

AGENDA FOR

RADCLIFFE CABINET COMMITTEE

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To: All Members of Radcliffe Cabinet Committee

Councillors : E O'Brien (Chair), R Cathcart, P Cropper,
C Cummins, B Mortenson, L Smith and M Smith

Dear Member

Radcliffe Cabinet Committee

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

Date:	Thursday, 18 March 2021
Place:	Microsoft Teams
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 the Radcliffe Cabinet Committee are asked whether they have any interests on any item on the agenda and if so to formally declare that interest.

3 PUBLIC QUESTION TIME

A period of 30 minutes has been set aside for members of the public to ask questions. Questions must be submitted in advance to democratic.services@bury.gov.uk no later than 5pm on Tuesday 16 March.

4 MINUTES *(Pages 3 - 6)*

Minutes from the meeting held on 22 December 2020 are attached.

5 RADCLIFFE - ESTABLISHMENT OF A NEW SECONDARY SCHOOL *(Pages 7 - 14)*

A report from the Cabinet Member for Children, Young People & Skills is attached.

6 RADCLIFFE STRATEGIC REGENERATION FRAMEWORK - ACQUISITION OF ASSETS *(Pages 15 - 24)*

A report from the Leader of the Council and Cabinet Member for Finance and Growth is attached.

7 ANY OTHER BUSINESS

8 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.

9 RADCLIFFE STRATEGIC REGENERATION FRAMEWORK - ACQUISITION OF ASSETS - PART B *(Pages 25 - 54)*

Minutes of: **RADCLIFFE CABINET COMMITTEE**

Date of Meeting: 22 December 2020

Present: Councillor E O'Brien (in the Chair)
 Councillors R.Cathcart, P Cropper, C Cummins, L Smith and
 M Smith

Public Attendance: No members of the public were present at the meeting.

Apologies for Absence:Councillor B Mortenson

1 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Beth Mortenson.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 INTRODUCTION TO RADCLIFFE CABINET COMMITTEE

The Leader introduced the Committee and confirmed that it was established by Cabinet on 2 September 2020. He set out the remit of Committee as providing political leadership for the delivery of the Radcliffe SRF and as a forum for cross-party engagement and that the Committee will monitor progress in delivering the SRF and make recommendations to Cabinet in relation to investment decisions, acquisitions and have an advisory role on public services integration. He thanked Members for their continued work on this project and noted that, although only Cabinet Members had voting rights, recommendations from the Committee to Cabinet would be made on a consensus basis. It was further noted that the meetings would be held every two months, in public and public questions welcomed.

4 UPDATE ON THE SRF'S PRIORITY PROJECTS

Simon Bedford from Deloitte LLP provided an update and presentation on the SRF's priority projects – the new Civic Hub, Market Chambers Building, residential housing and proposed new school.

Feasibility assessments for the Civic Hub were being carried out which could support any Council bid for public funding. It was stated that the redevelopment of the site is seen as an opportunity to develop a new public services hub in the heart of Radcliffe town centre. This will bring regenerative benefits into the core of the town and provide confidence for other owners to invest in their property and the town in general. It will help to drive additional footfall within the town centre, improving its vitality and viability to the benefit of existing and new businesses.

It was noted that as the SRF was now a material planning consideration, Members would have more scope when considering applications in Radcliffe.

Surveys and feasibility reports for the Market Chambers building were also being completed and opportunities related to the TSB building were being assessed. The building is centrally located within the core of the town and is an attractive building in a prominent position. The building is largely vacant and in need of comprehensive refurbishment. The SRF proposal is to bring the whole of the building back into active use, with potential to include flexible working space for young start-up businesses and entrepreneurs, particularly those in the technology and creative industries sectors, as well as retail and office use.

In terms of housing developments, it was noted that this one of the key SRF proposals and that the ELPM site was to be developed in partnership with Homes England and funding had been secured for School Street through GM's allocation of Brownfield Land Fund. As homes cannot be built in isolation, it was noted that a key part of the SRF was a comprehensive transport plan, including car parking and it was agreed that sequencing of infrastructure management alongside development proposals was important.

In relation to the proposed new high school, members noted that discussions had been held with the DfE regarding the specific education provision needs of Radcliffe (rather than the wider Bury South area) which supported STAR Academies' application to DfE for funding, the outcome of which was still awaited.

