

AGENDA FOR

CABINET

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To: All Members of Cabinet

Councillors: A Simpson (Deputy Leader and Cabinet Member Health and Wellbeing), S Briggs (Cabinet Member for Communities), E O'Brien (Cabinet Member Finance and Housing), A Quinn (Cabinet Member for Environment), T Tariq (Cabinet Member for Children and Families), J Black (Cabinet Member for Corporate Affairs and HR) and D Jones (Chair)

Dear Member/Colleague

Cabinet

You are invited to attend a meeting of the Cabinet which will be held as follows:-

Date:	Wednesday, 25 March 2020
Place:	Council Chamber - Bury Town Hall
Time:	6.00 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.
Notes:	

AGENDA

1 APOLOGIES FOR ABSENCE

2 DECLARATIONS OF INTEREST

Members of Cabinet are asked to consider whether they have an interest in any of the matters of the Agenda, and if so, to formally declare that interest.

3 PUBLIC QUESTION TIME

Questions are invited from members of the public present at the meeting about the work of the Council and the Council's services.

Approximately 30 minutes will be set aside for Public Question Time, if required.

4 MINUTES *(Pages 1 - 10)*

Minutes of the meetings held on 26th February 2020 and 11th March are attached.

5 BURY MARKETS TASK GROUP REPORT *(Pages 11 - 44)*

A report from the Leader of the Council, Councillor D Jones, is attached.

6 SUPPORT FOR BURY FC (PART A) *(Pages 45 - 48)*

A report from the Leader of the Council, Councillor David Jones is attached.

7 PROGRESSION OF FIVE COUNCIL OWNED SITES FOR NEW HOUSING DEVELOPMENT (PART A) *(Pages 49 - 58)*

A report from Councillor E O'Brien, Cabinet Member for Finance and Housing is attached.

8 MINUTES OF ASSOCIATION OF GREATER MANCHESTER AUTHORITIES / GREATER MANCHESTER COMBINED AUTHORITY *(Pages 59 - 76)*

To consider the minutes of meetings of the Greater Manchester Combined Authority held on 7th and 31st January 2020.

9 URGENT BUSINESS

Any other business which by reason of special circumstances the Chair agrees may be considered as a matter of urgency.

10 EXCLUSION OF PRESS AND PUBLIC

To consider passing the appropriate resolution under Section 100 (A)(4), Schedule 12(A) of the Local Government Act 1972, that the press and public be excluded from the meeting for the reason that the following business involves the disclosure of exempt information as detailed against the item.

11 SUPPORT FOR BURY FC (PART B) *(Pages 77 - 82)*

A report from the Leader of the Council, Councillor David Jones is attached.

12 PROGRESSION OF FIVE COUNCIL OWNED SITES FOR NEW HOUSING DEVELOPMENT (PART B) *(Pages 83 - 98)*

A report from Councillor E O'Brien, Cabinet Member for Finance and Housing is attached.

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Minutes of: CABINET

Date of Meeting: 26 February 2020 (Budget)

Present: Councillor D Jones (in the Chair)
Councillors J Black, K S Briggs, E O'Brien, A Quinn, A Simpson and T. Tariq

Also in Attendance Councillor N Jones and Councillor T Pickstone

Apologies: No Apologies were submitted

Public attendance: No member of the public were in attendance.

CA. DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

CA. PUBLIC QUESTION TIME

No questions were asked under the item.

CA. MINUTES

Delegated decision:

That the minutes of the meeting held on 13th January 2020 be approved as a correct record and signed by the Chair.

CA. Radcliffe – Secondary School Provision, Lease of land off Spring Lane, Radcliffe

The Cabinet Member for Children and Young People presented an update to the report consider on the 13th November 2019 in which it agreed to note that a successful application to establish a Free School will require the Council to provide the land on which the new school will be constructed, to be leased to the Sponsor at a peppercorn rent, and that a further report will be submitted to Cabinet to seek this approval.

In considering the Free School application, the Department for Education is seeking confirmation that the Council is supportive of the application, and will enter into an appropriate lease arrangement.

To remove any potential impediment to the Department for Education's consideration of the application, Cabinet is requested to confirm that the Council will enter into a Lease agreement with Star Academies in the event of a successful application.

It was agreed:

In the event of a successful application by Star Academies to establish a new Free School, Cabinet agrees to the release of the land edged red at Appendix 1 through the granting of a lease to Star Academies in return for a peppercorn

rent, for a period of 125 years, whilst preserving access to the adjacent development site.

Reason for the Decision

The opportunity to sell the land and generate a capital receipt in the future is foregone with the transfer of the lease to the academy partner. This is not a significant risk as the site has not previously been earmarked for sale.

CA. Full Fibre Report

The Cabinet Chair and Leader of the Council, Councillor David Jones, presented a further update report in respect of the GM monies successfully secured from the local full fibre network challenge fund totalling £23.8m. The funding will connect full fibre to over 1,300 GM Public sector sites. Further to the already agreed Cabinet report (presented in July 2019) the Department Culture Media Sport have asked that all participating Local Authorities are signatories to an amended Grant Fund Agreement.

Delegated Decision

Cabinet agrees to approve the technical change to the previously agreed Cabinet report in July 2019.

Reason for the Decision

The grant funding agreement between the Council and the Department of Culture, Media and Sport has been considered by Legal Services and advice provided to enable approval. The Council's liability is restricted to the grant allocation.

CA. MONTH 9 CORPORATE FINANCIAL MONITORING REPORT

The Cabinet Member for Finance and Housing submitted a report which outlines the forecast financial position of the council at the end of 2019/20 based on the information known at the end of the third quarter. The reports sets out the position for both revenue and capital and provides an analysis of the variances, both under and overspending.

Delegated decision:

Cabinet agrees to:

- Note the forecast underspend of £0.657m on the council's revenue budget, the forecast increase in the cumulative Dedicated Schools Grant deficit to £18m and potential risks of up to £8.3m in the CCG budget;
- Note the in-year surplus on the council tax and business rates collection fund of £8.9m and that this, together with the cumulative surplus from previous years of £8.2m, will be considered as part of the council's budget setting process for 2020/21;
- Approve the drawdown of earmarked reserves of £2.8m which are in addition to the use of reserves that were planned as part of the 2019/20 budget;
- Note the forecast improvement in the council's general reserves;
- Note the under achievement of some savings targets and that these will be considered as part of the 2020/21 budget setting process.

Document Pack Page 3

- Approve the carry forward of the underspend on the capital programme of £20.384m into the 2020/21 and future years capital programme and the changes to the cost and funding of the schemes as set out in the report;
- Note the planned development of a reserves strategy, an update and refresh of the capital strategy and the development of capital gateway processes during 2020/21 and that these will be brought to Cabinet for approval.

Reasons for the decision:

Budget Monitoring falls within the appropriate statutory duties and powers and is a requirement of the Council's Financial Regulations.

CA TREASURY MANAGEMENT STRATEGY AND PRUDENTIAL INDICATORS 2020/21

The Cabinet Member for Finance and Housing submitted the Treasury Management Strategy and Prudential indicators 2020/21. The report sets out the suggested Strategy for 2020/2021 in respect of the following aspects of the Treasury Management function. It is based upon the Treasury officers' views on interest rates, supplemented with leading market forecasts provided by the Council's treasury advisor. The Strategy covers:

- Capital plans and prudential indicators;
- the minimum revenue provision policy;
- the current treasury position;
- treasury limits in force which will limit the treasury risk and activities of the Council;
- prospects for interest rates;
- the borrowing strategy;
- policy on borrowing in advance of need
- debt rescheduling;
- the investment strategy;
- creditworthiness policy; and
- policy on use of external service providers

Delegated decisions –

Cabinet approves, for onward submission to Council, the:

- Prudential Indicators forecast for 3 years
- Treasury Management Strategy for 2020/21
- Minimum Revenue Provision Policy for 2019/20 and 2020/21
- Schemes of Delegation and Responsibility attached at Appendices 2 and 6 to the report

Recommendation to Council:

That approval be given to the recommendations made in the report.

CA. HOUSING REVENUE ACCOUNT 2020-2021

Document Pack Page 4

The Cabinet Member for Finance and Housing submitted a report detailing the proposed Housing Revenue Account (HRA) for 2020/21.

Delegated Decisions –

Cabinet agrees to

- 1) Note the report
- 2) That the Council be requested to consider all matters relating to the Housing Revenue Account 2020/2021.

And Recommends to Council:

- (a) Approve the Housing Revenue Account estimates set out in Appendix 1 to the Report.
- (b) Increase the Rents for all HRA social rent formula and affordable rent dwellings by 2.7% from the first rent week in April.
- (c) Increase Garage rents by 2.7% from the first rent week in April.
- (e) Increase Sheltered Management and Amenity Charges by 2.7% from the first rent week in April.
- (f) Approve that Sheltered support charges remain unchanged from the first rent week in April.
- (g) Increase Sheltered heating charges by 3% to 10% on an individual scheme basis as set out in section 3.4; increased charges to apply from the first rent week in April.
- (h) Approve that Furnished Tenancy charges remain unchanged from the first rent week in April.
- (i) Increase pitch fees at the Fernhill Caravan Site by 2.7% from the first rent week in April.

CA. JOINT REVENUE AND CAPITAL PROGRAMME 2020/21

The Cabinet Member for Finance and Housing submitted the budget report. This report sets out the key elements of the 2020/21 budget proposals and the framework for the longer term Medium Term Financial Strategy (MTFS) 2020/21 – 2024/2025. It makes available the latest financial information that will underpin the 2020/21 budget and the MTFS.

The allocations for the Dedicated Schools Grant 2020/21 including early years provision is set out.

The report also sets out the capital strategy, the proposed capital programme 2020/21 and the indicative capital programme 2020/21 – 2022/23. The report sets out the capital investment priorities and information on the funding of the programme.

Delegated decisions:

Cabinet notes the revenue budget 2020/21 and medium term financial strategy 2020/21 -2024/25, the dedicated schools Grant 2020/21 capital strategy and Capital Programme 2020/21 – 2022/23. And requests that Council should consider all matters relating to the budget and the level of Council Tax for 2020/21.

And Recommends Council:

Document Pack Page 5

- Note the medium term financial strategy and the assumptions regarding resources and spending requirements;
- Note the 2019/20 budget monitoring position including the collection fund surplus;
- Note the council tax base of 55,222 on which the council tax funding has been calculated as set by the Joint Chief Finance Officer under delegated powers;
- Approve the permanent spending allocations of £12.674m in 2020/21;
- Note the budget gap of £5.162m in 2020/21 and the forecast gap of £22.561m in future financial years; □ Approve the budget reduction options totalling £5.162m as set out in the report;
- Approve the allocation of the one-off collection fund surplus as follows:
 - o £10m General Reserves
 - o £5.8m Transformation Reserve
- Note the forecast increase in general reserves from £7.7m to £18.3m to improve financial resilience;
- Approve the allocations on the Dedicated Schools Grant 2020/21 and the funding formula as recommended by the Schools Forum as set out in the report.
- Approve the increase in the hourly rate for early years providers to £4.38 per hour for 3 and 4 year olds and £5.28 per hour for 2 year olds;
- Note the significant financial uncertainty around funding beyond 2020/21 and the potential impact of the business rate retention review and the fair funding review.
- Approve the capital strategy 2020/21 – 2020/23;
- Approve the capital programme of £51.101m for 2020/21 and the associated funding arrangements;
- Note the indicative capital programme for 2021/22 – 2022/23 and that this will be subject to decision making in future years.
- Note the assumptions around council tax as set out in the report.
- Note that a report on the DSG ringfencing and the implications of outcome of the recent consultation will be presented to Cabinet early in the new financial year.

Reasons for the decision:

The Council has a legal obligation to pass its budget and Council Tax resolutions by March 2020.

COUNCILLOR D Jones

Chair (Note: The meeting started at 17.30pm and ended at 17.55pm)

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Minutes of: **CABINET**

Date of Meeting: 11th March 2020

Present: Councillor D Jones (in the Chair)
Councillors J Black, K S Briggs, E O'Brien, A Quinn, A Simpson and T. Tariq

Also in Attendance Councillor N Jones and Councillor T Pickstone

Apologies:

Public attendance: 1 member of the public was in attendance.

CA. DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

CA. PUBLIC QUESTION TIME

No questions were asked under the item.

CA. BURY INTEGRATED COMMISSIONING FUND

The Cabinet Member for Finance and Housing presented an additional report following the report considered on 4 September 2019. In which, Cabinet approved the proposed expansion of the health and social care commissioning pooled budget and the creation of a wider integrated commissioning fund.

The Cabinet Member reported due to the large financial sums involved, it is appropriate to bring the Section 75 and Financial Framework back to Cabinet for formal approval.

The s75 Agreement and Financial Framework have been shared and discussed with the external auditors of both organisations and is based on documentation already in use over recent years in other localities where similar arrangements exist. Auditors have not raised any concerns of note. A variation in financial contributions is allowed for in the terms of the s75 Agreement and Financial Framework and is standard practice in these kinds of arrangements.

Delegated decision:

Cabinet agrees to:

- Approve the s75 Agreement and Financial Framework
- Approve a variation in the financial contributions (outlined in the paper) to be made to the pool by the Council and the CCG during 2019/20 and 2020/21

Reasons for the decision:

Section 75 partnership agreements provided by the National Health Service Act 2006 allow budgets to be pooled between local health and social care organisations and authorities. Resources and management structures can be

integrated and functions can be reallocated between partners. The legal mechanisms allowing budgets to be pooled under the section 75 partnership agreement enable greater integration between health and social care.

Other option considered and rejected:

To reject the recommendations.

CA. ICT CAPITAL STRATEGY

The Cabinet Member for Corporate Affairs and HR, presented a reported which provided details of a proposal to fund a three year Microsoft Enterprise Agreement.

