

C TCDE Hull City Council Industrial Development 1975-1988 and the Development and Estates Committees

Historical Background: Hull City Council's first Development Committee was established in February 1929 after recommendations from the Development (Special) Committee. It was to include municipal, commercial and industrial interests of the city, with a view to 'setting forth the claims of the City and Port of Hull', and would submit a scheme, outlining how this would be achieved. However, before any such scheme could be submitted for approval, the financial aspect would need to be secured for at least five years to ensure the committee could fulfill its obligations. As a consequence, the Development Expenditure Committee was also set up, in November 1929 with the brief to control the expenditure of the grant made by the Council and was terminated after five years in March 1934. The report of the Development Committee in 1934 indicated it had been a successful project and so the committee continued to operate until 1971, although there are only records from 1975 within this collection.

The Industrial Development Committee

The Industrial Development Committee was established in October 1971, taking a number of powers from the Property Committee and the Development Committee. Like many other more modern committees, the powers, duties and responsibilities of the Industrial Development Committee were clearly defined:

Advisory powers and duties:-

- 1) the setting up of new industrial estates
- 2) the approval in principle of arrangements with any private or other public developer, for commercial and industrial development in the city, and of such development by the council itself
- 3) to advise the Policy Committee on the making or amendment of schemes or programmes of acquisition or disposal for commercial or industrial purposes
- 4) to advise the Policy Committee on major promotional activities and schemes relating to the economic development of the city, and on major policy with respect to public relations and publicity and information services, and the review of the provision of such services.

Delegated Powers and duties:-

- 1) to take appropriate steps in co-operation with other committees of the council, government departments and other bodies to promote the economic development of the city
- 2) to approve arrangements and disposal terms for major industrial and commercial development, subject to:-
 - a) the use being in accordance with prior or concurrent planning approval or the current development plan and,
 - b) the prior approval in principle by the council of the development.
- 3) to be responsible for the management of the council's industrial and commercial property, including shops.

Estates sub-committee

Advisory Powers and duties:-

Generally to advise the Policy Committee in respect of the powers and duties relating to land and property (not being powers and duties the responsibility of the Industrial Development Committee), and in particular to advise on:

- 1) the acquisition and disposal of land other than the making of any compulsory purchase order under the powers and duties of any other committee
- 2) requests for freehold disposal of land not within approved schemes:

3) policy in respect of blight notices served on the council

Note- Nothing in the above advisory powers and duties shall be taken to prevent the Policy Committee dealing with matters relating to land and property without first taking the advice of the Estates Sub-committee.

Delegated powers and duties:-

- 1) to approve arrangements and terms of disposal of land for industrial and commercial purposes (not being major developments) subject to the use being in accordance with prior or concurrent planning approval or the current development plan
- 2) to determine requests for freehold disposal within approved schemes
- 3) to approve arrangements for disposal terms of land for major schemes (not being industrial or commercial developments) subject to
 - a) the use being in accordance with prior or concurrent planning approval to the current development plan, and
 - b) prior approval in principle of the development by the council

Promotions Sub-Committee

Delegated powers and duties:-

To approve arrangements for public relations matters, promotional activities and programmes in accordance with the policies of the council and the Policy and Industrial Development Committees

Advisory powers and duties

- 1) to advise the Industrial Development Committee on steps to be taken in co-operation with other committees of the council, government departments and other bodies to promote the economic development of the city
- 2) to advise the Industrial Development Committee on major policy with respect to public relations and publicity and information services, and the review of the provision of such services

Authorisation to Officers:-

To the Director of Industrial Development (including authorisation relating to land and property transactions generally, and not only within the powers and duties of the Industrial Development Committee.)

- 1) in connection with confirmed compulsory purchase orders, to authorise the service of notices to treat (unless the council decide to defer service) and notices of entry, and applications for the Sheriffs Warrant
- 2) to agree terms (including the acceptance of District Valuer's reports) for the acquisition of interests in land where
 - a) the acquisition is included in a scheme or programme already approved by the council for implementation: or
 - b) the acquisition relates only to the easement, right of way or other like right.
- 3) to agree terms for the disposal of interest inland where
 - a) the disposal and the method of disposal is included in a scheme or programme already approved by the council for implementation: or
 - b) the disposal relates only to an easement, right of way or others like right.
- 4) to accept surrenders of leases: etc.
- 5) on behalf of the council as landlords, to deal with applications for consent to assign leases to tenancy agreements to sublet, and for consent to alter or improve, or change the use of premises, under a lease or tenancy agreement.
- 6) to authorise the service of notices to quit