With regards to leisure facilities, a comprehensive leisure review across the borough was ongoing and as such the proposals for Radcliffe were still fluid. It was noted that leisure facilities would be developed, but what and when these would be was decided once the requirements had been determined.

Decision:

The Radcliffe Cabinet Committee noted the progress made on the SRF strategy and the proposed next phase of activity.

5 CAPITAL INVESTMENT FUND

Simon Bedford from Deloitte LLP provided a verbal report and advised the Committee that all avenues of external funding were being explored and would be accessed where possible, as well as opportunities for private sector investment. He advised of the proposal for the Council to set up a Capital Investment Fund in order to recycle Council investments into the town and for future projects elsewhere in the borough. Members discussed the proposal, noting that poor economic quarters were anticipated and that similar approaches and private sector partnerships had been successful in the past.

Decision:

The Radcliffe Cabinet Committee noted the proposal for a Capital Investment Fund.

6 SHOP FRONT GRANT SCHEME FUNDING

The Leader presented the report which reviewed phase one of the Radcliffe Shop Front Improvement Scheme and considered how the remaining scheme funds could be most effectively used to support ongoing regeneration of Radcliffe town centre. It was noted that output had not been as successful as hoped, and that

the report proposed the remaining funds be used to support improvement works to Radcliffe Market Chambers Building to deliver early activity as part of the Radcliffe SRF.

Members discussed the proposal, noting their disappointment that the Shop Front Scheme hadn't been more successful, but agreed that the works to Market Chambers building would achieve the same purpose of lifting the area.

Decision:

Radcliffe Cabinet Committee supports the principle of transferring the remaining budget of the Radcliffe Shop Front Grant fund to help deliver improvement works to Radcliffe Market Chambers as part of the wider investment in this high profile building in Radcliffe's town centre, which is in line with the Radcliffe SRF objectives. A report will be taken to Cabinet to make a formal decision.

7

ANY OTHER BUSINESS

Project management and delivery

Paul Lakin, Director of Economic Regeneration & Capital Growth, advised on staffing changes to support delivery after a managed handover from Deloitte, including a Radcliffe Project Manager due to start in March 2021, an Assistant Director post focused on delivery and one focused on strategy to ensure resources were available and staff could be proactive on funding opportunities. He also advised that other Council departments were involved as necessary, under a matrix management approach.

Movement of Council Offices

In response to a Member's question, it was noted that it is proposed that Council staff would move to the new Civic Hub once it had been established, rather than Market Chambers. It was further noted that staff engagement and consultation would also take place before any move.

COUNCILLOR E O'BRIEN

Chair

(Note: The meeting started at 6.00 pm and ended at 7.25 pm)

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Classification	Item No.
Open	

Meeting:	Radcliffe Cabinet Committee
Meeting date:	18 March 2021
Title of report:	Radcliffe – Establishment of a new secondary school
Report by:	Cabinet Member, Children, Young People & Skills
Decision Type:	Non-Key Decision
Ward(s) to which report relates	All

Summary:

On the 5th February, the Secretary of State for Education announced the outcome of applications to wave 14 of the Government's Free School Programme. In doing so, the Council received confirmation that the application submitted by Star Academies, to establish a new secondary school in Radcliffe, had been approved.

The agreement to establish the new school is between the Department for Education and the Star Academies Trust, and construction of a new school building will be for the DfE and Trust to deliver.

The Council clearly has an interest in the establishment of the new school and, there are some matters which require the Council's commitment and agreement. This report sets out these matters.

This report now sets out wider considerations in respect of the site for the new school, the capital funding implications to the Council, and matters relating to the existing use of the Spring Lane site.

Recommendations

To endorse that Cabinet formally welcome this important result for Bury, Star Academies and Radcliffe.

To note the previous decisions of the Council in respect of the Spring Lane site, and the intention to commission a study to determine the extent of the site to be utilised for the school, whilst preserving access to the adjacent development site.

To note that there is a financial commitment by the Council to the delivery of the scheme, and it is anticipated that this be funded from the schools capital budget, and that this will be subject to Cabinet approval when the detail is known.

To note the alignment of the delivery of the school to the Radcliffe Strategic Regeneration Framework.

To note the continuing close partnership working between the Council, Star Academies and the Department for Education.

