with new skills and green job opportunities at Perth Eco Innovation Park and also within the supply chain. The proposal will provide additional employment land for business to start and grow and support clean growth Perth Eco

Innovation Park. Business occupiers will benefit from and will have to meet high environmental standards such as power and heat, travel or water use. The proposal will provide additional employment land for business to start and grow and support clean growth Perth Eco Innovation Park. Business occupiers will benefit from and will have to meet high environmental standards such as power and heat, travel or water use.

Energy, Buildings & Infrastructure impact? - Yes.

The proposal will provide additional employment land for business to start and grow and support clean growth Perth Eco Innovation Park. Business occupiers will benefit from and will have to meet high environmental standards such as power and heat reductions. This would be specified when more design has been undertaken. This would be specified when more design has been undertaken. This would be specified when more design has been undertaken.

Land Use & Land-Use Change impact? - No.

Transport & Connectivity impact? - Yes.

The proposal will provide additional employment land for business to start and grow and support clean growth Perth Eco Innovation Park. Business occupiers will benefit from and will have to meet high environmental standards such as travel and logistics. The proposal will provide additional employment land for business to start and grow and support clean growth Perth Eco Innovation Park. Business occupiers will benefit from and will have to meet high environmental standards such as travel or transport of goods The proposal will provide additional employment land for business to start and grow and support clean growth Perth Eco Innovation Park. Business occupiers will benefit from and will have to meet high environmental standards such as active travel or public transport. The proposal will provide additional employment land for business to start and grow and support clean growth Perth Eco Innovation Park. Business occupiers will benefit from and will have to meet high environmental standards such as reduction of vehicle trips. The proposal will provide additional employment land for business to start and grow and support clean growth Perth Eco Innovation Park. Business occupiers will benefit from and will have to meet high environmental standards such as travel from and to Perth City centre supporting modal shift.

Waste & the Circular Economy impact? - Yes.

The proposal will provide additional employment land for business to start and grow and support clean growth Perth Eco Innovation Park. Business occupiers will benefit from and will have to meet high environmental standards and work together to develop circularity in the Park.

Climate Resilience & Engagement impact? - Unsure.

The proposal will provide additional employment land for business to start and grow and support clean growth Perth Eco Innovation Park. Business occupiers will benefit from and will have to meet high environmental standards which would demonstrate climate change in action. The proposal will provide additional employment land for business to start and grow and support clean growth Perth Eco Innovation Park. Business occupiers will benefit from and will have to meet high environmental standards which would demonstrate climate change in action.

## **Equality & Fairness Impact Assessment (EFIA)**

Protected equality characteristics impact? - No.

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Human Rights impact? - No impact.

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Inequalities of outcome caused by socio-economic disadvantage impact? - Positive impact. The proposal will provide additional employment land for business to start and grow and support clean growth at Perth Eco Innovation Park. It will provide access to skills and new jobs for people seeking a job or willing to improve their skills or learn new skills. **A full EFIA has been undertaken (based on likely impacts from inequalities of outcome caused by socio-economic disadvantage).**

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Inequalities of outcome in relation to Communities of Place or Communities of Interest impact? - **A full EFIA has been undertaken (based on likely impacts from inequalities of outcome in relation to Communities of Place or Communities of Interest).**

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### **Child Rights & Wellbeing Impact Assessment**

Impact based on the GIRFEC wellbeing indicators? - No.

### **Sustainable Procurement & Supply Impact Assessment**

Are goods and/or services already listed on the procurement register being procured? - No.

Resource use and consumption impact? - No.

Social wellbeing impact? - Yes.

Procurement of services and construction will support real living wage and community benefits

Environmental wellbeing impact? - No.

Economic wellbeing impact? - Yes.

The proposal will provide additional employment land for business to start and grow and support clean growth Perth Eco Innovation Park. It will provide opportunities for local business to benefit from the construction phase and the operations phase. The proposal will provide additional employment land for business to start and grow and support clean growth Perth Eco Innovation Park. It will provide opportunities for local business to benefit from the construction phase and the operations phase.

### **Strategic Environmental Assessment (SEA)**

**This proposal does not qualify for SEA.**

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Environmental impacts identified? - The proposal will provide additional employment land for business to start and grow and support clean growth Perth Eco Innovation Park. Business occupiers will benefit from and will have to meet high environmental standards. Impacts could be during construction and operations phase such noise, air quality, soil quality, biodiversity.

*(remains blank if none identified)*