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- 7) to manage the council's industrial and commercial property, including shops and agricultural property
- 8) to manage, and let where appropriate, land and properties not otherwise required for council purposes, including the maintenance of vacant sites
- 9) to advise other directors and chief officers on the terms of letting of operational properties, including residential accommodation, where such properties are let, (either by or to the Corporation)
- 10) to agree terms for the acquisition of property the subject of a purchase or blight notice accepted by the council
- 11) to authorise advances of compensation in accordance with council policy

To the Director of Administration:-

In conjunction with the appropriate chief officers, to deal with blight notices in accordance with approved council policy.

Development and Estates Committee

Local government reforms in 1974 saw some structural changes to the committee system. The Industrial Development Committee was wound up in February 1974 with a newly reconstituted Development and Estates Committee taking over the month before, in January 1974. As a consequence, its powers and duties were revised accordingly:-

Delegated Powers and duties:-

- 1) to take appropriate steps in co-operation with other committees of the council, government departments and other bodies to promote the economic development of the city
- 2) to approve arrangements and disposal terms for major industrial and commercial development, subject to:-
 - a) the use being in accordance with prior or concurrent planning approval or the current development plan and,
 - b) the prior approval in principle by the council of the development
- 3) to be responsible for the management of the council's industrial and commercial property, including shops
- 4) to determine requests for disposal not in accordance with approved schemes (including freehold disposals)

Advisory powers and duties:-

- 1) the setting up of new industrial estates
- 2) the approval in principle of arrangements with any private or public developer, for commercial and industrial development in the city, and of such development by the council itself
- 3) to advise the Policy Committee on policy in respect of blight notices served in the council and on the making or amendment of scheme or programmes of acquisition or disposal for commercial or industrial purposes, except in relation to the making of any compulsory purchase order under the powers and duties of any other committee
- 4) to advise the Policy Committee on major promotional activities and schemes relating to the economic development of the city, and on major policy with respect to public relations and publicity and information services, and the review of the provision of such services.

Note- Nothing in the above advisory powers and duties shall be taken to prevent the Policy Committee dealing with matters relating to land and property without first taking the advice of the Estates Sub-committee.

Promotions Sub-Committee

Delegated powers and duties

To approve arrangements for public relations matters, promotional activities and programmes in accordance with the policies of the council and the Policy and Industrial Development Committees.

Authorisation to Officers:-

Jointly to the Director of Industrial Development and the Chief Land and Property Officer (including authorisation relating to land and property transactions generally, and not only within the powers and duties of the Development and Estates Committee)

- 1) to agree terms for the disposal of interest inland where
 - a) the disposal and the method of disposal is included in a scheme or programme already approved by the council for implementation: or
 - b) the disposal relates only to an easement, right of way or others like right
- 2) to accept surrenders of leases: etc.
- 3) on behalf of the council as landlords, to deal with applications for consent to assign leases to tenancy agreements to sublet, and for consent to alter or improve, or change the use of premises, under a lease or tenancy agreement
- 4) to authorise the service of notices to quit
- 5) to manage, and let where appropriate, land and properties not otherwise required for council purposes, including the maintenance of vacant sites

To the Chief Land and Property Officer:-

(including authorisation relating to land and property transactions generally, and not only within the powers and duties of the Development and Estates Committee).

- 1) in connection with confirmed compulsory purchase orders, to authorise the service of notices to treat (unless the council decide to defer service) and notices of entry, and applications for the Sheriffs Warrant
- 2) to agree terms for the disposal of interest in land where:
 - a) the disposal and the method of disposal is included in a scheme or programme already approved by the council for implementation: or
 - b) the disposal relates only to an easement, right of way or others like right
- 3) to advise other Chief Officers on the terms of letting of operational properties including residential accommodation, where such properties are let either by or to the council
- 4) to agree terms for the acquisition of property, the subject of a purchase or blight notice accepted by the council
- 5) to authorise advances of compensation in accordance with council policy
- 6) to make application to the Court under the Law of Property Act 1969 so that the provisions of Part II of the Landlord and Tenant Act 1954 do not apply in respect of a tenancy or lease

Note: Any action taken hereunder in the absence of the Chief Land and Property Officer by an officer authorised by him to act in his absence shall require the approval of the Director of Industrial Development.

