

Minutes of: CABINET

Date of Meeting: 17 November 2021

Present: Councillor E O'Brien (in the Chair)
Councillors C Cummins, R Gold, C Morris, A Quinn,
T Tariq and T Rafiq

Also in attendance: Councillors N Jones, J Mason, M Powell, R Bernstein,
J Harris and J Rydeheard

Public Attendance: One member of the public was present at the meeting.

Apologies for Absence: Councillor A Simpson

CA.160 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Andrea Simpson.

CA.161 DECLARATIONS OF INTEREST

Councillor Nick Jones declared a personal interest in respect of item 14, Six Town Housing Limited Operational Arrangements, as he was a member of the Board at Six Town Housing.

CA.162 PUBLIC QUESTION TIME

The following question was submitted at the meeting by a member of the public, Charlie Allen from Bury Green Party:

My question is about public footpaths in the countryside on privately owned land. Some paths are becoming increasingly inaccessible, stiles are not maintained and are dangerous, footpaths are becoming overgrown, and farmers are spraying mud/weedkillers etc. over the fields and over footpaths. An example is on Bentley lane at the top of Walmersley Old Road there's a stile which is far too high for people to climb over comfortably, it's unstable, and it's dangerous. Nangreaves residents are saying that some landowners are putting up 'Private' notices to stop walkers from crossing their land.

Is the Council aware that accessibility in the countryside is becoming a problem? What can be done about it? How do we report individual instances? What is the process for the Council to rectify these problems?

Responding, Councillor Alan Quinn reported that he wasn't aware of the examples but if Ms Allen emailed him the details he would contact the Public Rights of Way Officer to go and undertake an inspection. It was noted that there was money available as part of the reinvestment package regarding Covid recovery, and Councillor Quinn advised that any problems like these should be emailed to him and he can investigate and get issues resolved.

CA.163 MEMBER QUESTION TIME

The following question was submitted in advance of the meeting by Councillor Russell Bernstein:

Can an update on community asset transfers in relation to the Accelerated Land disposal process be provided?

Responding, Councillor O'Brien reported that there was a number of sites across the three phases so far and, rather than give a specific update on each at each meeting, it was proposed that a regular update be provided as part of the existing quarterly performance reports to Cabinet as sites came forward for Community Asset Transfer, auction, or even withdrawal.

Councillor O'Brien advised that comments from Scrutiny had been taken on board for Community Asset Transfers in particular, and the policy had been adapted and a toolkit developed. This was much better than previous guidance which had been too vague.

He advised that it was important Ward Members were consulted frequently as well as those members of the public or community groups who were engaged or who has expressed an interest. This should be done as early as possible to ensure there were no surprises and everyone was aware of plans and could access any available pots of funding. New hub managers should also be utilised to ensure they knew what was happening and could offer support.

Councillor O'Brien offered to email Councillor Bernstein on specific sites, and Councillor Bernstein asked for an update on Pilkington Park.

The following question was submitted in advance of the meeting by Councillor Jackie Harris:

I welcome the news that the number of highways related insurance claims have reduced from 540 in 2016 down to 254 this year. As such claims are costly in resources also damaging to affected families.

Can we have assurance that the road maintenance programme will continue to improve our borough's road network and therefore reduce even further the number of highways related insurance claims in future years?

Responding, Councillor Alan Quinn reported that the borough has some 660km of highway network. The Council has invested £20m of highways capital funding over 6 years. This investment will see around 48km resurfaced. This programme continues until 2023, but it did slip a bit because of Covid. In addition, there is a comprehensive programme of surface dressing with 92 streets (120,000m²) surface dressed in 21/22 and a similar programme planned for 22/23.

The 6-year (HIS1 and HIS2) programme, which was money borrowed by the Council, will have seen 39% of classified roads (A,B and C) resurfaced. Councillor Quinn advised that between 2011 and 2019 the number of cars has increased by over 20,000 increasing to 109,000 cars. Most of these will end up driven and

parked on the highway somewhere. The steady state cost of maintaining the condition of the carriageways in Bury is around £5-6 million per annum. Since 2010, Department for Transport allocations have been, typically, around £2 million over the last decade, leaving a £3-4 million pound shortfall of funding per annum.