The Cabinet Member reported that the ICT Capital Programme was approved by Full Council in February 2019 to support the Corporate Transformation Plan and to facilitate the delivery of a new programme of investment in technology and digital services.

Of the £10 million agreed in 2019, just over £2m has been spent on essential remedial work to improve the security and stability of our ICT infrastructure.

Cabinet is requested to support the next phase of the programme through the purchase of a three year Microsoft Enterprise Agreement to enable the Council to transition from Office 2013 to Office 365, thereby creating improved ways of working and further the potential for integration with the Clinical Commissioning Group

Delegated decision:

Cabinet agrees to:

Approve the decision to use the ICT Capital Programme to fund a three year Microsoft Enterprise Agreement through appropriate procurement routes.

Reasons for the decision:

The cost of licences was an initial consideration when the ICT reserve was created. It is anticipated that, dependent on the final specification, the cost will be up to £2m and this can be met from the funding already available.

Other option considered and rejected:

To reject the recommendations.

CA. RADCLIFFE REGENERATION UPDATE

The Cabinet Chair and Leader of the Council, Councillor David Jones, presented a further Radcliffe Regeneration Update. The report provides an overview of the on-going regeneration commitment in Radcliffe, including progress of the Radcliffe Regeneration Action Plan.

Delegated decision:

Cabinet Agrees to:

- Note progress with the Radcliffe Action Plan works to date (as set out in this report and Appendix 1);
- Approve delegation for approval of spend for the remaining monies (circa £170,000) committed to the implementation of the Action Plan (including the shop fronts improvement scheme and parking management scheme) to the

Document Pack Page 9

Director of Economic Regeneration & Capital Growth in consultation with the Leader, as portfolio holder for regeneration;

- Note the progress with the development of a Strategic Regeneration Framework for Radcliffe;
- Note the longer term intention to create a Council Investment Fund to support interventions during the Strategic Regeneration Framework delivery programme. A further report will be brought to Cabinet setting out details of the proposed capital fund.

Reasons for the decision:

It is important that the capital expenditure position is regularly monitored to ensure that the priorities of the Council are being delivered. The SRF will provide the context for future development and allow its full economic, social and environmental potential to be achieved.

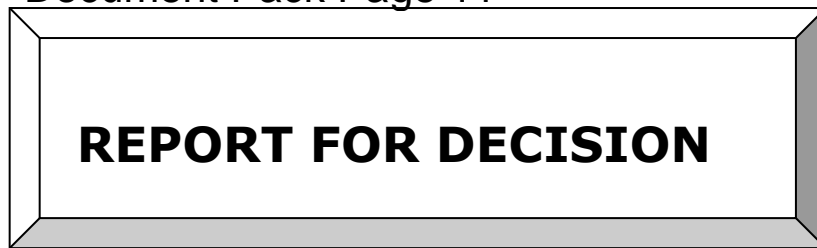
Other option considered and rejected:

To reject the recommendations.

COUNCILLOR D JONES

Chair (Note: The meeting started at 17.00pm and ended at 17.15pm)

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DECISION OF:	Cabinet
DATE:	25/03/20
SUBJECT:	Markets Task Force Report
REPORT FROM:	Cllr David Jones, Leader of the Council
CONTACT OFFICER:	Paul Lakin
TYPE OF DECISION:	NON KEY DECISION
FREEDOM OF INFORMATION/STATUS:	For Publication
SUMMARY:	The cross-party Markets Task Force has completed its work and generated its final report. The report is attached as an Appendix
OPTIONS & RECOMMENDED OPTION	It is recommended the Cabinet endorse the work undertaken by the Task Force, and that two further papers with proposed response actions come back to the next Cabinet meeting
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes No
Statement by the S151 Officer: Financial Implications and Risk Considerations:	The request for £50,000 funding can be met from within the capital allocation that is included in the Council's capital programme for Bury market.
Equality/Diversity implications:	No
Considered by Monitoring Officer:	Yes Comments The current Market Regulations, leases and licence arrangements will need to be reviewed in due course to take account of any changes resulting from carrying out

	these recommendations.
Wards Affected:	ALL
Scrutiny Interest:	

TRACKING/PROCESS**DIRECTOR:**

Joint Executive Team/CCMT	Cabinet Member/Chair Briefed	Ward Members (if necessary)	Partners
10/3/20	Yes	Cllr McGill	
Scrutiny Committee	Other Committee	Council	Comms

1.0 BACKGROUND

- 1.1 Bury Market is a major asset for the Borough and has underpinned the success of Bury Town Centre (the third most successful centre within GM). In 2019 Bury Market won National Association of Recording Merchandisers Best Markets Attraction Award and has won numerous other awards. However Bury Market, along with markets and town centres nationally has to face the challenges of on-line shopping along with changes to the types of stores on the High Street (who increasingly sell products traditionally sold on Markets).
- 1.2 During 2019 the Council received representations from market traders at Bury Market about difficult trading conditions and the operation of the Market. These representations included requests for rent reductions.
- 1.3 Following discussions with Market traders, including the Bury Market Traders Association, the Council agreed to invest in physical improvements to the Market and to establish a cross party Task Group to identify options for the long term future of Bury Market.
- 1.4 The membership of the Task Group was:
- Cllr J Black – Chair
Cllr S Wright
Cllr G McGill
Cllr Y Wright
- 1.5 The remit of the Task Group is:
- To agree a strategy for Bury market to ensure that it remains at the heart of the town's retail experience for the next 20 years
 - To help create a vision for how the Market evolves to meet changing consumer tastes and preferences
 - To identify the investment opportunities that can secure the future of the Market

- Identify how the Market can better connect to wealthier local residents who don't use it
- Identify how the Market can change without alienating its existing customer base.

1.6 To complete its work the Task Group has:-

- Engaged Bury Market Traders and other stakeholders in Bury Town Centre including
 - A workshop was held in July 2019 with one of the outcomes being a Member led task group.
 - All Traders were also invited to the first Task Group in October 2019 although only one Trader attended.
 - All Traders were also invited to the Task Group meeting on 20 November with 6 Traders attending
- Taken evidence from experts in retail, market trading and place marketing. To do this the task Group has worked with Leeds University who have undertaken a nationally funded research programme on Markets. Bury Market is one of three case studies to underpin the research. This has given the Task Group access to data and research which has created an evidence base.

1.7 The Task Group has received evidence on:-

- The operation of the market
- Occupancy rates
- The level of rents, which have been frozen over the last three years
- Footfall associated with the Market and the importance of this to the town centre as a whole
- Customer demographics
- Parking charges
- The financial performance of the Market
- The perceptions and image of the Market
- The diversity of goods offered
- Bury Market as a tourist attraction and the impact of coach visitors on trade

2.0 ISSUES

- 2.1 The Task Group had a challenging job in assessing how best to balance a Market which still clearly resonates with a traditional audience whilst seeking to evolve the Market experience so it can engage with a wider and younger demographic.
- 2.2 The report notes a number of actions which can be taken as relatively short-term measures to improve what is already there and to also respond to some particular challenges noted by traders (such as a pronounced drop-off in footfall late in the afternoon).
- 2.3 The report also highlights the need for the Council to consider a much bigger and more strategic intervention. The current Market operates on a constrained site with some of the poorest buildings in the town centre. There is an opportunity to work in partnership with the owners of the Millgate Centre to seek to remodel the wider markets area, including the Market offices and the retail parade. The report proposes a multi-use 'Flexi Hall'

which would provide an enhanced visitor experience on market days but would be explicitly designed to be a seven day a week cultural, food and entertainment venue.

This development would be adjacent to the Interchange site, which itself will be subject to major redevelopment. The combination of sites gives the potential for the transformative level change that would help secure central Bury's economic foundation for the long-term.

3.0 TASK GROUP RECOMMENDATIONS

3.1 Key Recommendations from the Task Group:

- The Council should fund pre-development costs and a business plan associated with development of a new indoor flexi-hall - £50,000 from the Bury Town Centre Master plan fund already approved last year.
- The Market should be subject to a remodelling once plans for the Hall are drawn up to take maximum advantage of a new facility
- The Council should make an allocation within our capital programme as part of a funding package, this would greatly aid the credibility of any proposal for grant funding from Government

3.2 Short Term Quick Wins from Task Group:

- Build/Re-establish Traders Association
- Reduction/Free parking charges after 3pm on Market Days, for the car park closest to Bury Market
- Share capital investment programme with traders, Councillors and press to show long term plan.
- Seek marketing opportunities appeal to wider audience and to do collaborative offers across the market. i.e. food hampers for Christmas
- Review trading days, shorter day/increase market days?
- Cultural Audit to see what is happening within the town and find out what our strengths are. Town Of Culture legacy.
- Internet Access for Traders. Investigate options outside of the town centre full fibre roll out including Barclay Card offer to other markets and cost of Wi-Fi on market.

3.3 Medium Term Wins from Task Group:

- Data collection: independent rents reviews, trader information, customer surveys
- Connections with wider community, business, colleges, arts

3.4 Key Recommendations from Leeds University Study:

- Governance and management issues. The Council should 'reward' the market by ploughing back more profits into repair and improvements to basic infrastructure.
- Stability should be brought to the market's organisational berth within the Council – there is no *perfect* home.
- The good work of the Task Group should be translated into a sustained attempt to reinforce the appeal to traders of their association.
- We hope that the owners and managers of Mill Gate Shopping Centre will recognise the importance of a strong market to their own success.

- Facilities and infrastructure -- While some may see a big opportunity for change now, our findings suggest any change should be incremental and focused on the basics (toilets, benches, signage, etc.).
- Market offer and market users – Safeguard existing strengths and current customer base.

3.5 General recommendations From Leeds University Study

- Danger of being trapped into a discourse of change and of contracts with consultants who might have a different vision of a successful market. On all fronts, Bury Market is performing extremely strongly.
- Concern that the 'Altrincham model' might be applied unthinkingly.
- Other markets that have been rebuilt provide an object lesson.
- Master planning for Bury town centre must put the market at the forefront of its concerns.
- A careful balance needs to be struck.
- Remember that the glass is much more than half full.

4.0 CONCLUSION

4.1 If the Cabinet decide to endorse this report it is recommend that two subsequent reports are considered at Cabinet:

1) A report containing the Council's response to the short-term improvement proposals which works through the costs and implications of implementing the shorter-term recommendations.

2) A plan for the regeneration of the Wider Markets Area. This will include some externally commissioned design and feasibility work. At this stage we are seeking a contribution of £50k of the £100k from the Bury Master plan capital budget granted 2019/20 to progress this work-stream.

4.2 The Cabinet are asked to consider when the cross party task group should continue to monitor and follow the progress of the actions on a quarterly basis.

Appendix:

Markets Task Force Final Report

Contact Details:-

Paul Lakin

Director of Economic Regeneration & Capital Growth

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Tel: 07730 036559 | [Email: P.Lakin@bury.gov.uk](mailto:P.Lakin@bury.gov.uk)

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BURY MARKET

TASK GROUP REPORT - MARCH 2020





TASK GROUP – OVER VIEW

Remit

- To agree a strategy for Bury Market to ensure that it remains at the heart of the towns retail experience.
- To help create a vision for how the market evolves to meet changing consumer tastes and preferences
- To identify the big investment opportunities that can secure the future of the market
- Identify how the market can better connect to wealthier local residents who don't use it
- Identify how the market can adapt without alienating its existing customer base

Methodology

- The task group will hear from a range of experts in retail, market trading and place making
- The task group will review best practice examples from the UK and overseas in delivering outstanding markets
- The task group will review the potential impact of operating events programmes
- To invite traders who represent different consumer markets to provide input and evidence
- The task group will examine some of the high level options and will make recommendations
- The task group will produce a final report for full Cabinet by an agreed date

MEMBERSHIP

Chaired by: Councillor Jane Black

Councillor Steven Wright, Councillor
Gavin McGill

Report drafted and written by Paul
Lakin: Director of Regeneration and
Capital Growth

task group Secretariat: Sinead Gracey

Officer Support: Andrew Heyes
Markets Manager, Liz Gudgeon Head
of Property and Assets

Chairs Introduction



Bury Market is an incredibly important asset for the Town. That's why I accepted the Leaders offer to form a task group to consider what we need to do to ensure we have an outstanding market that future generations will want to visit.

The group has benefitted from working with Leeds University who are leading a national research project on markets, of which Bury is one of three national case studies. The lead researcher has given his time to engage twice with the task group.

We obtained the opinion of a range of market traders. It is tough for many Traders, they are retail businesses after-all, and the current retail environment is facing unprecedented challenge.

The view of the task group is that we don't want the Council to be simply managing the decline of the market. We think there is a strong case to put the market at the centre of our plans for the regeneration of the town centre.

A vibrant market helps sustain our physical retail offer and it also creates opportunities for local residents and entrepreneurs to start out in the process of setting up and running a business.

The social value of the market is of huge importance to the town and wider borough.

This is why I commend this report to the Cabinet and the wider Council as a blueprint for reinventing Bury Market

FACTS ABOUT BURY MARKET

- Ca. 365 stalls, leasehold and day license – on full market days, Wednesday, Friday, Saturday.
- Ca. 161 leasehold units (including all those in the market Hall) and ca. 204 day licenses. 60 + stalls in the market hall.
- Ca. 93% market occupancy (current refurbishment work accounts for a small decline).
- Nearly all stalls in the market Hall are on six year leases that expire in January 2023.
- Current three year rent freeze.
- Approximately 800 people work at the market
- Footfall to Market Hall, Fish and Meat Hall and Mill Gate Shopping Centre of ca. 150,000 per week (2018).
- In 2019 Bury Market won NABMA Britain's Favourite Market and Best Markets Attraction Award in 2015. It has won numerous other awards.