To note that discussions are underway for the acquisition of additional land to support the delivery of the school and its ancillary uses and that a further report would be brought back to Cabinet seeking approval for any acquisition.

Background

The Secretary of State for Education approved an application from the Trust of Star Academies to establish a new school, to be located on land off Spring Lane, Radcliffe. The initial capacity of the school to be 750 pupils, increasing to 1,000 over time, as population growth demands.

The Free School Programme is the sole means by which new schools can be established, and the Governments programme enables sponsors to apply to do so. Applications can be made independently of the Council but in the case of the application submitted by Star Academies, this was submitted with the full support of the Council.

Council Members and Officers have been instrumental in developing the business case to establish the new school, and it was this that encouraged and enabled Star to submit its successful application.

Officers have worked extensively to demonstrate the need for new secondary school provision in Radcliffe, and the importance of that provision in supporting the economic growth and sustainability of Radcliffe. The comprehensive case produced by the Council, and the engagement with DfE to demonstrate that need, played a significant part in ensuring the successful application.

This ongoing partnership is instrumental in ensuring the delivery of the new school, and its alignment with the wider objectives of the Radcliffe Strategic Regeneration Framework (SRF).

The Council has previously considered reports on this subject.

Cabinet received a report on the 13th November 2019 in which it agreed to:

1. Endorse the submission by Star Academies of an application to the Department of Education for funding for a new secondary school for Radcliffe
2. 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
3. Require the Assistant Director (Education & Inclusion) to lead the process of engagement with Star Academies in support of the application and submit a further report to Cabinet as soon as the outcome of the application is known

Cabinet received a further report on the 26th February 2020, in which it agreed to:

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.

The cost of constructing the new school building will be met by the Department for Education, with the exception of those matters referred to below, which will fall as an obligation on the Council.

Because of delays in announcing the outcome of the applications to the Free School Programme, it is likely that the earliest the new school could be open to admit pupils will be September 2024. Initially, the school will admit pupils to year 7, and so will increase in size incrementally over 5 years. The admission policy for the new school will need to be agreed well in advance. A further report will be brought forward on the proposed admission arrangements at a later date.

The construction of the new school building will be facilitated by the Department for Education, with Star Academies being the client. The Council is a stakeholder in the process but does have specific obligations, as set out below:

- Site – With the full support of the Council, Star Academies identified land off Spring Lane, Radcliffe as the proposed location of the new school. This site is within Council ownership. Upon completion of construction of the new school building, the Council will be required to agree to a 125 year lease at a peppercorn, to enable the Trust to use the site. The Council's Cabinet, at its meeting on the 26th February 2020 (CA.5) agreed the following:

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.

- The Council must commit to certain costs relating to the remediation of the site, which will include the demolition of any existing structures that are not otherwise being retained, plus any abnormal works linked to the condition of the site. In addition, highways works that are necessary to serve the school, and the cost of any planning conditions stipulated by the Local Planning Authority, are costs that need to be met by the Council.

It is anticipated that these costs will be met from within the schools' capital programme, with a further report being presented to Cabinet at a later date when detail known.

In identifying the Spring Lane site as the preferred location for a new school, the Council recognised that provision would need to be made for access to a potential development site to the North of the Spring Lane site, as identified in the Strategic Regeneration Framework (SRF). This raises a number of issues:

- The issue of access to the site to the North of the Spring Lane site is one for the Council, and not a matter for DfE or Star Academies, although each party has a clear interest. Further, the access is not required solely for the purpose of serving the new school, but to enable wider development opportunities. The cost of provision is not therefore, something that should be ascribed purely to the school project. It is important that the Council has a clear position with regards the proposed access requirements in order to determine the implications for the current Spring Lane site, including any loss of land that needs to be set aside for access.
- Given that the proposed access route will require part of the existing Spring Lane site to be retained by the Council, there may then be a requirement for the Council to provide additional land to meet the needs of the school, to compensate for this loss.

These factors need to be determined in order to correctly identify the site of the new school, and in order to allow the DfE to carry out its due diligence on the actual site to be the subject of the lease to the Trust, and to enable design work for the new school to be undertaken.

Initial conversations with DfE suggest that the exact boundaries of the site need to be confirmed by September 2021 to ensure current programme targets to be met.