Subject to securing funding including from Central Government the Council will continue with its successful highway refurbishment programme. Councillor Quinn reported that 90% of highway budget for England is spent on motorways, but that 90% of traffic was on local roads.

The following question was submitted in advance of the meeting by Councillor Jo Lancaster:

As the secondary school catchment areas have not been reviewed for over 30 years, parents feel their children are at a disadvantage when applying for high school places. At present pupils are being placed in schools miles away from where they live, which is having a negative impact on family lives.

What plan does Cllr. Tariq have regarding the public consultation for secondary school catchment areas?

Responding, Councillor Tamoor Tariq reported that when he took over this portfolio in 2019 one of the key issues he wanted to address was the catchment areas, with which he had longstanding issues. Whilst Admission Arrangements for schools are reviewed regularly a key feature of those arrangements for secondary schools, utilising catchment areas, has remained unchanged for a number of years.

Any changes to admission arrangements, including any proposal to amend or remove the use of catchments areas, would need to be informed by consultation with all stakeholders.

The Children and Young People's Scrutiny Committee considered a paper at its recent meeting on the future demand for school places. That paper recognised the need to review admission arrangements to reflect demographic changes on the demand for school places, and, as its Chair, Councillor Tariq committed to that Committee to undertake a consultation on proposed changes to admission arrangements.

The timetable for that consultation will be established in the coming weeks. Consultation is likely to take place in early 2022, with the intention of implementing any changes for the academic year commencing September 2023. Councillor Tariq added that the last review was in 1980, and the borough had significantly changed since then. Every year parents rightly challenge why they are in the catchment area they are, and it was hoped that through this process issues could be discussed, debated and a solution identified to fit the borough for the 21st century.

CA.164 MINUTES

It was agreed:

Minutes of the meeting held on 13 October 2021 be approved as a correct record and signed by the Chair.

CA.165 COUNCIL TAX ON EMPTY PROPERTIES

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the report seeking approval to consult on a proposal to remove the Council Tax discount given to empty properties and the second homes discount with effect from 1 April 2022.

Members discussed the report, noting that home buyers were not being discouraged or penalised, but the Council had to prioritise where it spent budgets and, although flexibility would be retained, it couldn't necessarily offer this discount in the same way. It was noted that a higher tax rate was charged for long-term absences and this was not proposed to change.

In response to Members' questions it was noted that the consultation would be targeted to those who would be affected most, including letters to homes receiving the discount and an article in the VCFA newsletter to engage groups offering support to vulnerable people.

Decision:

Cabinet:

1. Agreed that a public consultation commences on 22nd November 2021 to 3rd January 2022 to seek the views of the public on this proposal; and
2. Noted that the outcome to this consultation would be reported to Cabinet in January 2022.

Reasons for the decision:

In April 2013, Government gave local authorities power to determine the level of empty property discounts in dwelling classes B, C and D (Section 12 of the Local Government Finance Act 2012).

Other options considered and rejected:

The Empty Property Council Tax Discount Scheme could remain at 100% for the 1st Month, 25% for months 2-6. Properties undergoing major refurbishment could continue to attract a discount of 50% on its council tax for a period of 1 year.

CA.166 THE COUNCIL'S FINANCIAL POSITION AS AT 30TH SEPTEMBER 2021

Councillor Tamoor Tariq left the room at 18:33

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the report outlining the forecast financial position of the Council at the end of 2021/22 based on the information known at the end of the second quarter, 30th September 2021, and providing the mid-year Treasury Management Update. The report outlined the write off of bad debt, set out the

position for both revenue and capital, and provided an analysis of the variances, both under and overspending.

In response to Members' questions it was noted that investment into senior management was vital as identified through the LGA Peer Review to ensure the Council had the right vision and strategy for the borough and could bring staff along to improve services. The biggest risk was not finding the savings identified, and it was agreed that a strong focus was now on delivery, as aspects of the transformation plan not realising savings until the next financial year. Mitigations were being identified and brought forward as early as possible, for instance the empty properties report earlier in the agenda.