Bury Market Timeline

1440's - Bury Council first given exclusive rights by virtue of a Royal Charter to hold Markets & Fairs within the Borough

1559 – the market cross was sighted at the location of the Sir Robert Peel Statue for farm produce, livestock, and woven goods as well as fish

1839 - a new Open Market, set out within a walled triangle, opened on the area of land now known as Kay Gardens

1971, the old Bury Market had moved to the current site

1999 - refurbishment of the Outdoor Market new purpose built Fish and Meat Hall

WHAT PEOPLE SAY ABOUT BURY MARKET



Steve L wrote a review Feb 2020
 Bedford, United Kingdom • 18 contributions



Bury Market !

Superb ! You deserve a treat! Give yourself plenty of time. Lots to see, plenty of food and drinks on offer. A proper Market , great stalls , good Northern banter. Markets inside and out along with Bury town centre shops making this a worthwhile trip.

[Read less](#)

Date of experience: January 2020

Rosemary D wrote a review Nov 2019
 Liverpool, England, United Kingdom • 143 contributions • 47 helpful votes



An amazing market

We went to Bury market with friends on wednesday and we had a fantastic day. The stalls are great and it is a traditional market and how a market should be. We had a good look around and me and my friend purchased our turkey and meat for christmas day and as my son could not come he asked me to get bacon ribs for tea which I did and they were fab. really enjoyed them. I also bought some sweets from a sweet stall and the choice of sweets were endless something for everyone.

[Read less](#)

Date of experience: October 2019

Richard G wrote a review Dec 2019
 Nottingham, United Kingdom • 102 contributions • 31 helpful votes



Great Choice

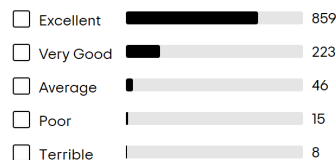
Day trip from Nottingham. Great market such a great choice of food. Picked up Pork Pies Black & White puddings. A great place to visit all within easy walking distance of the main shopping centre. Vendors all very friendly and helpful

[Read more](#)

Date of experience: December 2019

Reviews

Traveller rating



Bury Market
 1 Murray Rd, Bury

4.6 ★★★★★ 3,800 reviews

Sneha Nikhila Kotha
 Local Guide · 40 reviews · 911 photos

★★★★★ a month ago

Great place!! No wonder why wouldn't be the Britain's best markets!!! love the meat hall and the fresh meat at cheaper deals. Its a proper place to go if you are looking for some quality fresh meat and seafood. There are all soughts of shops here. N the famous Black Pudding is a must try when you visit Bury Market. You could do a whole day of shopping and would still have shops to checkout..That big is this market..Could be a proper day outing for shopping.

Jane Webber
 35 reviews

★★★★★ 3 months ago

Well I've not been to Bury Market for a very long time. Since my childhood. And as we were visiting a very good life long friend we went and it's not changed a bit, I loved it. I took my family to my childhood home for the first time.

Bury market black pudding was required to have also. We went through the fish market, that hadn't changed either.

Lesley Corr
 Local Guide · 19 reviews · 13 photos

★★★★★ 4 weeks ago

Got everything you need and Beautiful people who are more than happy to help you Singers and entertainment to make you feel happy 😊😊😊😊😊😊

WHAT PEOPLE SAY ABOUT OTHER MARKETS



Ashton Market

52 Reviews

#8 of 12 things to do in Ashton-under-Lyne

Reviews

Traveller rating

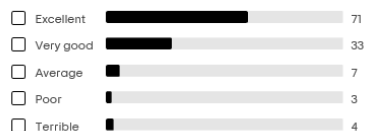


Bolton Market

119 Reviews

Reviews (119)

Traveller rating



Warrington Market

14 Reviews

#36 of 65 things to do in Warrington

Reviews

Traveller rating



Stockport Victorian Market Hall

60 Reviews

#2 of 14 Shopping in Stockport

Reviews

Traveller rating



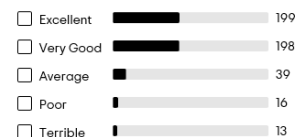
Leeds Kirkgate Market

465 Reviews

#23 of 174 things to do in Leeds

Reviews

Traveller rating



Barnsley Market

62 Reviews

#19 of 44 things to do in Barnsley

Reviews

Traveller rating



BURY MARKETS FINANCIAL PERFORMANCE



- Budgeted income: £2.8 million; budgeted expenditure £1.7 million (2018).
- Surplus of £1.1 million - 40% return on investment.
- In recent years, Bury Market has been receiving an annual maintenance budget from the Council of £105,000.
- In addition investment, £1.38 million in 2019 (over a four year period) from the Council for important refurbishment work which is ongoing.
- 2015/16 surplus £925,000, 2016/17 surplus £1,169,000, 2017/18 surplus £1,150,000, 2018/19 surplus £1,042,000



LEEDS UNIVERSITY FINDINGS ISSUES AND PROBLEMS?



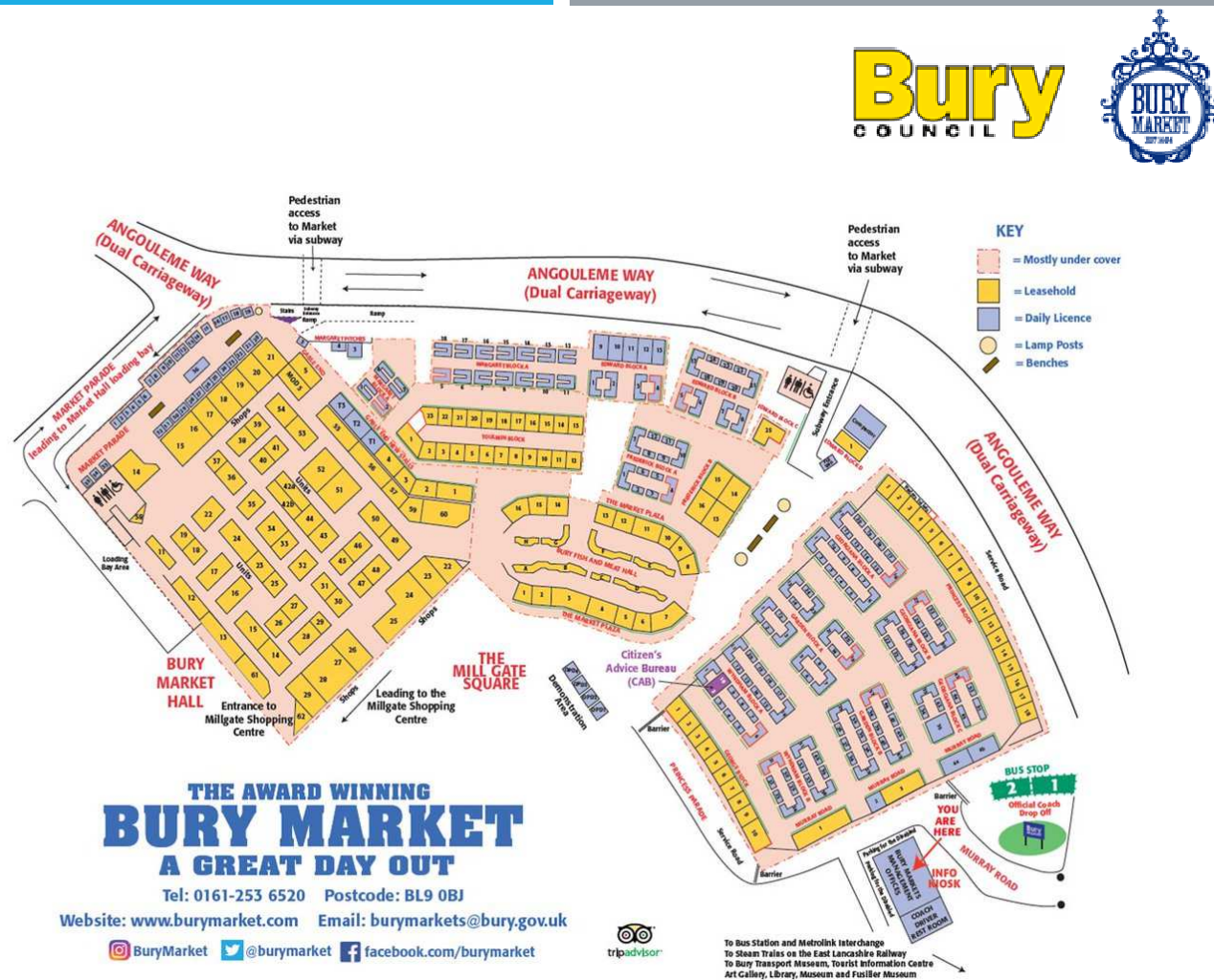
Glass Half Empty

- The market is looking “tired”. Recognition that this is an “old facility”. “It does look tatty”.
- Poor or absent signage. The market is tucked away behind bus station and shopping centre.
- Some concern about increasing the prepared food offer.
- Difficult for traders to adapt when their product lines are no longer popular.
- Low (or unenthusiastic) membership of traders’ association.
- Potential for discord created by a fragmented system of leases, rents and rates.

Glass Half Full

- Bury Market has a very diverse offering and this is an important ingredient in its success.
- Coaches and their visitors contribute to the aura of ‘World Famous Bury Market’.
- Although they form a small proportion of visitors, coach visitors spend more and more widely.
- They also help fill the cafés, which have been growing in number.
- The market is a space of sociability. Long-time customers get to know traders well.
- Social media: an apprentice has helped get market and stalls out on social media.

TASK GROUP FINDINGS





IMPORTANCE OF THE MARKET TO THE TOWN

What we Established

- Many towns in England often feel like ghost towns during the day with a lack of people animating the streets. This adds to a feeling of being run-down and neglected
- On market days Bury Town Centre is particularly vibrant with market visitors wandering into the Millgate Centre, over to the Rock and into some of the larger pub properties
- Each town and market is different. There has been a lot of focus on Altrincham which has created primarily a food hall and craft market. It has clearly resonated in that town. However, it would be unwise to think other models can be wholly lifted and shifted to other towns
- The market is central to the identity of Bury Town Centre and is a critical driver of footfall to the Town
- Bury Council puts the market in a prominent position in marketing the town and a focus for our social media

What we Recommend

- The market needs regeneration of its existing site and future development set out later in this report
- Bury Council need to widen the market and Town Centre appeal to all residence of the borough
- Future planning of the market is undertaken in line with future retail strategy for the centre.

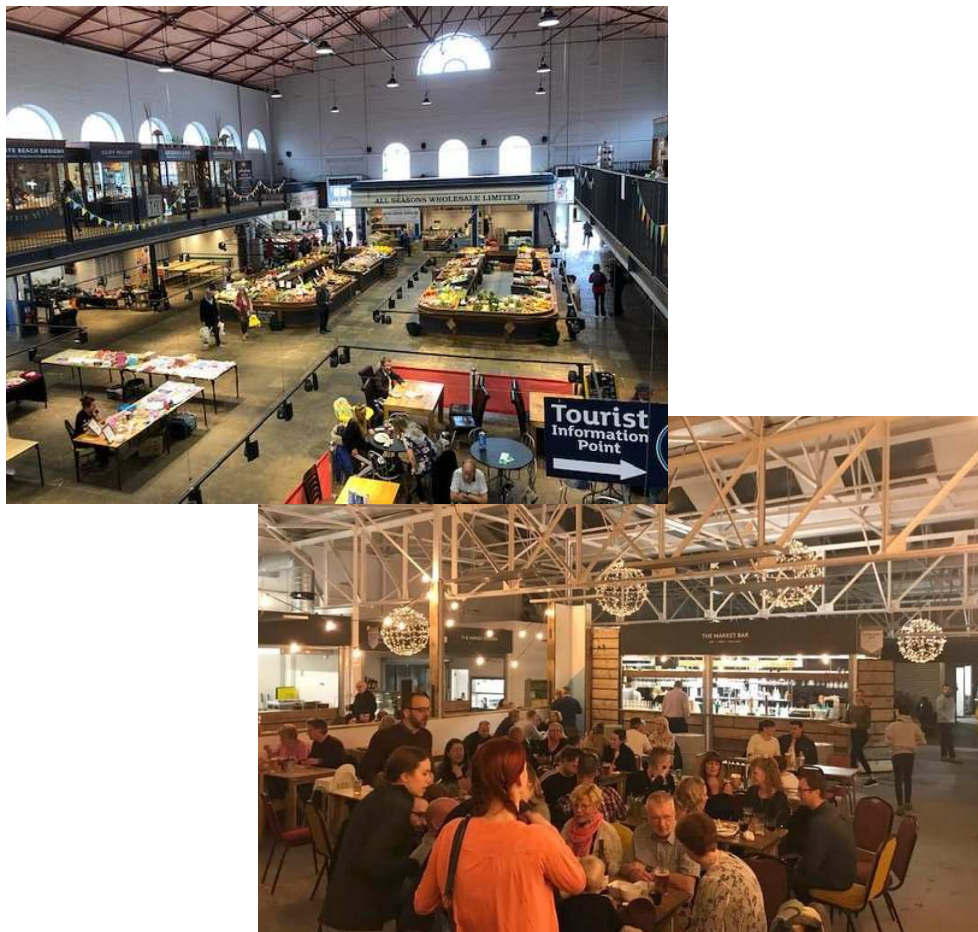
THE CHALLENGE FOR MARKET TRADERS

What we Found

- Markets are physical retail businesses and this sector is going through tumultuous change
- The changes to the profile of High Street retailers mean there is little difference between the products sold in stores such as Home Bargains, B&M and Wilkinson's and on the market. These stores also provide a much greater challenge than predecessor stores such as Woolworths and BHS because their business models are extremely efficient
- These companies have prospered because they have immense buying power and can offer many products that used to be sold on Markets at lower prices than a trader could viably sell them at (household cleaning, pet treats, gifts etc.)
- The clothing and fashion sector has changed beyond recognition and younger people don't use physical stores never mind markets to buy clothes. It is increasingly hard to compete in this sector
- Market traders are also coming under increasing competition from stalls placed in shopping malls, such as those in the Millgate Centre
- The market has no internet connectivity for traders or shoppers



THE CHALLENGE FOR MARKET TRADERS



What we Recommend

- Whilst the market will likely have to tilt towards food and events to maintain footfalls and attract younger and more diverse audiences it is important to recognise that the diversity of products and services available is a USP of Bury Market
- We need to address the lack of dedicated flexible space within the existing market estate to host events
- We may need to adapt the layout of the market to create a more visible and higher profile entrance to the market from the key points of arrival
- If the Council is to invest capital in new facilities they need to be operable on more than a three day a week basis
- We need to plan the future of the wider area with the owners of the Millgate Centre and accept a degree of competition is inevitable
- Town Centre full fibre is due to be rolled out in 2020 however other options for connectivity should be investigated for the market.