In relation to the Radcliffe SRF, the Council has commissioned a range of activities to support master-planning across the wider area encompassing Radcliffe town centre. It is proposed that the brief of this commission be extended to enable a more targeted assessment in relation to the Spring Lane site, building on earlier work the Council commissioned in support of the initial business case for the school.

This more detailed master-planning will clarify the impact on the site, in making provision for an access to the North of the site. In turn this will also determine the ability of the site to retain and /or accommodate other uses on the site, including the existing facilities serving Spring Lane School and the Radcliffe Leisure Centre and Pool.

Further, it will inform the need for the Council to acquire additional land in order to meet the needs of the school. The appropriation of land linked to the SRF is subject to a separate report.

Spring Lane School

Spring Lane School is the Council's Pupil Referral Unit, operating on three sites across the borough, including the building on Spring Lane. Discussions have been ongoing with the leadership of the school about future accommodation requirements in respect of the Spring Lane building.

These discussions will be progressed to inform next steps. The proposed master-planning may determine that the location of Spring Lane School is unaffected. In the event that it is affected, work is ongoing to identify alternative premises. Provisional sums have been included the Council's (Children's Services) Capital Programme to meet anticipated costs.

Radcliffe Leisure Centre and Pool

As part of the Radcliffe SRF, a new Leisure Centre is proposed. Four location options are currently being assessed in respect of their viability, including the Spring Lane site. A decision in respect of location will be reached via Cabinet.

Regardless of the decision made in terms of location of a new leisure centre, in respect of school based leisure provision, a four-court sports hall, a 3G pitch (subject to available funding) and grass sports pitches will be provided as part of the school complex.

The existing Radcliffe Pool and Leisure Centre will need to be decommissioned and demolished at an agreed date to facilitate the school build. However, subject to the planned construction work, it may be feasible for Radcliffe Pool and Leisure Centre to continue operating for as long as possible to enable continued service provision and community access.

Next Steps

Whilst the delivery of the new school project will primarily be driven by DfE and Star Academies, the continuing contribution of the Council is essential to ensure successful delivery, and alignment with the objectives of the Radcliffe SRF.

To enable the Council to fulfil this role, a Project Group will be established with governance linked to Radcliffe SRF.

Master-planning of the site will be commissioned in order to identify the full extent of the site for the new school and consider any implications to existing site usage.

There will be ongoing community engagement and stakeholder consultation as the project develops.

Radcliffe Cabinet Committee is asked to note the contents of the report.

Community impact/links with Community Strategy

Equality Impact and considerations:

Under section 149 of the Equality Act 2010, the ‘general duty’ on public authorities is set out as follows:

A public authority must, in the exercise of its functions, have due regard to the need to -

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;*
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;*
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.*

The public sector equality duty (specific duty) requires us to consider how we can positively contribute to the advancement of equality and good relations, and demonstrate that we are paying ‘due regard’ in our decision making in the design of policies and in the delivery of services.

Equality Analysis	<i>Please provide a written explanation of the outcome(s) of either conducting an initial or full EA.</i>
<p>Section 9 of the Academies Act 2010, and section 149 of the Equality Act 2010 require the local authority to assess the potential impact of any new school on existing educational provision and also impact on any groups with protected characteristics.</p> <p>The business case that supported the application for the new school documented the significant inequalities in the education, health and economic profile of the residents of Radcliffe.</p> <p>The provision of a high quality secondary school will contribute to measures designed to address these inequalities.</p> <p>The new school will help to minimize travel distances to school, improve accessibility to local school provision, and increase parental choice.</p> <p>The new school is not expected to have an adverse impact on any group with protected characteristics.</p>	

**Please note: Approval of a cabinet report is paused when the ‘Equality/Diversity implications’ section is left blank and approval will only be considered when this section is completed.*

Assessment of Risk:

The following risks apply to the decision:

Risk / opportunity	Mitigation
<p>Failure to identify the extent of the site for the new school will impact on the timely delivery of the project</p> <p>The full extent of capital costs falling to the Council will not be known until more detailed design and planning has been completed</p> <p>There are significant opportunities to align the project with the wider objectives of the Radcliffe SRF</p>	<p>Master-plan to be commissioned</p> <p>Provisional sum identified to cover anticipated financial obligations. Master-plan may identify opportunities to limit financial obligations on the Council</p> <p>Governance arrangements for the project to link to those for the Radcliffe SRF</p>

Consultation:

Legal Implications:

There are no legal implications arising from this report but future funding arrangements will need Cabinet approval, along with the proposals for land development and any associated acquisitions if they are within the definition of a ‘key’ decision. Legal and financial advice will be required going forward.