In terms of barriers to transformational change, it was noted that the organisation was very complex and wide-ranging, and some enablers of change were easier to fix than others. Cultural change, for example, took longer than IT improvements or management change. In response to Member's question regarding capital spending, it was noted that these works were slow to begin with, with specifications, design, and planning applications needed before delivery. Some funding was time sensitive and these projects were prioritised, though it was noted that some timescales were unrealistic (i.e. decarbonisation projects, where an extension had been secured).

Councillor Nick Jones requested that detail on how the BGI directorate was meeting its stretch targets be sent outside the meeting and voiced the Conservative Group's support for the Transformation Strategy. It was noted that full update would be brought to the next Cabinet meeting.

Decision:

Cabinet:

1. Noted the forecast overspend of £2.634m within the revenue budgets at quarter 2 and the need for Directorates to work with their finance support to identify mitigating actions to ensure services work within their budgets;
2. Noted the use of the Covid Outbreak Management Fund and departmental reserves in line with the criteria and one off departmental priorities;
3. Noted the position on the Dedicated Schools Grant, Collection Fund and the Housing Revenue Account;
4. Approved the write off of outstanding debts owed by the former Bury PCT totalling £247,004.57;
5. Approved the adjustments to the capital programme for new capital grants; and
6. Noted the Treasury Management Mid-Year Report.

Reasons for the decision:

To ensure the Council's budgetary targets are achieved.

Other options considered and rejected:

This report is in accordance with the council's financial procedure regulations.

CA.167 SUCCESS ON LEVELLING UP FUND BIDS AND CITY REGION SUSTAINABLE TRANSPORT SETTLEMENT

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the report regarding the recent successful bids to the Government's Levelling Up Fund and the benefit to Bury from the recent submission by the Greater Manchester Combined Authority (GMCA) to the City Region Sustainable Transport Settlement. The report also set out next steps on implementation of the schemes funded from these sources. Members expressed their thanks to all involved, including MPs and officers.

Decision:

Cabinet:

1. Noted the success of the Council's bids for funding from the Government's Levelling Up Fund for Radcliffe Civic Hub and Bury Market Flexi Hall, and the success of the GMCA's bid to the City Region Sustainable Transport Settlement;
2. Noted the arrangements for delivery of the schemes funded from the Levelling Up Fund and City Region Sustainable Transport Settlement, as set out in this report; and
3. Requested the Chief Executive to submit further reports to future meetings of Cabinet on:-
 - a) The governance of the implementation of the Bury Flexi Hall.
 - b) The implementation of a People and Community Plan to support the Radcliffe Strategic Regeneration Framework.
 - c) The development of a transport strategy to underpin the implementation of schemes funded from the City Region Sustainable Transport Settlement.

Reasons for the decision:

To ensure the Cabinet remains fully informed of implementation of the schemes funded from these sources.

Other options considered and rejected:

N/A.

CA.168 BURY TOWN CENTRE MASTERPLAN - PROGRESS AND EMERGING HEADLINES

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the report providing an update on the key concepts that have been developed from the work on the masterplan for Bury Town Centre so far. It was noted that a draft of this masterplan would be submitted to Cabinet at its meeting in December 2021 where details of the consultation process will be set out for approval.

In response to Members' questions it was noted that work to formalise governance arrangements was underway. This project, like others undertaken by the Council were ambitious and working with external partners helped officers to leverage their skills with outside expertise to ensure delivery to a high standard.

Decision:

Cabinet:

1. Noted the emerging outputs from on-going work on the Bury Town Centre Masterplan and provided initial feedback at this stage; and
2. Noted that the draft of the Bury Town Centre masterplan would be brought to Cabinet in December for comment and approval for the purposes of consultation.

Reasons for the decision:

To ensure that Cabinet are kept fully informed of the emerging outputs from what will be a key document to guide the future role, function and physical development and regeneration of Bury town centre and its peripheral areas over the next 15 to 20 years.