CUSTOMER DEMOGRAPHICS (1B)

What we Established

- There is a perception that coach visitors have a much larger contribution to the market than research suggests.
- The markets coach visitors have increased year on year, with large numbers coming from the North of England and in particular Yorkshire.
- Contrary to some trader opinion coach visitors are spending money when they get to the market
- Market feels desolate in the late afternoon, one theory on this is coaches leaving and that we could 'do more' to improve the day-out experience for coach visitors afternoon
- The current generally older age profile of market-users will cause the market vulnerability if not replaced by a younger generation
- The market is used for social interactions by many. The value of this should not be measured in pounds



Bury
COUNCIL



Approximate Spend



Data: Coach & Staff Survey by Bury Council

Tuesday, March 17, 2020

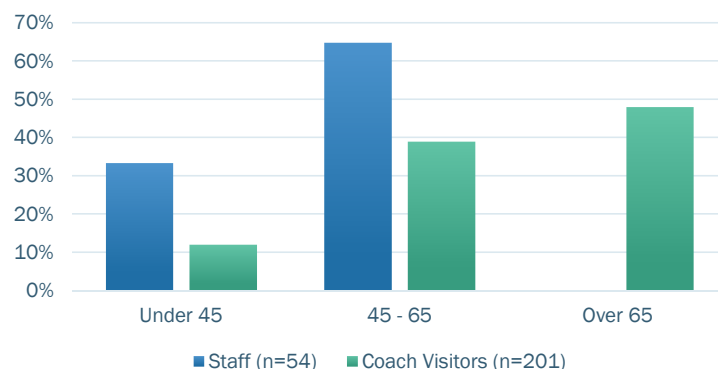


CUSTOMER DEMOGRAPHICS (1)

2019 Coach Visitor Data

- More than 50% of coach visitors spend at least £25
- 19% spend in excess of £50
- Over half of visitors are under the age of 65
- 2019 saw 1,826 coach visits, a 5% increase on 2018

Demographics



Data: Coach & Staff Survey by Bury Council

What we Recommend

- That coach trips remain important and we should focus on improving the overall experience of visiting Bury and give Market customers a better day out.
- We need to provide dwell space and entertainment areas to create a more rounded experience for existing visitors to ensure repeat visits.
- We need to address the lack of vibrancy on the market in the later afternoon.
- Increased marketing locally, within GM and via coach operators in different areas.
- Consider a shorter trading day but increase the number of days it operates, what about Sunday half days?
- Health and well being should feature heavily in the regeneration of the market as its social importance is currently unmeasured, however socialising plays a huge part of the day to day operation of the market for our more vulnerable and aging population.
- Engage with younger population and encourage youth markets and younger entrepreneurs to use the market as a start up point which will in term provide younger visitors

CUSTOMER DEMOGRAPHICS (2)

What we Established

- The market is probably too dependent upon coach visitors and local pensioners arriving via Buses.
- The markets regular users are from lower income house holds and it is not attracting affluent residents of the borough.
- The market does not appear to be attracting younger customers from Bury or the wider metropolitan region.
- There are large numbers of public sector workers and college students in and around the centre, but they don't appear to be heavily using the market.
- The college students appear to walk past the market to get to the fried chicken and fast food outlets by Kay Gardens. Engagement and marketing with the college.
- There are large populations close by (in central Manchester) looking for new and interesting experiences and the existing market offer doesn't appear to appeal to them.

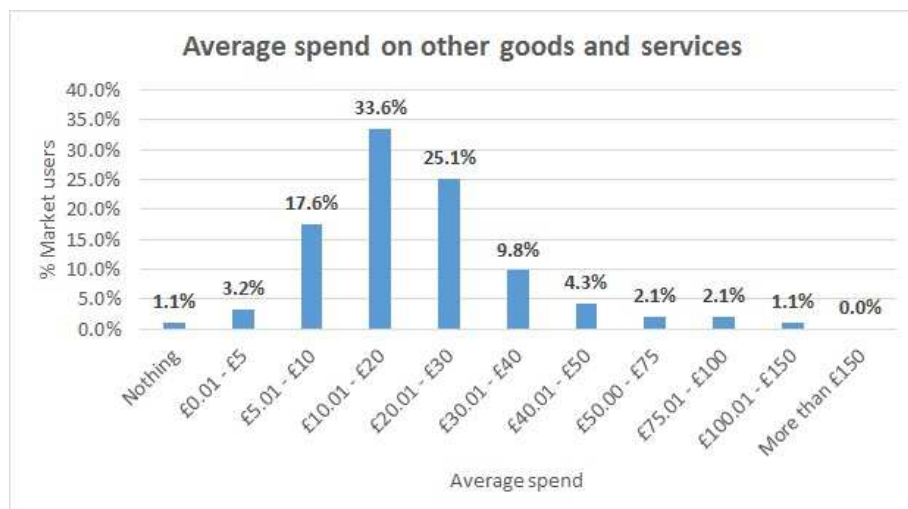


Top three reasons for visiting Bury Market	1 st	2 nd	3 rd
To shop	88.9%	6.7%	1.8%
To eat	4.0%	70.8%	5.0%
For leisure	3.4%	6.0%	49.6%

- 90% of market users say that shopping is their main reason for visiting Bury Market; 97% give it as one of their top three reasons.
- 71% say eating is their second main reason for visiting; 80% give it as one of their top three reasons.
- 50% say leisure is their third main reason for visiting; 59% give it as one of their top three reasons.

Data: University of Leeds, Community Value of Traditional Retail Markets project

CUSTOMER DEMOGRAPHICS (2)



- 99% of market users spend money on other goods and services at the market.
- Average spend per market user on other goods and services is £22.62.

Data: University of Leeds, Community Value of Traditional Retail Markets project

What we Recommend

- We need to reconnect the market to our affluent residents. It may be that the market in its current format will not appeal to these groups
- We need to enhance the existing experience of visiting the market if we are to attract different customers
- However, we must not alienate those coach visitors
- We may need to create other reasons to visit Bury town centre and the market area in particular if we are to connect the market to wider customer groups
- Rent a space to the business/textile/Art/catering etc. students of the college, they could put their business/creative studies into practice



SUPPORTING MARKET TRADERS

What we Found

- The objective of the Council should be to do what we can to create footfall, link the market to other development in the town centre, help with promotion and hold a capital development plan for the market.
- Whilst the Council can help bring people to the market, it is the job of traders to sell to them.
- Market stalls are small businesses and owners have to be able to multi-task which is not always easy.
- Despite this previous business support projects have not always had much impact.
- The market Traders Association has a relatively low level of membership.
- A petition on rent reductions submitted to the Council and was review by the task group.

What we Recommend

- An effective Market Traders Associations is the right forum to discuss market rules and regulations to get proper engagement from Traders, the alternative of each Trader voicing their own opinion is not likely to lead to a coherent position.
- Whilst business support projects cannot solve all the problems of traders who cannot sell enough goods, they can help with financial planning, labelling, purchasing and other practical tasks. Budget should be sought to run these session.
- Encourage people who work in the town centre to use the market, also more engagement with the college.
- Perhaps increase the market days but reduce the opening hours particularly in winter.
- The Council do not believe a rent reduction will resolve the issues that some traders face and intend to invest in the market and wider area, proposals are set out at the end of this report.
- However a rent freeze is in place for the 3rd year.



NATIONAL EXPERIENCES

What we Established

- Altrincham Market is regularly cited in the media as an example for other towns to follow. Whilst the old hall has been transformed into a modern food-hall it is not attached to a market of any scale.
- There are examples of towns in the north of England that have spent huge sums of money on new Market Halls and the results have been mixed. The 'Glassworks' development in Barnsley is an example of a scheme which has not worked for many of the towns traditional Traders.
- Modernisation projects need to be handled with care as a modern markets appeal is partly about the experience and creating a more standard retail environment might lose that along the way.

What we Recommend

- Markets are complex trading environments and proposals to create conformity can stifle the appeal of an organic and unique urban experience. Bury market needs to 'bottle' what makes it special and evolve its offer.
- The quality of the food and drink offer will be critical to sustaining the market and steps should be taken to build upon the existing offer.
- Proposals for change should seek to maintain the organic feel of the existing Market, but seek to increase wider footfall and diversify the potential customer base.
- Creating an open public space or Market Square to sit between the flexible hall and market with benches and tables to sit and eat and be all weather provision.



DATA

What we Found

- We need to more systematically measure the performance of the market
- Independent research was conducted for a number of years up to 2014 with the finding shaping investment such as additional toilets and better weather protection.
- In recent time we have a lot of strong anecdotal evidence and the soon to be published Leeds University research will help build a strong future plan.
- We need to find out much more about what the visitors to Bury Market think about the experience, what they spent their money on, and what they would like to see on the market
- Equally, we need to understand what might be stopping other groups of people in Bury from using the market
- We need to better inform our future investment plans

What we Recommend

- A comprehensive annual and independent visitor survey is conducted
- Employee survey
- Stronger collection of data from Traders
- Surveying work to assess what is stopping people in wider Bury area from using the market

LEEDS UNIVERSITY PROJECT TEAM FEEDBACK



Key Recommendations

- Governance and management issues – The Council should ‘reward’ the market by ploughing back more profits into repair and improvements to basic infrastructure.
- Stability should be brought to the market’s organisational berth within the Council – there is no *perfect* home.
- The good work of the task group should be translated into a sustained attempt to reinforce the appeal to traders of their association.
- We hope that the owners and managers of Mill Gate Shopping Centre will recognise the importance of a strong market to their own success.
- Facilities and infrastructure – While some may see a big opportunity for change now, our findings suggest any change should be incremental and focused on the basics (toilets, benches, signage, etc.).
- Market offer and market users – Safeguard existing strengths and current customer base.

General recommendations

- Danger of being trapped into a discourse of change – and of contracts with consultants who might have a different vision of a successful market. **On all fronts, Bury Market is performing extremely strongly.**
- Concern that the ‘Altrincham model’ might be applied unthinkingly.
- Other markets that have been rebuilt provide an object lesson.
- Master planning for Bury town centre must put the market at the forefront of its concerns.
- A careful balance needs to be struck.
- **Remember that the glass is much more than half full.**

OPPORTUNITIES



Market could be well positioned to take advantage of changing trends, tastes and behaviours of consumers

- If people want to buy something specific they can simply order it on the internet and a matter of moments and have it delivered directly to their house
- This simple change has transformed the entire retail environment
- The only growing part of the physical retail world has been the value-chains such as B&M and Home Bargains who have thrived because they sell goods it is usually impractical to distribute online. They also sell products and goods that many market traders have historically sold and operate in towns where traditional markets still operate (such as Bury), but because of their lean and scaled business models it is near impossible to compete on price
- However, there is evidence that consumers are also becoming more sophisticated wanting more unique and bespoke products and experiences
- There has been a huge increase in cooking using locally sourced fresh ingredients.
- There has been a huge increase in home baking and artisan bread making
- Bury being the Town Of Culture 2020 bring the opportunity to include the Arts to the heart of the market
- There is increasing awareness of the carbon footprint of food produce, with supermarkets using global supply chains, many consumers want locally grown produce
- The growth of craft beer and local brewing has been a phenomenon in the US and is increasingly fashionable in the UK
- The same phenomenon is evident in the Gin and other premium drink sectors sector
- Vinyl records, consigned to history in the 1990's have made a comeback and there are increasing populations of collectors also vintage markets
- There are many local artists and 'not on the High Street' operators who may want to have a physical presence on an occasional basis to connect to new customers
- Live music and film have increasingly diverse ranges of niche followers, unable to fill larger venues but with a requirement for space to host events
- The internet has brought together groups of enthusiasts and collectors across a whole diverse range of hobbies and shared interests

VISION FOR A NEW MULTI-PURPOSE HALL

The Council could invest capital in a new multi-purpose Hall, but it would have to be underpinned by a commercial business plan

- The hall would be a flexible space with a stage area, a flexible floorplate and would act as an entrance to the market
- Bury lacks large event space. The hall could deliver this and be one of the legacies of the Town Of Culture.
- On Market days it could support 'pop-up' trading and host events as part of the market day experience
- The hall could be let to commercial promoters to run events independently of the Council
- The hall could be used as a live venue in the evenings and used for community events and by community groups for larger events
- Workspace for small businesses



VISION FOR A NEW MULTI-PURPOSE HALL



Examples of how the Flexible Hall could be used:

- Pop-up independent trading space and visitor entertainment on Market days (Live performance, cooking demonstrations etc.)
- Live Music and Comedy events
- Children's entertainment (school holiday themes events)
- Food festivals
- One off arts, crafts and antique visiting markets
- Beer and wine festivals
- Seasonal events
- Third party promoted events Hire (a place where companies may want to do produce launches)
- Community Use

Benefits

- A flexi-hall would generate significant new footfall which could be captured by market traders
- It would allow us to dramatically improve the existing Markets visitor offer
- It would provide new space for the Bury community and a new live venue
- The multiple community, small business and other local benefits would make this proposal an ideal candidate for the Governments future high streets fund and other potential sources of funding.