Financial Implications:

There are likely to be some costs associated with the proposals that will fall to the Council although it is anticipated that this will be funded from capital grants. These will be subject to Cabinet approval as and when the detail emerges. The main cost of the school will be met from DfE funding.

Report Author and Contact Details: Paul Cooke, Strategic Lead, Education Services

Background papers:

Please include a glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning



Classification	Item No.
Open	

Meeting:	Radcliffe Cabinet Committee
Meeting date:	18 March 2021
Title of report:	Radcliffe Strategic Regeneration Framework – Acquisition of Assets
Report by:	Cllr. Eamonn O’Brien (Leader) – Cabinet Member for Finance and Growth
Decision Type:	Key Decision
Ward(s) to which report relates	All Radcliffe Wards

EXECUTIVE SUMMARY

In September 2020, Cabinet approved the Radcliffe Strategic Regeneration Framework (SRF) to guide the future regeneration of the town. In addition, Cabinet also agreed to the provision of a dedicated Programme Management Office to have the role of developing business cases and creating investment fund propositions. The SRF is also a key element of the Council’s Capital Strategy and funding has been built into the 2021/2 capital programme.

One of the SRF’s key proposals for the regeneration of Radcliffe is the creation of a new Civic Hub in the heart of the town centre and, specifically, on the land and premises currently under the ownership of London and Associated Properties (L&AP).

The Civic Hub project is a major regeneration priority for the Council and is

a key priority project given the potential for the site to have a fundamental role in driving economic growth.

The delivery of the Civic Hub is likely to require external funding and the Government's Levelling Up Fund has been identified as a key opportunity to help support the development. Details of the Leveling Up fund were announced following the chancellor's budget on 3 March and Bury has been placed in the highest priority category for funding.

In order to access these funds, the Council will be required to submit a comprehensive and robust bid that is able to demonstrate a credible development proposal which is supported by robust design and business case. Critically, the Council will need to show that it has the ability to deliver the development proposals within specific timeframes and, this will include demonstrating that it has unrestrictive control over land assets. As such, it is beneficial that the Council secures developable interests in the key sites that at the earliest opportunity.

Initial negotiations have taken place with the current owners of 3 key land and buildings sites) to acquire them so that the full benefits of the regeneration can be delivered. Subject to the recommendations from the Radcliffe Cabinet Committee, Cabinet will be asked to approve the acquisition of these sites, subject to further financial and legal due diligence on the basis of the recommendations and advice set out in a joint report by Deloitte and CBRE. Draft Heads of Terms have been drawn up and are included in Part B of this report.

If approved by Cabinet, the final agreed acquisition of the 3 sites will be delegated to the Chief Executive after consultation with the Council's Section 151 and Monitoring Officers and the Leader of the Council, subject to the satisfactory completion of the required financial and legal due diligence.

RECOMMENDATION(S)

That:

1. The progress on the creation of a new public service hub building and wider regeneration efforts in Radcliffe Town Centre be noted.
2. The Cabinet Committee recommends to Cabinet the acquisition of land and premises that are critical to the delivery of key SRF projects as set out in Part B of this report be approved, subject to financial and legal due diligence to complete the transaction.
3. The Cabinet Committee recommends to Cabinet that they delegate the final agreed acquisition of the land and premises that are critical to the delivery of

key SRF projects as set out in Part B of this report to the Chief Executive after consultation with the Council's Section 151 and Monitoring Officers and the Leader of the Council and subject to the satisfactory completion of the financial and legal due diligence.