Other options considered and rejected:

None. It is important that Cabinet is fully informed of the emerging outputs from this critical area of work for the future of Bury Town Centre and surrounding areas.

CA.169 ACQUISITION OF THE MILLGATE ESTATE BURY - PART A

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the report which outlined the rationale for intervention and the exploration of a Joint Venture with Bruntwood to deliver the proposed project and sought the first stage approval for the acquisition of the Millgate estate. Members noted their cross-party support for regeneration in the Town Centre and the ambition to keep up with neighbouring boroughs and ensure a modern town centre suitable for the needs of local residents.

Decision:

Cabinet:

1. Approved in principle the acquisition of the Millgate Estate in accordance with the commercial terms included within Part B of this report, to facilitate a multifaceted regeneration programme that has the potential to transform Bury Town Centre;
2. Approved that the Council establishes the terms and structure for a joint venture delivery vehicle with Bruntwood;
3. Delegated to the S151 officer in consultation with the Cabinet Member for Finance and the Chief Executive a budget to complete the appropriate due diligence on condition, title, tenure, and the Joint Venture arrangements;
4. Noted that Cabinet will receive a report seeking final approval to purchase the Millgate estate in January 2022 following the completion of the due diligence work and establishment of legal and financial models; and
5. Approved the acquisition of 6-10 Princess Parade Bury in accordance with the terms as set out in Part B of this report, agree to delegate the finalised terms of the agreement to the Chief Executive in consultation with the Cabinet Member for Finance, S151 Officer and Monitoring Officer.

Reasons for the decision:

- To unlock an opportunity to future-proof Bury Town Centre;

- To facilitate the delivery of new opportunities for employment, hundreds of new affordable homes and in doing so instilling economic resilience to the town centre.
- To avoid the shopping centre being disposed by the Bank to an 'income-investor' who would likely extract surpluses from the Centre for personal profit instead of re-investing in the Estate, overseeing a decline of the Centre and increasing the later costs and need for public sector intervention.
- Bury town centre masterplan identifies further development opportunities to the South of Anglome Way and further into the areas of Bury East ward, acquisition of the Millgate facilitates physical reconnection and attract investment that will have an impact on the surrounding communities.

Other options considered and rejected:

- Given the long-term trend of decline within the retail sector, if the Shopping Centre were to be purchased by a third party they may not be motivated to reinvest income to maintain the centre to a high standard. This may contribute to the condition of the centre declining.
- Working with the vendor was originally an option, assisting in their search for a development or investment partner however the vendors disposal timeframe expectation would not allow for this. For these reasons this was discounted.

CA.170 DISPOSAL OF LAND TO UNLOCK THE DEVELOPMENT OF UPLANDS, WHITEFIELD FOR A HEALTH & WELLBEING CENTRE - PART A

It was noted that this item had been withdrawn from the agenda.

CA.171 BROWNFIELD HOUSING DELIVERY STRATEGY: DISPOSAL OF LAND AT SEEDFIELD BURY AND WILLIAM KEMP HEATON BURY - PART A

Councillor Clare Cummins, the Cabinet Member for Housing Services, presented the report which sought approval for the disposal of two Council-owned Brownfield sites in Bury that had the potential to be redeveloped to deliver much needed housing and generate a significant capital receipt. These two sites had the potential to deliver 129 new homes between them, including 60 affordable homes with provision for 15 supported living apartments for people with learning disabilities and/or autism.

Decision:

Cabinet:

1. Approved the disposal of land at Seedfield in Bury for low carbon family housing development in accordance with the terms included within Part B of this report;
2. Approved the disposal of land at William Kemp Heaton Bury for affordable housing and assisted living accommodation development in accordance with the terms included in Part B of this report; and
3. Delegated authority to approve the finalised terms of the agreement to the Director of Economic Regeneration and Capital Growth in consultation with the Cabinet Member for Finance, the Cabinet Member for Housing Services, S151 Officer and Monitoring Officer.