KEY RECOMMENDATIONS (1)

- The Council should fund pre-development costs and a business plan associated with development of a new indoor flexi-hall
- The market should be subject to a remodelling once plans for the hall are drawn up to take maximum advantage of a new facility
- The Council should make an allocation within our capital programme as part of a funding package, this would greatly aid the credibility of any proposal for grant funding from Government



KEY RECOMMENDATIONS (2)

- Regeneration of existing site and surrounding area included in town centre master plan. Create dedicated flexible space, make the market more visible at key points of arrival and connect with neighbouring shopping centre and transport interchange to do this.
- Improve marketing and seek to connect to new audience. Improve current offer, improve customer space and entertainment programme. Connect to wider town offer, arts, museum and shopping. Promotion of Health and Well being by encouraging more social events
- Engage with local schools, colleges, business and community groups to offer platform for their organisation and engage with visitors
- Create proper engagement between traders and council. Re-establish an effective Market Traders Association. Offer business support training.
- Provided comprehensive data via independent rents review, Trader information and customer surveys annually.
- Review trading days, shorter trading day but increase number of trading days. Look at parking charge reduction after 3pm on market days.
- Holistically improve the trading environment and improve the current offer.



QUICK WINS

Short Term

- End parking charges after 3pm on Market Days on Market Car Park
- Build/Re-establish Traders Association
- Share capital investment programme with traders, Councillors and press to show long term plan.
- Internet Access for Traders. Investigate options outside of the town centre full fibre roll out including Barclay Card offer to other markets and cost of Wi-Fi on market
- Seek marketing opportunities appeal to wider audience and to do collaborative offers across the market i.e. food hampers for Christmas
- Review trading days, shorter day increase market days.
- Cultural Audit to see what is happening within the town and find out what our strengths are. Town Of Culture legacy

Medium Term

- Data collection: independent rents reviews, trader information, customer surveys
- Connections with wider community, business, colleges, arts

Long Term

- Investment in new flexi hall and wider market area



THANKS & ACKNOWLEDGEMENT

- University of Leeds, Community Value of Traditional Retail Markets project
 - Paul Waley
 - Myfanwy Taylor
 - Rosemary Wilkins
- Rivington Hark
 - Mark Williams
- The Met, Bury
 - David Agnew
 - Victoria Robinson
- CLES/Director of Levenshulme Market CIC
 - Helen Power
- Traders Association
 - Tony Hill – Carpet & Rug Centre
 - Debbie Pierce – Bury Black Pudding Company
- NABMA – David Preston
- NMFT – Joe Harrison
- Bury Market Traders
 - Sue Riley
 - Jennifer Eagle Cooper
 - Nathan Mills
 - Jason Floyd

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DECISION OF:	Cabinet
DATE:	25 March 2020
SUBJECT:	Bury FC Update Position (Part A)
REPORT FROM:	Cllr David Jones, Leader of the Council
CONTACT OFFICER:	Paul Lakin, Director of Regeneration and Capital Growth
TYPE OF DECISION:	Executive - Non Key.
FREEDOM OF INFORMATION/STATUS:	For publication A further report, exempt from publication and to be considered within the closed section of the agenda, advises of the detailed status of the due-diligence process which contains commercially confidential information
SUMMARY:	This paper gives an update on the position regarding Bury FC since the Club went into a CVA (Company Voluntary Agreement) and was expelled from the English Football League on August 27 th 2019 and sets details of the support sought from the Council
OPTIONS & RECOMMENDED OPTION	Cabinet is asked to note the following: <ol style="list-style-type: none"> 1. That the Council is engaging in discussions with a consortium over potential options to secure the future on Bury FC. These discussions are currently ongoing and any proposals will be subject to relevant financial and legal due diligence. 2. That a further report will be presented to Cabinet to provide an update on the discussions and to present any proposals that may arise.
IMPLICATIONS:	

Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes No	
Statement by the S151 Officer: Financial Implications and Risk Considerations:	At this stage there are no financial implications. The full funding and financial implications will however be set out in any proposals that may arise from the discussions and will be contained in any future reports to Cabinet and/or Full Council prior to any decision making.	LK
Equality/Diversity implications:		
Considered by Monitoring Officer:	Yes There are no legal implications at present but further legal input will be required in terms of any future proposals and decision making.	JW
Wards Affected:	All	
Scrutiny Interest:		

TRACKING/PROCESS**DIRECTOR:**

Joint Executive Team/CCMT	Cabinet Member/Chair Briefed	Ward Members (if necessary)	Partners
Scrutiny Committee	Other Committee	Council	Comms

1.0 BACKGROUND

- 1.1 Bury FC went into administration last year. This followed a process under which the club failed to satisfy the English Football League (EFL) that the club had sufficient funds to operate through the complete season of 2019/20. The club suffered a number of postponements at the start of this season (August 2019) before the EFL determined it was practically impossible to complete the season. Their membership of the league was revoked and they were expelled from the league.
- 1.3 The club was then placed into a Community Voluntary Arrangement (CVA) process. This is a type of administration process, which is designed to identify whether a viable rescue plan is achievable. If this fails the club will be liquidated and any remaining assets will be sold with any returns going to the remaining creditors.

- 1.4 The Council has been approached by a consortium of local businessmen who are seeking to acquire Bury FC with a view to returning the Club into the football pyramid and using the Gigg Lane stadium for their home fixtures.
- 1.5 The 'ask' upon the Council from the consortium is that we consider acquiring the Stadium site and then seek to charge a monthly rental payment to the newly reformed club. This would enable the Club to return to playing fixtures at the Gigg lane Stadium.
- 1.6 The Council has been provided with a detailed business plan from the consortium, demonstrating how it would seek to operate and generate sufficient financial returns to reliably pay rent for a prolonged period and maintain the Stadium facility.

2.0 ISSUES

- 2.1 It is important the Council receives specialist input to aid our decision making processes and to fully understand the risks associated with an investment.
- 2.2 The Council has retained the GMCA Investment Team to undertake a financial due-diligence on the business plan presented to the Council.
- 2.3 The Council has also retained specialist property advisors, Avison Young, to provide advice on the land and property related aspects of the proposed deal.
- 2.4 The Council has further sought to obtain specialist legal advice to review key issues such as state aid and third party land-ownership issues.
- 2.5 The culmination of this detailed due-diligence work will allow the Cabinet and subsequently Full Council, to make a fully informed decision around the risks associated with a potential investment and whether to proceed with negotiations.

3.0 CONCLUSION

- 3.1 This proposal has benefits and as such it is right for the Council to fully investigate the option to invest. A final decision can only be made once the full due-diligence is completed.

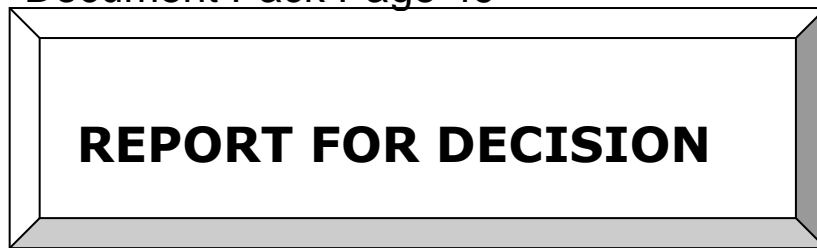
List of Background Papers:-

None.

Contact Details:-

Paul Lakin
Director of Regeneration and Capital Growth

Telephone: 0161 253 6771
Email: P.Lakin@bury.gov.uk



DECISION OF:	Cabinet
DATE:	25/03/2020
SUBJECT:	Progression of five Council owned sites for new housing development
REPORT FROM:	Cllr O Brien Cabinet Member for Housing and Finance
CONTACT OFFICER:	Vicky Carroll Director of Housing
TYPE OF DECISION:	CABINET Part A
FREEDOM OF INFORMATION/STATUS:	FOR PUBLICATION
SUMMARY:	The purpose of this report is to highlight progression of several Council owned sites for new build housing.
RECOMMENDATION	The Cabinet is asked to note the contents of this report
IMPLICATIONS:	Funding is available within the 2019/20 capital programme to support the feasibility works. Should these schemes not progress there is a risk that any costs incurred would fall to the revenue budget. The longer term costs are likely to be considerable and will be subject to a full financial appraisal and identification of funding streams at that point and subject to future decision making.
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	A growth/Place Shaping scheme is contained within the 2019/20 capital programme. The purpose of the scheme is to support the development of borough wide sites to offer housing and business

	growth and develop a one public estate approach for the council and partner organisations. The cost of the proposals will be met from this budget.
Equality/Diversity implications:	The new housing provision is intended for general let or sale and will be designed to recognised and accredited standards.
Considered by Monitoring Officer:	The development works must be properly procured in line with the Council's Procurement Rules and EU requirements and legal advice sought throughout the process of procurement and development including any title investigations, assessment of any limitations/restrictions on the land that could impact on the proposed development and their resolution. Any identified risks should then be identified and considered alongside the financial appraisal.
Wards Affected:	Besses - Wheatfield's, Whitefield; North Manor – Summerseat House, Holcombe Brook Bury East - Townside Close, Redvales - William Kemp Redvales - Millwood School
Scrutiny Interest:	

TRACKING/PROCESS**DIRECTOR: Vicky Carroll**

Joint Executive Team/CCMT	Cabinet Member/Chair Briefed	Ward Members (if necessary)	Partners
Scrutiny Committee	Other Committee	Council	Comms

1.0 BACKGROUND

- 1.1 Last year work was undertaken to identify suitable council owned sites for development of new housing. Work was also undertaken to consider and choose a procurement route, namely how to choose a contractor and consultants to progress sites from a concept scheme to contract signing, when contracts to build the new homes can be commissioned. This report seeks approval from Cabinet to progress these sites.
- 1.2 The housing development process consists of finding a site, developing a concept scheme, preliminary considerations; feasibility; preconstruction; **Contract signing**; construction; handover; post construction (defects). This year the Council want to progress identified sites from concept to contract signing and a start on site.
- 1.3 If approved in principle this first phase of projects will progress and come back to Cabinet (either as a group or individual sites) for further consideration before any contractual commitments with a developer contractor partner or agreements to draw down loan finance are finalised.

2.0 PHASE ONE

- 2.1 In 2018 a review of council owned sites looked at priority sites for development for residential. Five sites were selected for first phase of land suitable to progress for housing development, these were Wheatfield's, (Victoria Ave, Whitefield, M45 6DP); Former New Summerseat House (Holcombe Brook, Ramsbottom, BL0 9UD); Land off Townfield Close, (Bury BL9 0SR); Former William Kemp Heaton site, (St Peters Road, Bury, BL9 6GQ) and Former Millwood School site, (off Fletcher Fold Road, Bury, BL9 9RX) (please see location plans at Appendix 1 attached with this report).
- 2.2 These sites were chosen because they were vacant, in predominantly residential areas and had been identified in the strategic land availability assessment for housing for several years.
- 2.3 All of the sites are suitable for a mix of tenures including affordable rent, shared ownership sale as well as market sale. In particular, three of these sites, Summerseat House, William Kemp and Millwood, are surrounded by high value homes and have the potential to develop homes for market sale for executive housing as well as for affordable rent and shared ownership.
- 2.4 A further report will be submitted to a future meeting of Cabinet, for a final approval before any contractual commitments are made

3.0 Procurement

- 3.1 A number of specialist housing procurement frameworks to develop affordable housing have been established and are now in operation across the Country, including in the North West. These allow assurance for the Council that :-
 - Compliant process has been undertaken by the framework owner.
 - Assured standards – contractors are pre-qualified for suitability.
 - Contractors are keen to get places on frameworks so offer competitive rates

- Aggregation of spend – customers will receive the benefits of aggregated spend volume and increased leverage in the market.
- Reduced timeframe for appointment resulting in earlier contractor involvement
- Reduced customer resource input
- Support available from Framework provider to define and refine needs.

3.2 A further report, exempt from publication and to be considered within the closed section of the agenda, advises of the recommended procurement route.

List of Background Papers:-

Appendix 1 Site location plans

Contact Details:-

Vicky Carroll
Director of Housing
v.carroll@bury.gov.uk
07834 382705

Former William Kemp Heaton Site,
St. Peter's Road,
Bury – BL9 6GQ



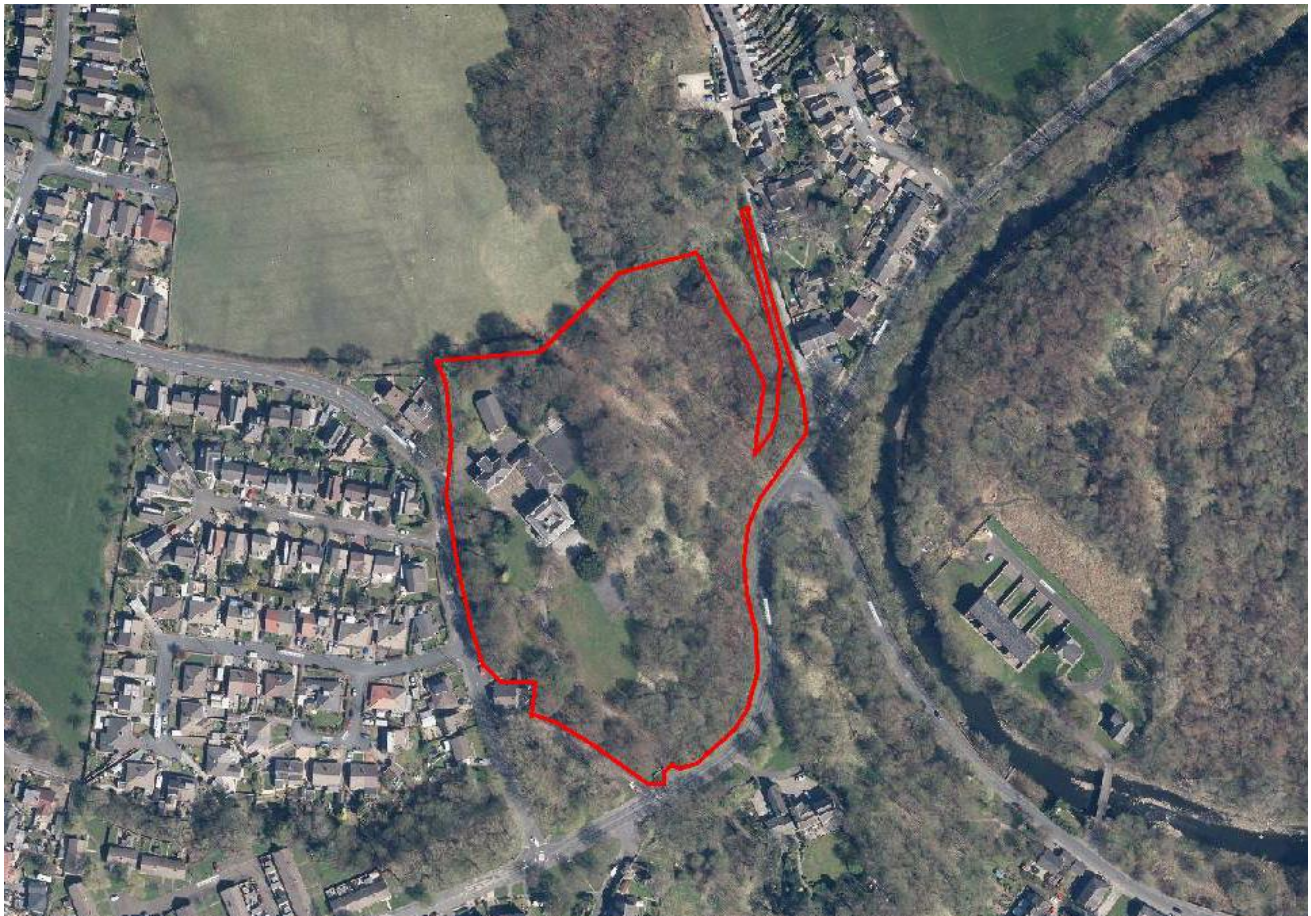
Wheatfields,
Victoria Avenue
Whitefield – M45 6DP