KEY CONSIDERATIONS

1. Background

- 1.1 The continued regeneration of Radcliffe remains a key priority for the Council and, to support this, the Council appointed Deloitte LLP in February 2020 to prepare a Strategic Regeneration Framework (SRF) for Radcliffe with the aim of setting out a comprehensive plan to direct the future growth and development of the town in a coherent and joined-up manner.
- 1.2 In June 2020, Cabinet approved a draft of the SRF for consultation purposes. This was followed by a six-week period of public consultation between 22 June and 3 August 2020 to seek the views and inputs from the wider public, key stakeholders and partners.
- 1.3 The draft SRF's proposals were broadly well supported and thorough consideration was given to all comments received with some revisions being made in line with the consultee's areas of concerns. In September 2020, Cabinet approved a final version of the SRF as the Council's policy for the future regeneration of Radcliffe and as a material consideration in the determination of planning applications.
- 1.4 The final SRF proposes six priority projects that are primarily geared towards the regeneration of the town centre area, including:
 - The introduction of a Civic Hub in the centre of the town;
 - The revitalisation of Market Chambers;
 - New leisure facilities;
 - A transportation and parking strategy;
 - A whole town housing programme; and
 - A new high school for Radcliffe.
- 1.5 A key premise of the SRF is that a revitalised core will act as a catalyst for the regeneration of the wider town and, fundamental to this, is the proposal for a new Civic Hub in the core of the town centre. The development of a new Civic Hub has been identified as one of the SRF's

priority projects which would bring together a mix of civic functions in an accessible and sustainable location in the core of the town centre.

- 1.6 The Civic Hub project is a major regeneration priority project given the potential for the site to have a fundamental role in driving economic growth. Consultation feedback on the SRF showed that the proposals for a new Civic Hub in the heart of the town centre were particularly popular, with over 90% of consultees in favour of the project.
- 1.7 The challenge and the aspiration for the Civic Hub development is to deliver a mixed use scheme that is distinctive and one that delivers the right products of the right quality within the current market conditions, with the potential to incorporate council services, leisure facilities, high quality retail, food and beverage outlets, community events space and private office space.
- 1.8 Doing nothing and leaving the town to market forces will not change the existing patterns of demand and won't provide the attractions to the centre that is needed to drive footfall and the growth. As set out in the SRF, intervention in the market is required and a development of the scale and nature proposed has the potential to be truly transformational for the town and will act as a catalyst for further development and investment in the town centre and wider Borough.
- 1.9 The SRF is clear in specifying that the preferred location for a new Civic Hub should be in the very heart of Radcliffe town centre and, specifically, identifies the site of the existing 1960's precinct owned by London & Associates(L&P). This location is strategically linked to the public transportation network, complements the Radcliffe Market proposals and will significantly improve the image and environment of the town centre core.
- 1.10 In addition to this, 2 other key sites have been identified and are included in the proposals.

2. Issues and Opportunities

Land Assembly and Funding

- 2.1 The implementation of the SRF is a key priority for the Council. A Programme Management Office (PMO) was established in September 2020 as the SRF's "engine room" to undertake the day-to-day tasks required for progressing the delivery of the SRF's proposals. Consultants Deloitte and CBRE have been appointed to provide advice and aid in the delivery of SRF projects and are members of the PMO.
- 2.2 The PMO is coordinating the progression of feasibility work on the Civic Hub in the core of the Town Centre and work is underway to inform the

project development, scope for mix of end users and potential external funding streams that will be required to deliver the proposal.

- 2.3 A joint acquisition and best value report has been prepared by Deloitte and CBRE on behalf of the Council and this sets out the rationale and recommendations with regard to taking forward a land assembly strategy in Radcliffe Town Centre to support the delivery of a new Civic Hub and other potential regeneration projects in line with the approved SRF. This includes a suggested deal structure and base value for the acquisition of necessary land and property and risk mitigation and exit routes. The findings and the advice from the report supports the recommendations that are now being made both to the Cabinet Committee and Cabinet.
- 2.4 The Civic Hub project is one of the key projects in the SRF and, whilst the details of the project continue to be worked up, it could accommodate a range of services and facilities including:
- New Council offices and services, which would enable the disposal of Whitaker Street and other Council assets;
 - An active ground floor frontage, which would provide a commercial hub to help the vitality and vibrancy of the town centre;
 - Flexible community space; and
 - A development of real scale and quality which would help change perceptions of the town centre offer that will complement existing uses including the Market and a revamped Market Chambers building.
- 2.5 The SRF identifies leisure facilities as a key priority for Radcliffe and work is still underway on an option appraisal that will help identify the best location for these facilities. These will include both wet and dry side facilities.
- 2.6 In order to contribute to the funding of the SRF projects, the Council approved the creation of a Regeneration Investment Fund as part of its capital strategy for 2021/22 and a total of £6m was included in the Council's capital programme. Access to the fund is subject to schemes meeting specific criteria that was agreed when the strategy was approved in February 2021. The intention of the Strategic Investment Fund is to:
- Provide a structured and disciplined approach to investment decisions which link decisions to outcomes and projects to a place-based framework and will form part of the management and monitoring arrangements.
 - Promote a culture of success by addressing measurable outcomes including returns and the importance of re-cycling thus maximising the value of every £ which is spent - this can be compared with grant where every £ is spent only once.
 - Facilitate third party funding (whether public or private) and advancement