Reasons for the decision:

- To facilitate the Council's Brownfield first approach to housing delivery.
- To accelerate the delivery of much needed homes with a range of affordable tenures and typologies to reflect the modern demands of housing as outlined in the Councils Housing Strategy.
- To generate capital receipt upon the successful disposal of the sites.
- To reduce revenue cost to the Council of holding, maintaining, and securing this long term cleared sites.

Other options considered and rejected:

- Do nothing. Bury has high levels of housing demand and supply is required in the marketplace immediately. The Council has several sites it is actively marketing through external agents and these sites are taking 12-18 months to be disposed of. Additional time will be required for planning prior to commencement of works. The proposals in this report accelerate commencement to within 6 months. This is reflected within the overall Best Value assessment.
- Market Seedfield. Hive Homes are delivering a policy compliant development and are proposing to transfer liability of the repayment of the £995,000 grant. The Best Value assessment reflects this special arrangement and supports direct engagement.
- Market William Kemp Heaton. Great Places are delivering a bespoke intergenerational affordable scheme with specialist supported accommodation that would not be delivered within the current housebuilding marketplace.
- The Council is also disposing of 50+ other sites through the Accelerated Land Disposal Programme. Capacity is limited and there is an acute housing need across the district. These disposals are oven ready, allowing resources to be spent unlocking other brownfield housing sites.
- For these reasons these options were discounted.

CA.172 DELIVERY OF A NEW SECONDARY SCHOOL IN RADCLIFFE: LAND PROPOSAL TO DfE & STAR ACADEMIES - PART A

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the report outlining the conclusions of a study to determine the extent of the site to be utilised for the school, and seeking approval of the proposal to lease the identified land to the DfE and for occupation by Star Academy Trust. In response to Members' questions it was noted that the Council would use its influence on Star Academy Trust to aim for a zero carbon school, and it was noted that Transport for Greater Manchester were already engaged on the project.

Decision:

Cabinet:

1. Approved the disposal of the land on a long leasehold basis in accordance with the proposed terms contained at Part B of this report;
2. Delegated approval of any further negotiations to the Director of Regeneration, Section 151 Officer and Monitoring Officer; and
3. Noted that a full proposal of quantified abnormal costs, including the delivery of a new access road, will be submitted to Cabinet for approval at a later date.

Reasons for the decision:

- To unlock the delivery of a new secondary school for Radcliffe.
- To utilise a Council owned Brownfield site for development.
- The proposed site boundaries ensure stakeholder considerations including strategic site access, future transport routes and contractor site management.
- Both delivery routes for the Council to fund the access road are required to satisfy the requirements of the DfE in relation to the delivery of the proposed free school.

Other options considered and rejected:

- The site is in Radcliffe, ideally located to benefit from the proposed catchment area. The site is identified within the Radcliffe Strategic Regeneration Framework and was confirmed by Cabinet in March 2021.
- The Council has commissioned investigations into the school location, appropriate massing and stakeholder considerations and have identified the site boundaries proposed within this cabinet report.
- Star Academy Trust and the DfE have approved the proposed red edge of the proposed site and as such no other options have been considered.
- The Council has explored both delivery routes for provision of the access road and has a procurement route that can be implemented in the required timescales of the DfE.

CA.173 SIX TOWN HOUSING LIMITED OPERATIONAL ARRANGEMENTS

Councillor Clare Cummins, the Cabinet Member for Housing Services, presented the report regarding changes to the operational arrangements for Six Town Housing Limited's meetings and its committees. Councillor Jones highlighted his interest as a board member for Six Town Housing.

Decision:

Cabinet:

1. Approved the proposed changes; and
2. Authorised the Council's representative at the Annual General Meeting of STH, Councillor Cummins, to approve the ordinary resolutions proposed to change the operational arrangements for the Board and its Committees.

Reasons for the decision:

To ensure that the terms of reference of the STH Board and its Committees are updated to accord with corporate governance best practice.

Other options considered and rejected:

Do nothing.

CA.174 GREATER MANCHESTER COLLABORATIVE AGENCY CONTRACT

Councillor Tahir Rafiq, the Cabinet Member for Corporate Affairs and HR, presented the report detailing the background and process followed for the retendering of the shared contract regarding agency staff. It was noted that there was no minimum level of spend and no obligations of exclusivity.

