

## AGENDA FOR

## RADCLIFFE CABINET COMMITTEE



*Contact:* Philippa Braithwaite  
*Direct Line:* 0161 253 5398  
*E-mail:* p.braithwaite@bury.gov.uk  
*Web Site:* www.bury.gov.uk

**To: All Members of Radcliffe Cabinet Committee**

**Councillors :** E O'Brien (Chair), C Birchmore, C Cummins,  
J Lancaster, G Marsden, C Morris and M Smith

Dear Member/Colleague

### **Radcliffe Cabinet Committee**

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

<b>Date:</b>	Monday, 11 July 2022
<b>Place:</b>	Microsoft Teams
<b>Time:</b>	5.30 pm
<b>Briefing Facilities:</b>	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.
<b>Notes:</b>	

## 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](mailto:democratic.services@bury.gov.uk) no later than 5pm on Thursday, 7<sup>th</sup> July 2022.

### **4 MINUTES (Pages 3 - 6)**

Minutes from the meeting held on 8 March 2022 are attached.

### **5 TERMS OF REFERENCE (Pages 7 - 8)**

To receive and note the Cabinet Committee's Terms of Reference.

### **6 SECONDARY SCHOOL PROVISION IN RADCLIFFE - FINANCIAL APPROVAL TO COUNCIL'S FUNDING OBLIGATION - PART A (Pages 9 - 16)**

Report of the Cabinet Member for Children and Young People 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 SECONDARY SCHOOL PROVISION IN RADCLIFFE - FINANCIAL APPROVAL TO COUNCIL'S FUNDING OBLIGATION - PART B (Pages 17 - 20)**

Report of the Cabinet Member for Children and Young People is attached.

**Minutes of:** RADCLIFFE CABINET COMMITTEE

**Date of Meeting:** 8 March 2022

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

**Also in attendance:** Councillor G Staples-Jones

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

**Apologies for Absence:** Councillor C Morris and Councillor B Mortenson

---

**29 APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Charlotte Morris and Beth Mortenson.

**30 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**31 PUBLIC QUESTION TIME**

There were no public questions.

**32 MINUTES**

**It was agreed:**

That the minutes of the meeting held on 1 December 2021 be approved as a correct record and signed by the Chair.

**Matters Arising:**

- Officers undertook to confirm the legal status of the library with Councillors as soon as possible;
- Now further detail was available, engagement events and the library consultation would be held after the elections owing to the restrictions during the pre-election period;
- Estimated costs of the basement would be looked at as part of the wider costs of the regeneration. The cost plan and dashboard documents had now been updated and would be shared;
- Officers would report back with information regarding the Pupil Referral Unit (PRU).

**33 RADCLIFFE CIVIC HUB PROJECT - UPDATE ON RIBA STAGE 2 DESIGN INFORMATION**

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, introduced Tony Harrison and Robert Symons from Vinci Construction UK, David Spoors from Pozzoni Architecture, and Rob Moore from

Planit-IE, who, along with Council officers, gave a presentation on the latest architectural and landscape design information, site logistics and build methodology for the Radcliffe Civic Hub project.

Members discussed the information and, in response to Members' questions, the following was noted:

#### Civic Hub building

- Numerous disability groups had been consulted in the development of plans, and disabled access to the swimming pool was facilitated including ambulant changing and a submersible lift;
- A number of suggestions from local swimming groups had been taken on board (including movable floor in training pool, group changing facilities, and maximising poolside storage);
- The Civic Hub was providing a larger library space than currently exists;
- Health services and Council use of office space on the second floor would allow for more public services to be delivered from Radcliffe.

#### Market Chambers and Market Hall Basement

- Existing head height in the Market Basement would be increased wherever possible by building down into the floor;
- The space would be 'tanked' to ensure it was water tight. This meant windows would be lost but pumps wouldn't be needed. It also meant that the risk of flooding would be significantly decreased;
- The space could be used flexibly to broaden cultural activities in Radcliffe (i.e. events, performances, weddings, exhibitions, etc);
- Current proposals saw the space being Council-run but details as to staff numbers etc were still being scoped;
- Lighting would be utilised as effectively as possible to create a sense of space. Use of light wells would be explored but would take space from the floor above;
- Escape routes, smoke wells, and all fire safety measures were included in the plans;
- The top floor would be rentable office space and some interest had been already received;
- All new-build areas would be carbon-neutral. Renovations of existing buildings would be made as eco-friendly as possible (i.e. through thermal efficiency, glazing, additional PVs on the roof).