of the regeneration programme in the quickest possible time - equally by having the capability to act quickly at the start of the regeneration process a Fund can protect long term value which may only be attributable to longer term public investment.

- Support a Council commitment to the long-term future of the Town Centres with the potential to deliver match funding to leverage other public sector programmes.
- 2.7 It is intended that, in this instance, the Strategic Investment Fund will be used to leverage investment into Radcliffe (as well as other areas of the Borough) from private sector partners and central government. As the fund is designed to support towns and communities with physical and social regeneration projects, the opportunity to bid for recently announced £600m Government 'Levelling Up' funding worth up to £20m per project is likely to be enhanced.
- 2.8 The Levelling Up Fund prospectus was released with the Budget on 3 March 2021. The full prospectus can be viewed at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/966138/Levelling_Up_prospectus.pdf.
- 2.9 The prospectus states that the Fund will invest in local infrastructure that has a visible impact on people and their communities. This includes a range of high value local investment priorities, including local transport schemes, urban regeneration projects and cultural assets. The Fund is jointly managed by HM Treasury, the Ministry of Housing, Communities and Local Government (MHCLG) and the Department for Transport.
- 2.10 The first round of the Fund will focus on three themes: smaller transport projects that make a genuine difference to local areas (e.g. public transport initiatives, bridge repairs etc.); town centre and high street regeneration (e.g. the acquisition and regeneration of brownfield sites and investments in community infrastructure); and support for maintaining and expanding the UK's world-leading portfolio of cultural and heritage assets (e.g. maintaining and regenerating heritage assets). In particular, in terms of regeneration and town centre investment, the prospectus states that this can be used to upgrade eyesore buildings and dated infrastructure, acquire and regenerate brownfield sites, invest in secure community infrastructure and crime reduction, and bring public services and safe community spaces into town and city centres. Clearly, a bid to support the regeneration of Radcliffe would sit neatly with this particular theme.
- 2.11 The prospectus states that there is an expectation that Members of Parliament, as democratically-elected representatives of the area, back one bid that they see as a priority.

- 2.12 Monies awarded through the Levelling Up Fund would be secured following a competitive bidding process and, as with most funding sources, to have the best chance of securing these funds, the Council will need to demonstrate that it has the ability to deliver the projects.
- 2.13 In this sense, the Council would be required to submit a comprehensive and robust bid that is able to demonstrate a credible development proposal which is supported by robust design and a business case. Critically, therefore, the Council should secure the ability to build on the subject land and ensure it is free of legal constraints. Therefore, it is essential that the Council secure developable interests in the L&AP land at the earliest opportunity.
- 2.14 Initial negotiations have taken place between the Council and L&AP and there is a definite willingness from the current landowner to sell the land and property required for the Civic Hub development.
- 2.15 Draft Heads of Terms for a prospective deal for the acquisition of the L&AP land and property assets have been drawn up as the basis for continued negotiations and, subject to the approval of the Cabinet on 24 March 2021, will form the basis for acquiring the asset.
- 2.16 The details of the draft Heads of Terms along with a Deloitte/CBRE report setting out the proposed land assembly details in Radcliffe Town Centre are commercially sensitive and, as such, both are included within Part B of this report.

