

Minutes of: RADCLIFFE CABINET COMMITTEE

Date of Meeting: 22 September 2021

Present: Councillor E O'Brien (in the Chair)
Councillors C Birchmore, C Cummins, J Lancaster and
M Smith

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

Apologies for Absence: Councillor C Morris

9 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Morris.

10 DECLARATIONS OF INTEREST

There were no declarations of interest.

11 PUBLIC QUESTION TIME

There were no public questions.

12 MINUTES

Minutes of the meeting held on 27 May 2021 be approved as a correct record and signed by the Chair.

13 LUF PROJECTS - PROCUREMENT UPDATE - PART A

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the report regarding the procurement of the main contractors for the Radcliffe Civic Hub project, which was considered by Cabinet on 1 September 2021.

The Leader advised that while the results of the Levelling Up Funding (LUF) was awaited, work was underway to progress the project and maintain momentum. Although there was a risk the bid would not be successful, the early stages of the procurement phase would still be necessary and it was this that was being progressed. A strong set of submissions had been received, but the appointed contractor demonstrated strength in their supply chain and in working with local stakeholders, for which they had a dedicated team.

In response to questions it was noted that the LUF bid focussed on the public service hub, and the wider SRF would progress irrespective of whether funding was granted. Bid requirements were more about addressing areas of need and conceptual issues rather than the detail, and there was still flexibility to respond to feedback from local residents and businesses about what they wanted and where.

Members discussed the library and Whittaker Street civic offices, noting that the only decision taken on the latter was its inclusion on the list of sites for phase 3 of

the land disposals programme. No decision would be made without engagement with staff and those affected to fully understand the implications of decanting from the site before the new hub was built.

The Leader emphasised that no decisions had been made as to which spaces would be used for what and by whom and that it was the work of the contractors to start working up options and the detail. In response to concerns about the basement space in Market Hall, it was noted that no agreements were in place; all interested parties would be invited to discuss the options around the site, but no formal or informal arrangements were in place.

It was agreed:

That the report be noted.

14 RADCLIFFE STRATEGIC REGENERATION FRAMEWORK – DISPOSAL OF LAND FOR HOUSING DEVELOPMENT AT SCHOOL STREET AND GREEN STREET - PART A

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the report regarding outlines proposals to dispose of Council owned land at School Street and Green Street to allow the construction of 222 new homes (of which 125 will be of affordable tenures). It was noted this report would come to Cabinet at their meeting on 13 October 2021.

The Leader advised that these were Council-owned sites being brought forward for housing development with the potential to deliver hundreds of much needed homes, with over 50% being affordable tenures. Other non-housing benefits were also detailed, including business relocation.

Financial and technical details were contained in the Part B report later in the agenda but, in response to questions, it was noted that in addition to a cash payment, the council would be gifted several 2- and 3-bedroom homes. These would be in turnkey condition and would meet acute need at no cost to the Council. It was noted that the scheme complied with the current government new homes bonus scheme.

It was agreed:

That the report be noted.

15 ANY OTHER BUSINESS

There was no other business.

16 EXCLUSION OF PRESS AND PUBLIC

It was agreed:

That the press and public be excluded from the meeting under Section 100 (A)(4), Schedule 12(A) of the Local Government Act 1972, for the reason that the

following business involves the disclosure of exempt information as detailed against the item.

17 LUF PROJECTS - PROCUREMENT UPDATE - PART B

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the Part B report regarding the procurement of the main contractors for the Radcliffe Civic Hub project, which was considered by Cabinet on 1 September 2021. Members discussed the report, including details of the appointed contractor.

It was agreed:

That the report be noted.

18 RADCLIFFE STRATEGIC REGENERATION FRAMEWORK – DISPOSAL OF LAND FOR HOUSING DEVELOPMENT AT SCHOOL STREET AND GREEN STREET - PART B

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the Part B report regarding proposals to dispose of Council owned land at School Street and Green Street to allow the construction of 222 new homes (of which 125 will be of affordable tenures). Members discussed the report, including financial details, proposed terms and values, and levels of affordability.

It was agreed:

That the report be noted.

COUNCILLOR E O'BRIEN
Chair

(Note: The meeting started at 6.00 pm and ended at 6.45 pm)