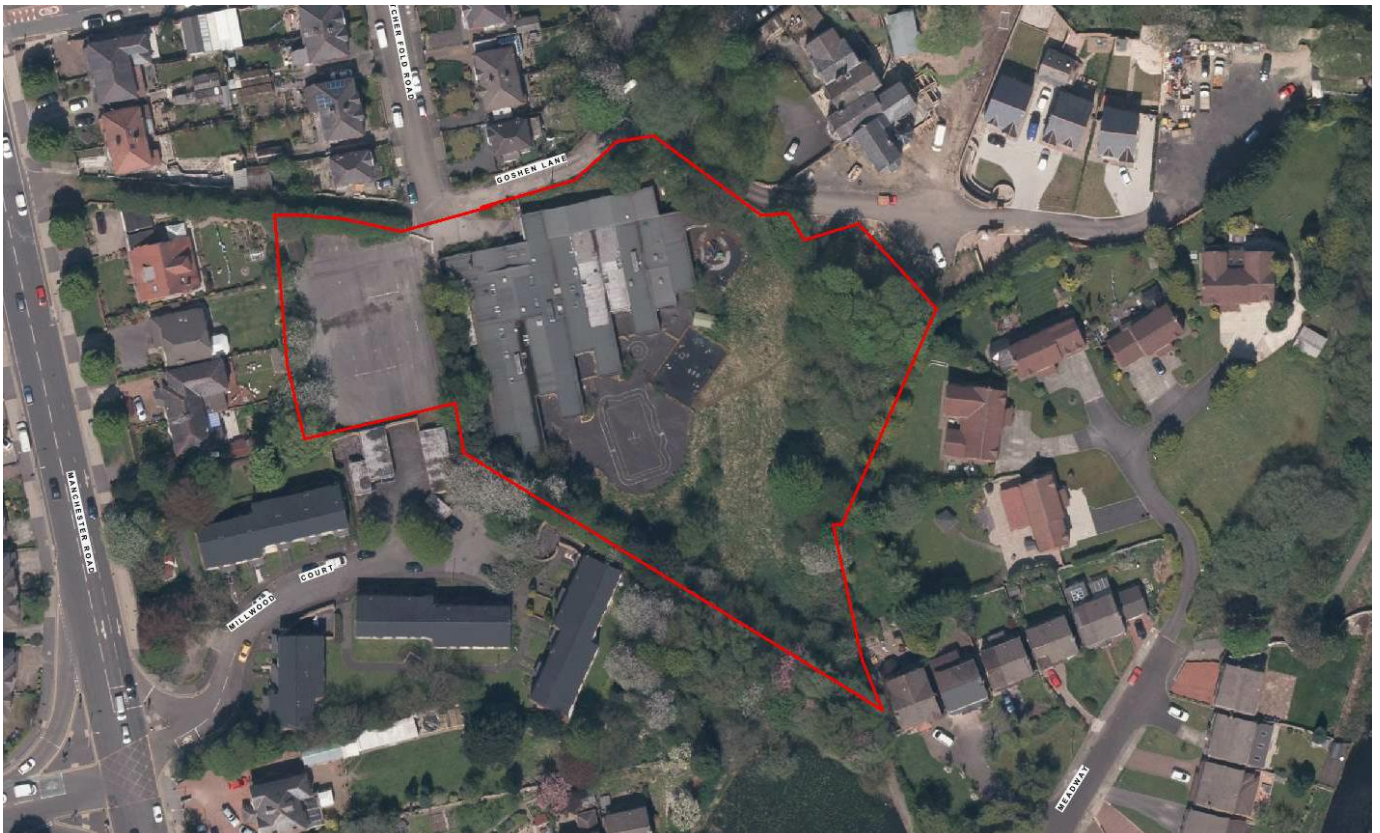
Land off Townfields Close,
Bury,
BL9 0SR



Former New Summerseat House (School),
Off Summerseat Lane,
Holcombe Brook, Ramsbottom – BL0 9UD



Former Millwood School Site,
Off Fletcher Fold Road,
Bury – BL9 9RX



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**MINUTES OF THE MEETING OF THE GREATER MANCHESTER COMBINED AUTHORITY
HELD TUESDAY, 7TH JANUARY 2020 AT BOARDROOM, CHURCHGATE HOUSE, OXFORD STREET,
MANCHESTER, M1 6EU**

PRESENT:

Greater Manchester Mayor	Andy Burnham (In the Chair)
Greater Manchester Deputy Mayor	Baroness Bev Hughes
Bolton	Councillor David Greenhalgh
Bury	Councillor David Jones
Manchester	Councillor Richard Leese
Oldham	Councillor Sean Fielding
Rochdale	Councillor Allen Brett
Salford	City Mayor Paul Dennett
Stockport	Councillor Elise Wilson
Tameside	Councillor Brenda Warrington
Trafford	Councillor Andrew Western
Wigan	Councillor David Molyneux

OFFICERS IN ATTENDANCE:

GMCA – Chief Executive	Eamonn Boylan
GMCA - Deputy Chief Executive	Andrew Lightfoot
GMCA – Monitoring Officer	Liz Treacy
GMCA - Treasurer	Steve Wilson
Bury	Geoff Little
Rochdale	Steve Rumbelow
Stockport	Kathryn Rees
Trafford	Sara Todd
Wigan	Alison McKenzie-Folan
Office of the GM Mayor	Kevin Lee
GMCA	Simon Nokes
GMCA	Julie Connor
GMCA	Sylvia Welsh
GMCA	Phil Swan
TfGM	Steve Warrener

GMCA/1/20 APOLOGIES**RESOLVED/-**

That apologies for absence were received and noted from Councillor Councilor Andrea Simpson (Bury), Councillors Sue Murphy and Bev Craig (Manchester), Councillor Janet Emsley & Sara Rowbotham (Rochdale), Councillor Tom McGee (Stockport), Councillor Leanne Feeley (Tameside) and Councillor Mark Aldred & Councillor Jenny Bullen (Wigan) and Tony Oakman

BOLTON
BURY

MANCHESTER
OLDHAM

ROCHDALE
SALFORD

STOCKPORT
TAMESIDE

TRAFFORD
WIGAN

(Bolton), Joanne Roney (Manchester), Jim Taylor (Salford), Pam Smith (Stockport) and Steven Pleasant (Tameside).

GMCA/2/20 CHAIRS ANNOUNCEMENTS AND URGENT BUSINESS

There were no Chairs announcements or items of urgent business

GMCA/3/20 DECLARATIONS OF INTEREST

There were no interests declared.

GMCA/4/20 MINUTES OF THE GMCA MEETING HELD ON 29 NOVEMBER 2019

RESOLVED/-

That the minutes of the GMCA meeting held on 29 November 2019 be approved as a correct record.

GMCA/5/20 TFGM EXECUTIVE BOARD - RECRUITMENT OUTCOMES

The GM Mayor introduced a report which provided an update on the recruitment process for the appointment of new Non-Executive Directors of Transport for Greater Manchester (TfGM) and confirming the outcome of the recruitment process, whereby two candidates were recommended for appointment.

RESOLVED

1. That the appointment of Jo Kaye and Tracey Matthews as Non-Executive Directors of TfGM be approved.
2. That authority be delegated to the Chief Executive Officer, GMCA & TfGM, to formalise the terms of the appointments.

GMCA/6/20 APPOINTMENT OF INDEPENDENT MEMBERS OF THE AUDIT COMMITTEE

Councillor David Molyneux introduced a report which requested GMCA approval of the appointment of the two proposed individuals as independent members to the GMCA's Audit Committee.

RESOLVED/-

That the appointment of Mr Grenville Page and Ms Susan Webster, as Independent Members of the Audit Committee, be approved subject to completion of required pre-employment checks, with immediate effect.

GMCA/7/20 GM TRANSPORT COMMITTEE - APPOINTMENTS

RESOLVED/-

1. That the appointment of Councillor Shah Wasir to replace Councillor Liam O'Rourke (Rochdale) as a member of the Committee by the GM Mayor be noted.

2. That the appointment of Councillor Paul Prescott to replace Councillor Carl Sweeney (Wigan), as a substitute member of the Committee, be noted.

GMCA/8/20 GMCA ECONOMY, BUSINESS GROWTH & SKILLS OVERVIEW & SCRUTINY COMMITTEE

RESOLVED/-

That the appointment of Councillor John Walsh to replace Councillor Mudasir Dean (Bolton) be approved.

GMCA/9/20 GMCA CULTURAL & SOCIAL IMPACT FUND COMMITTEE/STATUTORY FUNCTIONS COMMITTEE

RESOLVED/-

That the appointment of Councillor Paul Prescott to replace Councillor Carl Sweeney (Wigan) be approved

GMCA/10/20 GREATER MANCHESTER LOCAL FULL FIBRE NETWORK PROGRAMME

Councillor Elise Wilson introduced a report which summarised the outcome of the tender process for the Greater Manchester Local Full Fibre Network (LFFN) programme.

Members were advised that a preferred provider had been identified for each GM Arc (North and South) to deliver the Public Sector Anchor Tenancy (PSAT) element of this programme following a PCR2015 compliant procurement process.

The report also confirmed partner capital investment and sought agreement on a simplified and consistent approach across all GM Local Authorities for the way in which digital infrastructure is delivered (see GM Prospectus at Appendix A of the report).

Members were reminded that investing in digital infrastructure was a key priority in the GM Digital Strategy as an important enabler for the delivery of GM Strategic priorities.

From a public perspective, the investment will enable GM to provide better services across the City region, connecting community libraries children's and early years centres, council buildings, transport facilities, underpinning the ambition to be a smarter City Region.

There was a strong social value component alongside investment in apprenticeships, digital skills, free broadband services to arrange of homeless hostels and shelters and professional support to help projects.

Members were assured that there had been a coordinated approach to discussions with GM Local Authorities with a view to minimising potential disruptions to transport and the impact on highways. A key element of the appraisal process focussed on a partner who could work alongside GM Local Authorities, with people at the heart of the process.

The GM Mayor thanked Councillor Wilson and the GM wider Digital Team for the work undertaken to meet Government timescales.

RESOLVED/-

1. That it be agreed to enter into a grant funding agreement with DCMS to secure the grant element from DCMS for the GM LFFN programme for up to £21.3M (this may be up to £1.7m lower to reflect Salford City Council moving to a Public Sector Building Upgrade model – para 2.6).
2. That the allocation of £835,000 from the DCMS LFFN grant, to Manchester City Council for the purposes of Public Sector Building Upgrade be approved.
3. That the allocation of £90,000 from the DCMS LFFN grant, to Salford City Council for the purposes of Public Sector Building Upgrade be approved.
4. That Manchester City Council and Salford City Council be commended to follow a Public Sector Buildings Upgrade model under a separate Grant Funding Agreement direct with DCMS.
5. That it be noted that the decision of the GMCA (1st March 2019) to select up to two providers under single supplier framework contracts was delegated to the GMCA Treasurer.
6. That it be noted that providers will be used by the GMCA, and also each participating Local Authority to enter into a contract in their own right for each locality, in accordance with the recommendations in the Tender Outcome Report (Part B report).
7. That it be agreed that the GMCA enter the Inter Authority Agreement (IAA) with Local Authority partners.
8. That the publication of the GM Prospectus be welcomed and agreed as the agreed basis for all Authorities to work consistently across GM for working with any provider looking to install fibre to minimise disruption to residents, minimise cost of installation and maximise private fibre investment. This prospectus will form an integral part of the IAA and is approved as the basis to work with the successful bidders.
9. That authority be delegated to the GMCA Monitoring Officer to review and complete all necessary legal documentation and award and enter into contracts.

GMCA/11/20 EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED/-

That, under section 100 (a)(4) of the local government act 1972 the press and public should be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information, as set out in the relevant paragraphs of part 1, schedule 12a of the local government act 1972 and that the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

GMCA/12/20 GREATER MANCHESTER LOCAL FULL FIBRE NETWORK PROGRAMME

Councillor Brenda Warrington left the meeting during the discussion of this item.