#### Landscaping/surrounding area

- Parking would be to the north of the development. A parking strategy would be developed but was not part of this particular project;
- The Radcliffe Office opening times were available online. It was open Tuesday and Thursdays and residents were encouraged to stop by or to email and arrange for a meeting at their convenience;
- Development would be phased to ensure the whole town centre wasn't a building site at the same time;
- The John Atkinson Memorial was proposed to be moved to a more sheltered spot with planting around it, and it was confirmed the Atkinson family were being consulted about this;

- Flexible use of space would be maintained, with public seating and room for the market and retailers to 'spill out'.

Construction methodology and logistics:

- It was noted these details were subject to change as the plans were developed further;
- Discussions with tenants affected by the building work were ongoing. Officers advised every effort was being made to ensure tenants would not need to stop trading and that they would be financially reimbursed for any disruption. Costs of any decant would not be met by the tenant but would be incorporated into the project costs.

**It was agreed:**

That the update be noted and a summary of timescales involved be circulated.

**COUNCILLOR E O'BRIEN**  
**Chair**

**(Note: The meeting started at 6.05 pm and ended at 8.05 pm)**

This page is intentionally left blank

## **Radcliffe Cabinet Committee Terms of Reference**

### **Purpose**

The Strategic Regeneration Framework (SRF) for Radcliffe was approved in September 2020. The SRF sets out a comprehensive plan to direct the future growth and development of the town in a coherent and joined-up manner.

The purpose of this Committee is to provide executive political leadership for the delivery of the SRF. It also will provide a forum for cross-party engagement.

### **Membership**

#### Voting Members

- The Leader
- Two other Cabinet Members

#### Non-voting Members

- Four Ward Councillors (appointed on the basis of political balance)

### **Chair**

The Committee will be Chaired by the Leader of the Council.

### **Quorum**

At least three voting Members.

### **Frequency of meetings**

To meet every two months and as necessary when requested by the Chair.

### **Aims and Objectives**

The Radcliffe Cabinet Committee will:

- Give feedback and support to the implementation programme as set out in the SRF for Radcliffe;
- Make recommendations to Cabinet in relation to investment decisions, acquisitions and an advisory role on public services integration; and
- Enable Cabinet to monitor progress in delivering the SRF.

This page is intentionally left blank





<b>Classification:</b> Open	<b>Decision Type:</b> Key
--------------------------------	------------------------------

<b>Report to:</b>	Radcliffe Cabinet Committee	<b>Date:</b> 11 July 2022
<b>Subject:</b>	Secondary School Provision in Radcliffe – Financial approval to Council’s funding obligations – Part A	
<b>Report of</b>	Cabinet Member for Children and Young People	

## 1.0 Summary

- 1.1 Bury Council is committed to delivering a new secondary school in Radcliffe. The provision of a high quality secondary school is a key component of the wider Radcliffe Strategic Regeneration Framework, and to the delivery of ambitions set out in the Radcliffe People & Community Plan.
- 1.2 Educational outcomes for secondary age Radcliffe residents are below the borough average and, through the new school such inequalities can be addressed, preparing the young people of Radcliffe for the opportunities that will be created through the development of the Northern Gateway and the high quality jobs that will be created.
- 1.3 With the Town Centre regeneration delivering major investment, with the Hub and Market Chambers opening in 2024, alongside significant housing development, it is important that the new school is delivered to the same timeframe, opening to its first cohort in September 2024.
- 1.4 On the 5<sup>th</sup> February 2021, the Secretary of State for Education announced the outcome of an application to the Government’s Free School Programme, confirming a successful bid by Star Academy to establish a new secondary school.
- 1.5 The Department for Education (DfE) is responsible for delivery of the scheme to construct the new school building, and it will lead on the design, project management and delivery of the scheme.
- 1.6 Ordinarily, the DfE would primarily work with the sponsor, in this case Star Academy to agree the design and delivery milestones for the new Free School.
- 1.7 Given the critical role that the Council has played in securing the approval for the new school, and the important role of the new school, and the part it plays in the wider socio-economic regeneration of Radcliffe, the Council has continued to meet with DfE and Star on a monthly basis to maintain progress.
- 1.8 The Council has requested that the DfE strengthen the Governance arrangements to ensure that this progress is maintained, with appropriate

senior representation from the Council. The DfE is now putting these arrangements in place.