Decision:

Cabinet:

1. Approved the continuation of the Council's participation in the GM Collaborative Agency Contract; and
2. Noted the contractual arrangements and give approval to proceed with the signing of the Beneficiary Agreement.

Reasons for the decision:

To ensure the Council has appropriate contractual arrangements in place to secure the right calibre of resources at pace and at the best possible value.

Other options considered and rejected:

None.

**CA.175 BURY CORPORATE PLAN PERFORMANCE AND DELIVERY REPORT
QUARTER TWO 2021-22**

Councillor Tahir Rafiq, the Cabinet Member for Corporate Affairs and HR, presented the report which provided a summary of key delivery and performance that occurred during quarter two 2021-22 aligned to the 3R priorities, and highlighted intelligence on waiting times for referral to treatment for consultant led services.

In response to Members' questions regarding how the Let's Do It strategy was understood by all Council staff, it was noted that staff briefings were going well. Early consultations demonstrated a low understanding, but this was being improved over time with engagement on how this strategy applied to Council services and regeneration projects. Staff and partners had helped write and develop the strategy, and the next stage was organisational development.

Decision:

Cabinet:

1. Noted the performance and delivery against the 3R priorities and the 2021/22 Corporate Plan delivery objectives;
2. Noted the spotlight on our intelligence on waiting times for referral to treatment for consultant led services; and
3. Noted the ongoing developments to strengthen and improve this reporting process and functionality.

Reasons for the decision:

To measure and acknowledge progress towards the 2021/22 Corporate Plan delivery objectives.

Other options considered and rejected:

N/A.

**CA.176 GREATER MANCHESTER VOLUNTARY, COMMUNITY AND SOCIAL
ENTERPRISE SECTOR (VCSE) ACCORD**

Councillor Richard Gold, the Cabinet Member for Communities, presented the report regarding the new Greater Manchester Voluntary, Community and Social Enterprise Accord (GM VCSE Accord), a tri-partite agreement between the Greater

Manchester Combined Authority, Greater Manchester Health and Social Care Partnership and the Greater Manchester VCSE Leadership Group on behalf of the VCSE sector in the region, which works to develop collaborative working with VCSE organisations to improve outcomes for local communities.

In response to Members' questions it was noted that a lot of community groups were already involved but participation in listening events had varied, with some very poorly attended. Adjustments were being made to facilitate better engagement, such as changing the time or day of events, and Councillor Gold welcomed any feedback from Members into how their local residents could be best reached.

Decision:

Cabinet confirmed Bury's commitment to the Accord and champion through the Team Bury Network.

Reasons for the decision:

The Accord was signed by the Mayor of Greater Manchester and a recommendation was made for the Accord to be referred for recommendation to each local authority in the region in recognition that a number of elements within the Accord are to be delivered within localities, including by local authorities.

Other options considered and rejected:

None.

CA.177 UPDATE ON HIGHWAY INVESTMENT STRATEGY, TRANCHE 2 (HIS2)

Councillor Alan Quinn, the Cabinet Member for Environment, Climate Change and Operations, presented the report which provided an update on the Highway Investment Strategy Tranche 2 initiatives. In response to Members' questions it was noted that a timeline could be provided outside the meeting.

Decision:

Cabinet:

1. Noted the report; and
2. Noted that future updates would be included within the regular corporate performance reports.

Reasons for the decision:

The previous report to Cabinet in July 2020 referred to quarterly updates reports to Cabinet. These have proved unnecessary due to the suspension of works during covid. It is recommended that updates be provided when required through existing performance reports.

Other options considered and rejected:

N/A.

CA.178 MINUTES OF ASSOCIATION OF GREATER MANCHESTER AUTHORITIES / GREATER MANCHESTER COMBINED AUTHORITY

It was agreed:

That the minutes of the Greater Manchester Combined Authority meeting held on 24 September 2021 be noted.