Councillor Elise Wilson introduced a report which set out the details of the financial and commercial aspects of the process.

RESOLVED/-

1. That the GMCA record its thanks to Councillor Elise Wilson and the GM Digital Team for the progress of work over the last 2 years.
2. That the recommendations in the report be approved, including the arrangements to enter into grant agreements with DCMS as detailed within the report.
3. That the DCMS grant funding distribution as detailed in the report be approved and that the decision to enter into grant agreements to allocate funding to the GM public sector partners for the anchor tenancy element of the GM LFFN programme be delegated to the GMCA Treasurer.
4. That the allocation from the DCMS LFFN grant, to the GMCA for connecting Fire & Rescue sites for the purposes of Anchor Tenancy across Greater Manchester be approved.
5. That the allocation from the DCMS LFFN grant to the GMCA for connecting Urban Traffic Management Control sites and TfGM assets for the purposes of Anchor Tenancy across Greater Manchester be approved.
6. That an increase to the GMCA capital programme of £19.7M, of which £7.1m was agreed by GMCA in March 2019, be approved, subject to final design to support investment in GMCA/TfGM UTMC assets and sites.
7. That an increase in the GMCA capital programme of £1.55M be approved to reflect the GMCA investment in GMFRS sites.
8. That it be noted that the GM led procurement has secured substantially improved value for money than originally anticipated in the GMCA report of 1st March 2019.
9. That Bolton, Bury, Wigan, Rochdale and Oldham Councils be commended to sign their respective contracts in the Northern Arc, in accordance with the recommendations in the Tender Outcome Report.
10. That Trafford and Stockport Councils be commended to sign their respective contracts in the Southern Arc, in accordance with the recommendations in the Tender Outcome Report.

11. That it be agreed that GMCA enters into contracts to connect F&RS and TfGM assets for both the Northern Arc and the Southern Arc, in accordance with the recommendations in the Tender Outcome Report.

MINUTES OF THE MEETING OF THE GREATER MANCHESTER COMBINED AUTHORITY HELD ON FRIDAY, 31ST JANUARY 2020

Greater Manchester Mayor	Andy Burnham (In the Chair)
Greater Manchester Deputy Mayor	Baroness Bev Hughes
Bolton	Councillor David Greenhalgh
Bury	Councillor David Jones
Manchester	Councillor Richard Leese
Oldham	Councillor Sean Fielding
Rochdale	Councillor Allen Brett
Salford	City Mayor Paul Dennett
Stockport	Councillor Elise Wilson
Tameside	Councillor Brenda Warrington
Trafford	Councillor Andrew Western
Wigan	Councillor Keith Cunliffe

IN ATTENDANCE:

Tameside	Councillor Leanne Feeley
Wigan	Councillor Jenny Bullen
GM Transport Cttee	Councillor Mark Aldred

OFFICERS IN ATTENDANCE:

GMCA & TfGM – Chief Executive Officer	Eamonn Boylan
GMCA - Deputy Chief Executive	Andrew Lightfoot
GMCA – Monitoring Officer	Liz Treacy
GMCA - Treasurer	Steve Wilson
Bolton	Tony Oakman
Bury	Geoff Little
Manchester	Carol Culley
Rochdale	Steve Rumbelow
Salford	Jim Taylor
Stockport	Pam Smith
Tameside	Steven Pleasant
Trafford	Sara Todd
Wigan	Alison McKenzie-Folan
Office of the GM Mayor	Kevin Lee
GMCA	Simon Nokes
GMCA	Julie Connor
GMCA	Sylvia Welsh
GMCA	Nicola Ward
GMCA	Lindsay Dunn
TfGM	Simon Warburton
TfGM	Kate Brown

GMCA 13/20 APOLOGIES

RESOLVED /-

That the apologies be received and noted from Councillor David Molyneux (Wigan), Councillor Keith Cunliffe attending, Councillors Sara Rowbotham & Janet Emsley (Rochdale) and Joanne Roney (Manchester), Carol Culley attending.

GMCA 14/20 CHAIRS ANNOUNCEMENTS AND URGENT BUSINESS

RESOLVED /-

1. That the condolences of the GM Mayor and all members of the GMCA be extended to the family of Councillor Guy Harkin, who had recently passed away. Councillor Harkin had been a passionate local councillor for Bolton, being honoured as an Alderman of Bolton in December 2019 and long standing advocate for an improved public transport network.
2. That the Government announcement on 29 January 2020 that the Northern rail franchise agreement would be terminated on the 1 March, 2020, and placed in the hands of the Government's 'Operator of last resort' be noted. It was also noted that a dramatic improvement in delivery would not be seen overnight, but rather a steady improvement and consistency over a short period.
3. That it be noted that discussions regarding the potential split in the franchise and establishment of a North West franchise would be progressed with Government.
4. That it be agreed that the GMCA message to Government was that the successful delivery of rail services was predicated on the need to improve infrastructure. In particular the improvement of the Castlefield Corridor and the business case for the development of platforms 15 & 16 at Manchester Piccadilly Train Station had been made and was 'shovel ready' delivering improvements not just to Greater Manchester but the whole of the North of England.

GMCA 15/20 DECLARATIONS OF INTEREST

RESOLVED /-

That it be noted that Councillor Allen Brett declared a personal interest in relation to item 15 (GM Housing Investment Loans Fund) as an associate of loan applicant, Qumar Zaman.

GMCA 16/20 MINUTES OF THE GMCA MEETING HELD 7 JANUARY 2020

RESOLVED /-

That the minutes of the GMCA meeting held on 7 January 2020 be approved.

GMCA 17/20 MINUTES OF THE GMCA WASTE & RECYCLING COMMITTEE HELD ON 16 JANUARY 2020

RESOLVED /-

That the minutes of the GMCA Waste & Recycling Committee held on 16 January 2020 be noted.

GMCA 18/20 MINUTES OF THE GMCA AUDIT COMMITTEE HELD ON 21 JANUARY 2020

RESOLVED /-

That the minutes of the GMCA Audit Committee held on 21 January 2020 be noted.

GMCA 19/20 MINUTES OF THE GM TRANSPORT COMMITTEE HELD ON 17 JANUARY 2020

RESOLVED /-

That the minutes of the GM Transport Committee held on 17 January 2020 be noted.

GMCA 20/20 MINUTES OF THE GM LOCAL ENTERPRISE PARTNERSHIP BOARD HELD ON 21 JANUARY 2020

RESOLVED /-

That the minutes of the GM Local Enterprise Partnership Board held on 21 January 2020 be noted.

GMCA 21/20 APPOINTMENT OF THE CHAIR OF THE GM LOCAL ENTERPRISE PARTNERSHIP BOARD

Richard Leese, GM Deputy Mayor and Portfolio Lead for the Economy introduced a report which set out the results of a recent recruitment campaign for a new Chair of the GM Local Enterprise Partnership (LEP) and detailed a proposal from the LEP Board to appoint Co-chairs.

RESOLVED /-

1. That the report be noted.
2. That the appointment of Mo Isap and Lou Cordwell as Co-Chairs of the GM LEP Board be approved.
3. That the GMCA record its thanks to the outgoing Chair, Mike Blackburn for his years of strategic leadership of the GM Local Enterprise Partnership.

GMCA 22/20 GM CULTURE & SOCIAL IMPACT FUND COMMITTEE - APPOINTMENT

RESOLVED /-

That the appointment of Cllr Liz Patel to replace Cllr Jane Baugh (Trafford) be agreed.

GMCA 23/20 MAYORAL GENERAL BUDGET & PRECEPT PROPOSALS

Andy Burnham, GM Mayor took Members through a report which set out the proposal for the Mayoral General Budget and precept for 2020-21. Unique amongst Mayoral Combined Authorities, the proposal for consideration included a significant element for the Fire Service (£66.20 pa) totalling a proposed increase of £90.95 per annum for a Band D property. He explained how in determining the precept level, it was important to ensure a minimal impact to residents whilst continuing to maintain a substantial level of frontline services, and that there were increased pressures being put

on the Fire and Rescue Services which required further allocated resources to be able to address. Specifically, the implementation of the recommendations from the 'Programme for Change' review which included retaining 50 fire pumps across GM, and ensuring crews of 5 firefighters per single pump vehicle. He added that the Fire Service would also have a greater role in fire safety and prevention, and that it was therefore important to ensure there were the required levels of available frontline staff.

In relation to the Mayoral element of the precept, this proposed increase was significantly lower than the precept levels for 2019, however, additional resources were vital to ensure Greater Manchester's ability to deliver the bus reform agenda and continue its ambitions to end rough sleeping through schemes such as 'A bed every night'.

Members of the GMCA recognised the increased pressures on the Fire and Rescue Service, specifically in relation to the work required to address concerns highlighted by the 'High Rise Task Force' regarding cladded buildings, and the outcomes of the recent Independent Review of Building Regulations which stated that they were currently not fit for purpose. Therefore, additional resources were required to be able to deliver on this significant agenda, which had not been reflected in the latest Government grant which had again seen no uplift. Furthermore, Members were concerned about the drift towards using council tax to fund frontline services, which could be seen as regressive taxation that would disproportionately affect the poorest communities and urged the GMCA to further campaign for a fairer settlement to ensure this was minimised in the future.

The GM Mayor concurred with these views, and reported on the severe impact that issues with cladded buildings were having on people's lives. It was a national issue that needed urgently addressing, however GMFRS were taking steps to support people currently trapped in a limbo state in anticipation of significant Government policy change. Funding for frontline fire services was just one element of the impact of the negative impact to the North following the Government's recent 'Fairer Funding Review' which the Mayor planned to address directly with the Chancellor of the Exchequer.

RESOLVED /-

1. That the proposals to set an overall Mayoral General Precept of £90.95 (Band D) comprising of £66.20 for functions previously covered by the Fire and Rescue Authority precept and £24.75 for other Mayoral General functions be noted.
2. That it be noted that the proposal for the Mayoral General Precept for 2020/21 was part of a multi-year strategy for setting the Mayoral precept baseline which will be adjusted in future years as further Mayoral functions are covered by the funding raised.
3. That the following be noted:
 - i. the overall budget proposed for the Fire and Rescue Service, noting that it was proposed to defer a number of operational changes in relation to Programme for Change
 - ii. the use of the reserves to support the revenue and capital budgets, and the assessment by the GMCA Treasurer that the reserves as at March 2021 were adequate
 - iii. the proposed Fire Service capital programme and proposals for funding
 - iv. the medium term financial position for the Fire and Rescue Service covered by the Mayoral precept
4. That the detailed budget proposals for other Mayoral Functions be noted.
5. That the proposal to allow £0.5 million of Earnback grant to be used to support GMCA costs relating to bus related activity, including bus reform be agreed.

6. That it be noted that if a decision was made to introduce bus franchising a further report would be submitted to GMCA to increase the statutory charge by £17.8 million for the year 2020/21.
7. That the use of reserves, as set out in section 3 of the report, be noted.
8. That members be requested to submit any written comments to the Mayor in line with the legal process and timetable described in this report.
9. That it be noted that at the GMCA meeting on 14 February, a revised budget would be submitted, consistent with the precept proposals, reflecting final tax base and collection fund calculations and the final Revenue Support Grant settlement.
10. That it be noted that the GM Mayor was proposing to undertake a National lobby of Parliament on Tuesday 25 February 2020 at 1.00pm, in relation to the removal of cladding from high rise buildings and the financial burden being laid with residents, inviting all GM Leaders and Metro Mayors to support the lobby.

GMCA 24/20 GM DIGITAL STRATEGY REFRESH

Councillor Elise Wilson, Portfolio Lead for the Digital City Region took the GMCA through a report which summarised the refreshed Greater Manchester Digital Strategy, now referred to as the 'Blueprint' which was a result of significant stakeholder engagement and a reflection of the speed at which the digital economy in Greater Manchester has progressed since the first GM Digital Strategy was adopted by the GMCA in February 2018. This Blueprint further evidenced Greater Manchester's progress towards being one of the top 5 digital city regions in the UK, the impact of growth within the digital sector being significant for all communities as GM becomes a better place to live, work and grow.

Members of the GMCA commented that this was a very exciting piece of work, which would have an influence within all portfolio areas through the positive impact of investment, job creation and economic development, and already this was being evidenced through the recent investment of some of the UK's top tech and digital companies moving to Greater Manchester.

RESOLVED /-

1. That the progress on GM Digital be noted and that the refreshed GM Digital Blueprint be approved.
2. That it be agreed that the GM Digital Blueprint be reviewed annually to reflect the dynamic environment in which it was embedded.
3. That it be noted that on the 7 February, Greater Manchester would be hosting its first Digital Skills Day, and that Greater Manchester Local Authorities, community groups, schools, colleges, residents and businesses be encouraged to participate in #dosomethingdigital.
4. That it also be noted that GMACs would be launched next week, providing a single portal access point, whereby young people can view all employment opportunities, including digital, and information on qualification and training required in preparation of pursuing a career.

5. That the GMCA record its thanks to Cllr Elise Wilson for the work undertaken in progressing GM Digital.

GMCA 25/20 · BREXIT UPDATE & ECONOMY DASHBOARD

Councillor Richard Leese, Portfolio Lead for the Economy introduced a report which provided the GMCA with the latest position regarding the national Brexit negotiations, and highlighted how GM would continue to prepare for EU exit and trading arrangements. Today marked a significant day, as of the 31 January 2020 legislation stated that the UK would leave the European Union, however uncertainty still remained as the terms of this agreement were still to be determined. At the end of 2020, the UK would potentially still be at risk of a no deal situation.

Through this transition phase the role of the GMCA remained to promote certainty across GM, supported by the Growth Company's recent proposal regarding improving investment to the Northern Powerhouse submitted to Government as part of the budget settlement request. Inevitably there would be constitutional changes ahead, within which the GMCA would need to continue to lobby for further devolution to ensure that future decision making could be made locally, this would be especially relevant to the Shared Prosperity Fund whose details and governance arrangements remained unclear.