To the Town Clerk:-

In conjunction with the appropriate Chief Officers, to deal with blight notices in accordance with approved council policy.

Note: In relation to the authority granted to the Director of Industrial Development and Chief Land and Property Officer to acquire or dispose of interest in land in approved schemes, by minutes 395 and 612, the former City Council's Industrial Development Committee approved

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schemes in relation to minor acquisitions and disposal of land and leasehold disposals for industrial areas.

In 1981, the management of the Innovation Centre was added to the delegated powers of the committee. The Innovation Centre's authorised officers were jointly the Director of Industrial Development and the Chief Land and Property Officers. The committee continued in this form until January 1990 when, after discussion in November 1989, it was renamed the Economic Development, Land and Property Committee. This committee continued until the restructuring of the city council's committee system in 1999.

Custodial history: Records created as part of the work of the Industrial Development and Development and Estates Committees and routinely transferred from the Town Clerks Department

Description: Committee records: minutes, correspondence, reports, decision records and other related papers

Extent: 1 box

Related material: See council minutes in the searchroom and any associated reports at reference C TCR/1

Access conditions: Access will be granted to any accredited reader

C TCDE/1	Presentation made to the Hull Industrial Development and Estates Committee for the development of land south west of Albion Street and Bond Street. Missing as of 9/9/2013. Compiled by Millbank Developments PLC. 1 item	n.d.
C TCDE/2	Records of the Hull Innovation Centre Includes minutes, correspondence, reports, decision records and other related papers. Former reference number TL/30927 2 bundles	24 Sep 1980- 19 Jan 1983
C TCDE/2/1	Records of the Hull Innovation Centre 1 bundle	24 Sep 1980- 23 Jun 1982
C TCDE/2/2	Records of the Hull Innovation Centre 1 bundle	1 Jul 1982- 19 Jan 1983
C TCDE/3	Records of the Hull Innovation Centre Includes minutes, correspondence, reports, decision records and other related papers. Former reference number TL/30927. 3 bundles	11 Jan 1983- 21 Jun 1983
C TCDE/3/1	Records of the Hull Innovation Centre 1 bundle	11 Jan 1983- 30 Mar 1983

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C TCDE/3/2	Records of the Hull Innovation Centre 1 bundle	5 Apr 1983- 21 Jun 1983
C TCDE/3/3	Records of the Hull Innovation Centre 1 bundle	29 Jul 1982- 5 May 1983
C TCDE/4	Records of the Committee relating to the Middledyke Lane temporary caravan site Former reference number TL/21553 8 bundles	1975-1981
C TCDE/4/1	Records relating to the Middledyke Lane temporary caravan site, Hull Former reference number TL/2155(1) 1 bundle	2 Nov 1973- 20 Mar 1974
C TCDE/4/2	Records relating to the Middledyke Lane temporary caravan site, Hull Former reference number TL/2155(1) 1 bundle	9 Apr 1974- 31 Dec 1974
C TCDE/4/3	Records relating to the Middledyke Lane temporary caravan site, Hull Former reference number TL/2155(1) 1 bundle	6 Jan 1975- 30 Apr 1975
C TCDE/4/4	Records relating to the Middledyke Lane temporary caravan site, Hull Former reference number TL/2155(1) 1 bundle	13 Dec 1972- 3 Jun 1975
C TCDE/4/5	Records relating to the Middledyke Lane temporary caravan site, Hull Former reference number TL/2155(3) 1 bundle	4 Apr 1975- 17 Jun 1976
C TCDE/4/6	Records relating to the Middledyke Lane temporary caravan site, Hull Former reference number TL/2155(3) 1 bundle	12 Jul 1976- 19 Dec 1977
C TCDE/4/7	Records relating to the Middledyke Lane temporary caravan site, Hull Former reference number TL/2155(3) 1 bundle	11 Jan 1978- 10 Dec 1981
C TCDE/4/8	Records relating to the Middledyke Lane temporary caravan site, Hull Former reference number TL/2155(3) 1 bundle	12 Dec 1975- 7 May 1980

C TCDE/5

**Records of the Committee relating to the
'Campaign for Work' study and economic
development companies**
1 bundle

**3 Mar 1983-
1 Mar 1988**