Financial Considerations

- 2.17 The Council's Capital Strategy 2021/22 includes a £6m Strategic Investment Fund and a further £10m for the Radcliffe SRF. Further funding from the Council is anticipated in future years and is reflected in the future indicative capital programme, but will be subject to formal decision making at that time. The costs of the proposals can be met from within the funding available and there is funding available to support delivery. The extent of the delivery will however be subject to the outcome of the Council's bid for the 'Levelling Up' fund.
- 2.18 There is a risk that the 'Levelling Up' fund is not successful. In this event the Council would need to look at alternative sources of funding, may be required to contribute more than is currently anticipated into the programme from its own resources or there may be a requirement to scale back the programme to meet the funding available. Careful monitoring throughout the programme will be undertaken to ensure that all known financial impacts are understood and mitigating actions taken where needed.

2.19 The Council is able to demonstrate that the proposals meet the requirements of the Strategic Investment Fund should this be a source of funding that is utilised. The advice and Best Value report from Deloitte and CBRE has been considered in order to evaluate the scheme against the criteria and also in considering the acquisition from a best value perspective.

3. Alternative Options Considered

- 3.1 The alternative option is to not pursue the acquisition of the L&AP land and other sites and to cease negotiations with the current landowners. However, the SRF has been adopted by the Council as the framework for the regeneration of Radcliffe and this option would not be in accordance with the approved Framework.
- 3.2 Doing nothing and leaving the town to market forces won't change the existing patterns of demand and won't drive the growth that is needed whereas intervention in the market will encourage local economic growth.

EQUALITY IMPACT AND CONSIDERATIONS:

24. *Under section 149 of the Equality Act 2010, the 'general duty' on public authorities is set out as follows:*

A public authority must, in the exercise of its functions, have due regard to the need to -

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;*
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;*
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.*

25. *The public sector equality duty (specific duty) requires us to consider how we can positively contribute to the advancement of equality and good relations, and demonstrate that we are paying 'due regard' in our decision making in the design of policies and in the delivery of services.*

ASSESSMENT OF RISK:

The following risks apply to the decision:

Risk / opportunity	Mitigation
<p>The Council acquires the land and buildings and is unsuccessful in obtaining Levelling Up funding.</p>	<p>The Council has been categorised as Category 1 and the SRF provides a strong basis for securing a successful bid. Other sources of funding are likely to be available.</p>
<p>The cost to the Council increases and is not affordable.</p>	<p>Regular monitoring throughout the programme will be undertaken and any changes in the financial position will be updated and, where necessary, mitigating actions taken. These will include looking for alternative sources of funding and reviewing/moderating the programme.</p>

Consultation:

LEGAL IMPLICATIONS:

There are no legal implications arising from this report. Although the decision on acquisition is a matter for Cabinet approval, this can be delegated, subject to appropriate due diligence, to officers. Appropriate legal and financial advice will also be required during the process.

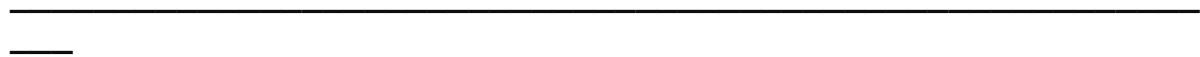
FINANCIAL IMPLICATIONS:

Provision has been made in the Council’s Capital Programme to support the Radcliffe SRF albeit subject to external funding being secured for the wider programme. Any proposals that come forward for approval will be subject to the appropriate final due diligence processes and also consideration in the context of the available funding and this applies to the proposals set out in the report. These will be considered prior to the completion of the acquisitions and as part of the delegated approval process.

The proposals contained in the report can be met from within the capital funding and will support the bid for Levelling Up funding. There is no guarantee that the

bid will be successful, however the chances will be greatly enhanced through the ability to demonstrate ownership and control of key strategic assets.

In the event that the bid is not successful the Council would be seeking alternative opportunities for funding and may need to consider revised proposals for the use of the sites. A successful scheme will contribute significantly to the regeneration of Radcliffe and will lead to increased long-term income from business rates and council tax as reflected in the wider regeneration business case.



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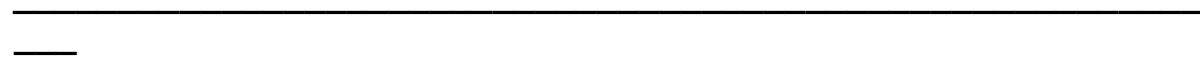
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BACKGROUND INFORMATION:

The Radcliffe SRF and further information relating to it can be found on www.bury.gov.uk/radclifferegeneration.

Glossary

Term	Meaning

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