Members of the GMCA echoed this view, and expressed their concern that the loss of £400m of European Social Funding would have significant negative consequences for GM if the Shared Prosperity Fund was not available to minimise the impact. Government had been slow to determine its levels, its allocation process and its overall governance which in itself was already affecting GM as plans for any contingencies have not been able to have been made.

RESOLVED /-

1. That the Brexit update and the work underway to ensure Greater Manchester was prepared for EU exit and future trading arrangements be noted.
2. That the latest update of the Greater Manchester Economic Resilience Dashboard be noted.
3. That it be noted that the Brexit transition period would be 11 months, and that the Brexit Act confirms that there would be no extension, with a risk that there could still be 'no deal' at the end of the period.
4. That it be noted that the Growth Company has developed a long term proposal for how Northern Powerhouse performance overall could be improved overall on trade and investment, supported by the NP11 group of Local Enterprise Partnerships across the North, which has been submitted to Government as part of budget proposals from the North.
5. That the GM Mayor be requested to relay a clear message to the Chancellor of the Exchequer that the consultation on the Shared Prosperity Fund was a priority to be addressed, and that the allocation and governance should be devolved from Central Government.

GMCA 26/20 HOMELESSNESS UPDATE

Andy Burnham, GM Mayor took Members through a report which provided an update on the homelessness programme and detailed that a third of people who had been through 'a bed every night' (since its launch in 2018) had now been moved to a fixed address, and overall homelessness figures had reduced by 37% during this timeframe, with only 99 rough sleepers counted across GM on the 30 January 2020. The rate of progress had been sustained through the continual support from Local Authorities, the voluntary sector and recent additional investment from the Health and Social Care Partnership. Currently approximately 450 people were being supported by the scheme every night, and plans for phase 3 were already underway.

The Housing First scheme also reported significant success with over 60 people moved to a permanent home, and it was hoped that by the end of March 2020 the scheme would have benefitted c.140 people as per the Government target.

The recent 'Street Engagement Project' (formerly ARC) pilot in central Manchester had been designed to offer a host of support to daytime beggars, rather than simply an enforcement approach. The GMCA were reminded that the daytime picture of rough sleepers/beggars was very different to the night-time picture and therefore a tailored targeted approach was needed to address some of the root causes to their dysfunctional lives. In relation to this, Richard Leese, Deputy Mayor confirmed that there had been funding allocated to extend the pilot post March 2020.

Further concerns regarding the number of families housed in hostels and B&B facilities were raised by Members of the GMCA, with current numbers of people in unsatisfactory housing in excess of 1470 at a net cost to Local Authorities across GM of £14m per year.

A recent documentary by the BBC highlighted some of the work that Tameside Council and partner agencies were doing to support homelessness people, evidencing individual stories as to how this support has enabled them to turn their lives around. However, many of the determinants to homelessness were governed by Government policy and if reviewed could make a significant difference to those people affected. Members highlighted particular 'quick wins' as a revision of article 21, the elimination of no fault evictions, the introduction of 3 year tenancies, a review of Local Housing Allowance and the suspension of 'right to buy'. Facing a housing crisis, it was crucial that Government begin to address some of these concerns as a matter of urgency so that the symptoms of a failing system could be minimised.

In relation to the Local Housing Allowance (LHA), Members reported that this had been frozen for the last four years despite rents being increased, and a general rise in the cost of living. In 60% of areas across the UK, the LHA did not cover the average rent amount, resulting in the use of food/fuel budgets being used.

'Right to Buy' had also resulted in 9145 social housing properties being lost over the last 10 years, 40% of which had ended up in the private rented sector with limited jurisdiction over the standard of housing they provide.

Members questioned whether the grant awarded to the GMCA was available to private landlords who wished to offer additional accommodation to people identifying as homeless. The GM Mayor confirmed that the Ethical Lettings Agency worked to support private landlords in making housing available for those on low incomes and currently had c.300 properties on their system, however there

had been further potential identified to expand their provision to include Housing First tenants.

In relation to Housing First, Members reported a positive impact within their Local Authorities as a result of continual support across all delivery partners. However, further Government funding to grow its impact would be included in forthcoming conversations with Ministers.

Youth homelessness continued to be a specific concern for Members of the GMCA, especially in relation to the variation in preventative support across GM. Recent data from 'a bed every night' had evidenced that young people under 25 years were the largest cohort accessing the scheme but also that homelessness remained a significant issue for young people, especially those leaving care.

Members of the GMCA urged that the housing sector needed to step up and contribute towards tackling the housing crisis, rather than just benefiting from the desperation for housing. It was suggested that the sector would benefit from signing up to the Good Employment Charter, ensuring that they pay their employees the living wage, and that their companies focused on a host of other benefits for employees and tenants.

RESOLVED /-

1. That the report be noted and very recent count figures showing a further reduction in rough sleeping be welcomed.
2. That the GMCA record its thanks to all partners, specifically Local Authorities and the voluntary sector for their contributions towards the homelessness projects across Greater Manchester.
3. That Local Authorities be encouraged to look for further ways that the Housing First scheme could support residents who were homeless.
4. That Local Authorities be further encouraged to identify whether the Street Engagement Project (formerly ARC) could be rolled out in other areas where street begging was an issue.
5. That it be noted that the GM Mayor would provide further information on the Ethical Lettings Agency to Councillor Brenda Warrington.
6. That future proposals be submitted to the GMCA in relation to linking the Good Employment Charter to all future commissioning and procurement activities.
7. That the GM Mayor be requested to consider young homeless people, and in particular care leavers in future discussions with Government.

GMCA 27/20 CLIMATE CHANGE & TRANSPORT

Councillor Andrew Western, Portfolio Lead for Green City Region introduced a report which set out the scale of the challenge and the transport related actions that GM needed to take and influence to meet its ambition to be a carbon-neutral city region by 2038.

RESOLVED /-

1. That the report be noted.

2. That the GMCA recognised the scale of the challenge to reduce carbon emissions from transport for GM to meet its ambition to be a Carbon neutral city-region by 2038.

GMCA 28/20 GM CLEAN AIR PLAN UPDATE

Councillor Andrew Western, Portfolio Lead for Green City Region took Members through a report which set out the progress that had been made following the Government's response to Greater Manchester's Outline Business Case to tackle Nitrogen Dioxide Exceedances at the roadside, and the implications for the GM Local Authorities in relation to the schedule of work on the Clean Air Plan.

RESOLVED /-

1. That the progress made to date be noted.
2. That it be noted that the ministerial direction under the Environment Act 1995 (Greater Manchester) Air Quality Direction 2019 which requires all ten of the Greater Manchester local authorities to implement a charging Clean Air Zone Class C across the region.
3. That the need to continue to proceed towards developing the implementation and contract arrangements of a charging Clean Air Zone in Greater Manchester utilising the initial tranche of £36m of funding as required by the ministerial direction / feedback be noted.
4. That it be noted that the report to determine the timings for commencing the consultation would be received in the Spring of 2020.
5. That the outstanding need to secure a clear response from the Government on clean vehicles funding asks be noted.
6. That it be noted that Highways England have not been directed to act in relation to tackling NO₂ exceedances in the same way as the Greater Manchester local authorities, and that this will leave some publicly accessible areas of GM adjacent to trunk roads managed by Highways England, with NO₂ exceedances that are not being addressed by the Highways England plan.
7. That it be noted that the GM Authorities would co-sign a letter to the Transport Secretary asking them to bring forward the launch of a statutory consultation to strengthen rules on vehicle idling.
8. That a further report be submitted to the GMCA following further Government discussions on the Clean Air Plan.

GMCA 29/20 GM LOCAL ENERGY MARKET: DESIGN DETAILS

Councillor Andrew Western, Portfolio Lead for Green City Region introduced a report which sought the GMCA's approval to accept a £6m Innovate UK grant funded opportunity for a 'Greater Manchester Local Energy Market' project which aimed to support GM's target for carbon neutrality through the development of Local Area Energy Master planning, design of new services and optimisation of current and future energy assets.

RESOLVED /-

1. That the report be noted.
2. That authority be delegated to the Chief Executive Officer, GMCA & TfGM and the GMCA Monitoring Officer, in consultation with the Portfolio Lead, to finalise the collaboration agreement, commencing with the Detailed Design project in February 2020 and to agree the terms of the grant from the funding provider (Innovate UK) to deliver this opportunity.

GMCA 30/20 GREATER MANCHESTER INTEGRATED HEALTH & JUSTICE STRATEGY

Baroness Beverley Hughes, Deputy Mayor for Policing and Crime presented a report to the GMCA which provided a rich evidence base, described the engagement process and highlighted the priorities of the Integrated Health and Justice Strategy. She reported that this was the only integrated strategy of its kind within the UK and built upon the place based devolution that had already begun to become embedded across the system. In recognition of the number of people in the criminal justice system with complex needs and poorer access to health services, the Strategy looked to address how we could simplify the access points and improve the holistic support available to ensure a unified public service approach.

Members of the GMCA asked what specific role Local Authorities had in delivering the Strategy. It was confirmed that the role of the LA was critical in delivering an integral person-centred service at a local level, ensuring connections between services and as a result having significant impact on delivering their own local priorities on areas such as population health, homelessness, employment and crime reduction.

Members recognised that the causes of violent crime were wide, and in addressing these there would be positive impacts evident in a number of areas including a reduction in domestic violence, anti-social behaviour, truancy etc.

RESOLVED /-

1. That the Greater Manchester Integrated Health and Justice Strategy be approved.
2. That the GMCA record its thanks to the Jon Rouse and the GM Team for developing the GM Integrated Health and Justice Strategy, in particular for their advanced thinking to enable the first strategy of its kind within the UK.
3. That it be recognised that the role of the Local Authorities was key to the delivery of the strategy's ambitions, and that further detail of the Implementation Plan would be submitted to the GMCA in due course.

GMCA 31/20 SOCIAL ENTERPRISE INVESTMENT FRAMEWORK FOR THE GM INVESTMENT FUND

Eamonn Boylan, Chief Executive Officer for the GMCA & TfGM introduced a report which sought GMCA approval for a new Investment Framework to support the analysis of applications from social

enterprises for funding from the GM Investment Fund, and proposed outline terms and conditions for such applications.

Members of the GMCA were keen to support opportunities for the growth of social enterprises, as they had been seen to have a strong positive impact on health inequalities and social deprivation issues. However, the parameters of the loan applications seemed to potentially exclude some smaller social enterprises and Members asked whether these could be reconsidered to ensure the loan offer was accessible to as many organisations as possible.

Members of the GMCA further urged that the voluntary sector be engaged in taking these proposals forward, and that links should be made to the Good Employment Charter.

The GM Mayor added that a recent report from GM's Cooperative Commission had suggested specialist support be made available for the growth of co-operatives which had the potential to be extended to social enterprises in the future.

RESOLVED /-

1. That the Social Enterprise Investment Framework be approved and utilised during consideration of applications for funding from Social Enterprises from the GM Investment Fund.
2. That in implementing the scheme, officers be requested to engage with GMCVO and the Voluntary Sector on how it is taken forward.
3. That the loan criteria considers the principles of Greater Manchester's Good Employment Charter.

GMCA 32/20 STOCKPORT INTERCHANGE MIXED USE SCHEME UPDATE REPORT

Salford City Mayor Paul Dennett, Portfolio Lead for Housing, Homelessness & Infrastructure took Members of the GMCA through a report which asked the GMCA to delegate authority to approve the appointment of the development partner and enter into an interim collaboration agreement in relation to the Stockport Interchange scheme. The scheme had been adapted from its initial conceptual design, to now also include substantial city centre green space and housing offer.

Further to this, Councillor Elise Wilson welcomed the Mayor's recent announcement to pursue plans for a Metrolink extension to Stockport Interchange offering another significant element to this town centre development.

RESOLVED /-

That authority be delegated to the GMCA Treasurer in consultation with the Head of Procurement to approve the recommended Development Partner and sign the necessary Interim Collaboration agreement.

GMCA 33/20 GM HOUSING INVESTMENT LOANS FUND – APPROVALS

Salford City Mayor Paul Dennett, Portfolio Lead for Housing, Homelessness & Infrastructure introduced a report which sought the GMCA's approval for loans to the GM Housing Investment Loans Fund, and detailed three loans which had been made under delegated authority agreed by the GMCA on the 29 November 2019.

RESOLVED /-

1. That the GM Housing Investment Loans Fund loans be approved as follows:

BORROWER	SCHEME	DISTRICT	LOAN
Qumar Zaman	Hillside Avenue	Oldham	£0.525m
Rise Homes SPV	Stagecoach Phase 2	Manchester	£5.132m
Mulbury Homes Ltd	Simpsons Grove	Salford	£2.671m

2. That the following loans, which were approved under delegated authority, be noted:

BORROWER	SCHEME	DISTRICT	LOAN
Terah Ltd.	Withington Bank	Manchester	£2.043m
Watch This Space (Constantine) Ltd.	Richmond Street	Manchester	£2.541m
AH2 Developments Ltd.	The Green, Urmston	Trafford	£1.621m

3. That authority be delegated to the GMCA Treasurer and the GMCA Monitoring Officer to prepare and effect the necessary legal agreements.

GMCA 34/20 EXCLUSION OF PRESS AND PUBLIC

RESOLVED /-

That, under section 100 (A)(4) of the Local Government Act 1972 the press and public should be excluded from the meeting for the following items on business on the grounds that this involved the likely disclosure of exempt information, as set out in the relevant paragraphs of Part 1, Schedule 12A of the Local Government Act 1972 and that the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

GMCA 35/20 GM HOUSING INVESTMENT LOANS FUND UPDATE

Note: This item was considered in support of the Part A – GM Housing Investment Loans Fund Approvals (Minute GMCA 33/20 refers)

RESOLVED /-

That the report be noted.

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