- 1.9 Cabinet noted on 24<sup>th</sup> March 2021 (CA.50) the previous decision of Cabinet on 26<sup>th</sup> February 2020 (CA.306) to locate the new secondary school on the site off Spring Lane in Radcliffe.
- 1.10 The decision of Cabinet in February 2020 recognised the need to preserve access to an adjacent site to the North of the school site, and that the land required for this purpose would influence the extent of the site available for the school.
- 1.11 Cabinet also noted at its meeting in February 2020, the requirement for a financial commitment from the Council to support delivery of the scheme, to be funded from Children's Services schools capital budget, and that this would be subject to Cabinet approval when the detail was known. This financial commitment would extend to the cost of provision of the access road, site remediation, including demolition of existing buildings, and any associated planning conditions.
- 1.12 At its meeting on the 18<sup>th</sup> November 2021 (CA172), Cabinet approved the disposal of the land identified for the purposes of the school, on a long leasehold basis in accordance with the proposed terms, as set out in the appendix to that report.
- 1.13 In addition, Cabinet was asked to approve the principle of each of the potential delivery routes for the provision of the access road, on the basis that the Council would fund that provision, with final approval delegated to the Chief Executive.
- 1.14 The DfE deemed that the procurement and construction of the access road, separate to the school construction contract, would constitute too great a risk, and it was therefore agreed that the access road would be procured and constructed through the DfE framework, to a specification agreed by the Council, and enabling access to the site to the North to be preserved. This specification has now been provided to the DfE.
- 1.15 The DfE commissioned a feasibility study in early 2022 to determine site conditions, produce high level plans for the school, determine site layouts, including the access road, and from that determine an outline programme for construction of the new school, together with indicative costs.
- 1.16 It is from this feasibility study that the provisional financial obligations to the Council have been identified, and which are now being set out in this report. The full feasibility study was due to be shared with the Council at the beginning of June but is still awaited.

- 1.17 The Council is required to commit to meet those costs for which it is responsible before the scheme can proceed to the next phase which will see detailed design work undertaken. The DfE programme indicates that this detailed design work will be commissioned in August.
- 1.18 As costs will remain indicative until detailed tender submissions are received by DfE, approval is sought from Cabinet to those indicative costs, and to then delegate authority to the Executive Director of Finance to agree final costs once determined.
- 1.19 The indicative costs falling to the Council are set out in Part B to this report.
- 1.20 Provision has been made within the Children's Service schools capital budget to meet these financial obligations.
- 1.21 Ordinarily, the access road would form part of the school, with the cost met by DfE, and only at the point where works become necessary to link to the main highway, would the Council become liable for costs. In this instance, because the Council requires the access road to be available to serve the potential development site to the North, it must meet the full cost of that provision.
- 1.22 It is for this reason that the Council's financial obligations are higher than would otherwise be the case.
- 1.23 In identifying the Spring Lane site as the preferred location for the new secondary school, it recognised the need to make appropriate arrangements in relation to the existing Council activity on the Spring Lane site that includes the Pupil Referral Unit (Spring Lane School) and the leisure centre.
- 1.24 The Council has been asked to provide full vacant possession of the site, by September 2022. For the project to proceed the very latest date for vacant possession is the 1<sup>st</sup> March 2024. An agreement for lease will be entered in to, the parties have been in the process of agreeing a draft head of terms in advance of entering into formal lease arrangements.
- 1.25 The Council is undertaking an options appraisal on the plans to relocate the Pupil Referral Unit. If the resultant option is unable to meet the September 2023 deadline to vacate the Spring Lane site, an interim temporary solution will be developed to enable the vacant possession date to be achieved.
- 1.26 Provision is made within the Children's Services schools capital programme to meet the cost of a relocation option, subject to the level of those capital costs being determined.

1.27 The financial arrangements relating to the relocation of the Pupil Referral Unit will be subject of a separate report to Cabinet, once indicative costs have been determined.

1.28 In addition, the Council is committed to the re-provision of the existing leisure centre facilities, to be located in the new Town Centre Hub. Interim arrangements are being explored to support a continued leisure, health and wellbeing offer during the period between the existing leisure centre closing, and the new facility opening in the summer 2024.

1.29 The funding relating to the re-provision of the Leisure Centre has been approved previously.

## **Recommendation(s)**

That Radcliffe Cabinet Committee:

- Note the indicative financial costs that will fall to the Council.
- Note that the Cabinet will be asked to approve the funding of indicative costs as set out in Part B of this report, to meet the Council's financial obligations, to be met from the Children's Services schools capital programme.
- Note that the Cabinet will be asked to delegate approval of the final costs to the Executive Director of Finance.

## **Reasons for recommendation(s)**

- To unlock the delivery of a new secondary school for Radcliffe.
- Utilise a Council owned Brownfield site for development.