CA.179 URGENT BUSINESS

Councillor Eamonn O'Brien advised that, following a submission by Councillor Nick Jones, the Group Leaders and the Mayor had considered the nomination of Henry Donn JP MBE for an Honorary Freedom against the criteria set out in the Freedom of the Borough Protocol and were submitting the nomination to Cabinet for their recommendation to Council that the honour is bestowed.

Mr Donn is an individual who has served his community over the years both locally and on the national stage, through his work with the Fine Art trade and as a Local Councillor. He has served as a Justice of the Peace for Bury for 46 years, is the founder of the Whitefield Synagogue, represented the Association of Jewish Ex-Servicemen, and was awarded an MBE in the New Year's Honours List in 2016 for over 60 years of public service to Greater Manchester.

It was agreed:

That Cabinet recommend to Council that they bestow an Honorary Freedom of the Borough on Henry Donn JP MBE.

CA.180 EXCLUSION OF PRESS AND PUBLIC

Decision:

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.

CA.181 ACQUISITION OF THE MILLGATE ESTATE BURY - PART B

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the Part B report which set out the full financial details.

Decision:

Cabinet:

1. Approved in principle the acquisition of the Millgate Estate in accordance with the commercial terms included within Part B of this report, to facilitate a multifaceted regeneration programme that has the potential to transform Bury Town Centre;
2. Approved that the Council establishes the terms and structure for a joint venture delivery vehicle with Bruntwood;

3. Delegated to the S151 officer in consultation with the Cabinet Member for Finance and the Chief Executive a budget to complete the appropriate due diligence on condition, title, tenure, and the Joint Venture arrangements;
4. Noted that Cabinet will receive a report seeking final approval to purchase the Millgate estate in January 2022 following the completion of the due diligence work and establishment of legal and financial models; and
5. Approved the acquisition of 6-10 Princess Parade Bury in accordance with the terms as set out in Part B of this report, agree to delegate the finalised terms of the agreement to the Chief Executive in consultation with the Cabinet Member for Finance, S151 Officer and Monitoring Officer.

Reasons for the decision:

As set out for the Part A report.

Other options considered and rejected:

As set out for the Part A report.

CA.182 DISPOSAL OF LAND TO UNLOCK THE DEVELOPMENT OF UPLANDS, WHITEFIELD FOR A HEALTH & WELLBEING CENTRE - PART B

It was noted that this item had been withdrawn from the agenda.

CA.183 BROWNFIELD HOUSING DELIVERY STRATEGY: DISPOSAL OF LAND AT SEEDFIELD BURY AND WILLIAM KEMP HEATON BURY - PART B

Councillor Clare Cummins, the Cabinet Member for Housing Services, presented the Part B report which set out the full financial details.

Decision:

Cabinet:

1. Approved the disposal of land at Seedfield in Bury for low carbon family housing development in accordance with the terms included within Part B of this report;
2. Approved the disposal of land at William Kemp Heaton Bury for affordable housing and assisted living accommodation development in accordance with the terms included in Part B of this report; and
3. Delegated authority to approve the finalised terms of the agreement to the Director of Economic Regeneration and Capital Growth in consultation with the Cabinet Member for Finance, the Cabinet Member for Housing Services, S151 Officer and Monitoring Officer.

Reasons for the decision:

As set out for the Part A report.

Other options considered and rejected:

As set out for the Part A report.

CA.184 DELIVERY OF A NEW SECONDARY SCHOOL IN RADCLIFFE: LAND PROPOSAL TO DFE & STAR ACADEMIES - PART B

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the Part B report which set out the full details of the lease.

Decision:

Cabinet:

1. Approved the disposal of the land on a long leasehold basis in accordance with the proposed terms contained at Part B of this report;
2. Delegated approval of any further negotiations to the Director of Regeneration, Section 151 Officer and Monitoring Officer; and
3. Noted that a full proposal of quantified abnormal costs, including the delivery of a new access road, will be submitted to Cabinet for approval at a later date.

Reasons for the decision:

As set out for the Part A report.

Other options considered and rejected:

As set out for the Part A report.

COUNCILLOR E O'BRIEN
Chair

(Note: The meeting started at 6.00 pm and ended at 8.13 pm)