## **Alternative options considered and rejected**

In order to deliver the new school in Radcliffe, the Council is required to confirm that it will commit to meet certain financial obligations. Failure to provide such a commitment will prevent the scheme from being progressed.

---

## **Report Author and Contact Details:**

*Name: Paul Cooke*

*Position: Strategic Lead*

*Department: Education services*

*E-mail: [p.cooke@bury.gov.uk](mailto:p.cooke@bury.gov.uk)*

---

---

### **Links with the Corporate Priorities:**

The provision of the new school will support key ambitions of the Let's do it strategy:

- A better future for the children of the borough
- A better quality of life

The community of Radcliffe faces key challenges:

- The percentage of Radcliffe young people achieving five good GCSE's is 55.8%, for Bury as a whole it is 62.1%.
- A greater proportion of Radcliffe residents are in poor health or with limiting long term illness than for the population of Bury as a whole, and more Radcliffe children at age 4 and 10 have excess weight compared to the same borough-wide cohort, a trend that continues on into adulthood.
- Deaths from heart disease are significantly greater for Radcliffe residents than for Bury.
- Unemployment, including long term unemployment is greater for Radcliffe residents than for Bury residents as a whole.
- A greater proportion of Radcliffe residents live within one of the most 20% deprived areas nationally, when compared with all Bury residents.
- From a total secondary age cohort of 11,203 students in all Bury schools, 1,733 (15.5%) are resident in Radcliffe. 82% of the Radcliffe resident cohort attend a Bury school, with the balance travelling outside the borough.
- 36% of the Radcliffe resident secondary age cohort travel over 2½ miles to access a secondary school place. This compares with 18% of the total Bury resident secondary age cohort travelling over the same distance.
- A high number of extra district pupils, resident in neighbouring local authority areas, have historically applied for and secured places in a Bury school. For the Radcliffe resident secondary age cohort this trend is reversed with 18% travelling outside the borough.

Given this education, health and employment profile, there is a clear need for a fresh and different approach to supporting Radcliffe people, and building community resilience. Strong leadership from schools and in particular the new secondary school is fundamental to this.

---

### **Equality Impact and Considerations:**

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.

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.

The provision of a high quality secondary school will contribute to measures designed to address these inequalities.

The new school will help to minimize travel distances to school, improve accessibility to local school provision, and increase parental choice.

The new school is not expected to have an adverse impact on any group with protected characteristics.

---

### **Environmental Impact and Considerations:**

The Department for Education is responsible for the design and delivery of the project and is committed to lowering the carbon footprint of new schools, both during construction and during the lifetime of the building.

---

### **Assessment and Mitigation of Risk:**

<b>Risk / opportunity</b>	<b>Mitigation</b>
Failure to agree the funding to meet the Council's financial obligations will impact on the timely delivery of the project  The full extent of capital costs falling to the Council will not be known until more detailed design and planning has been completed	The recommendations set out in this report respond to these risks in identifying the indicative costs, and the budgets from which these can be funded.

---

### **Legal Implications:**

The DfE have insisted they require vacant possession of this site by 2024 to ensure all expectations are met with regards to the development.

As set out in the report the Council and DfE will enter into an agreement for lease, a draft head of terms are currently being considered. It is proposed that there will be binding obligations on the Authority to provide vacant possession. Legal advice and assistance will be provided throughout.

The procurement route to be undertaken by the DfE is a lawfully compliant one.

---

### **Financial Implications:**

Funding has been identified within the Education capital programme for this work.

In terms of the relocation of the pupil referral unit a separate report will be brought to Cabinet at a later date and the costs associated with that part of the scheme will be contained within that report. There is separate provision within the Education capital programme for this element of the scheme.

Work is still ongoing to understand the Council's obligations in respect of the Heads of Terms and any potential financial penalties due to delays in providing vacant possession of the site.

---

**Background papers:**

New High School for Radcliffe. Long Leasehold to Star Academy Trust – 18<sup>th</sup> November 2021.

Radcliffe – Establishment of a new secondary school – Report to Cabinet 24<sup>th</sup> March 2021. [Radcliffe Establishment of a new secondary school.pdf \(bury.gov.uk\)](#)

Radcliffe – Secondary School Provision Lease of land off Spring Lane, Radcliffe - Report to Cabinet 26<sup>th</sup> February 2020. [FINAL 2020-02-26 Cabinet Report Radcliffe School final.pdf \(bury.gov.uk\)](#)

Radcliffe – Secondary School Provision – Report to Cabinet 13<sup>th</sup> November 2019. [2019-11-13 Cabinet Report Radcliffe School.pdf \(bury.gov.uk\)](#)

This page is intentionally left blank



By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank