

AGENDA FOR

RADCLIFFE CABINET COMMITTEE



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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:-

Date:	Thursday, 10 November 2022
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, 8th November 2022.

4 MINUTES *(Pages 5 - 12)*

Minutes from the meeting held on 11th July 2022 are attached.

5 WORK PLANNING AND GOVERNANCE *(Pages 13 - 16)*

Report of the Director of Law and Governance is attached.

6 HUB PROJECT PUBLIC CONSULTATION UPDATE *(Pages 17 - 20)*

PowerPoint presentation to be given at the meeting.

7 EAST LANCASHIRE PAPER MILL SITE UPDATE - PART A *(Pages 21 - 26)*

A report of the Leader and Cabinet Member for Strategic Growth and Skills to Cabinet on 16 November 2022 is attached.

8 PREVIOUS REPORTS TO CABINET

a 3G ALL WEATHER PITCH REDBANK PF RADCLIFFE *(Pages 27 - 36)*

A report of the Cabinet Member for Environment, Climate Change and Operations to Cabinet on 7 September 2022 is attached.

b RELOCATION OF PUPIL REFERRAL UNIT (SPRING LANE SCHOOL) - PART A *(Pages 37 - 42)*

A report of the Cabinet Member for Children and Young People to Cabinet on 7 September 2022 is attached.

c SECONDARY SCHOOL PROVISION IN RADCLIFFE – FINANCIAL APPROVAL TO COUNCIL’S FUNDING OBLIGATIONS – ADDITIONAL SITE COSTS - PART A *(Pages 43 - 48)*

A report of the Cabinet Member for Children and Young People to Cabinet on 7 September 2022 is attached.

9 ANY OTHER BUSINESS

10 EXCLUSION OF PRESS AND PUBLIC

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

11 RADCLIFFE HUB MONTHLY DASHBOARD REPORT (Pages 49 - 50)

Confidential dashboard discussed at previous meetings attached.

12 HUB PROJECT PROGRAMME OVERVIEW (Pages 51 - 56)

Verbal update to be given at the meeting, accompanied by attached confidential Gantt Chart.

13 EAST LANCASHIRE PAPER MILL SITE UPDATE - PART B (Pages 57 - 64)

A report of the Leader and Cabinet Member for Strategic Growth and Skills to Cabinet on 16 November 2022 is attached.

14 PREVIOUS REPORTS TO CABINET (PART B PAPERS)

a RELOCATION OF PUPIL REFERRAL UNIT (SPRING LANE SCHOOL) - PART B (Pages 65 - 68)

A report of the Cabinet Member for Children and Young People to Cabinet on 7 September 2022 is attached.

b SECONDARY SCHOOL PROVISION IN RADCLIFFE – FINANCIAL APPROVAL TO COUNCIL’S FUNDING OBLIGATIONS – ADDITIONAL SITE COSTS - PART B (Pages 69 - 70)

A report of the Cabinet Member for Children and Young People to Cabinet on 7 September 2022 is attached.

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Minutes of: RADCLIFFE CABINET COMMITTEE

Date of Meeting: 11 July 2022

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

Public Attendance: Two members of the public were present at the meeting.

Apologies for Absence: Councillor C Morris

1 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Charlotte Morris.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 PUBLIC QUESTION TIME

The following question was submitted in advance of the meeting by a member of the public, Alicia Carlin:

How much is it going cost to turn the basement in Radcliffe market into the new civic hall? Would it not be cheaper to put the civic hall in the Hub or refurbish the library? When it comes to tanking a basement in a house it is a very expensive job.

Responding, Councillor Eamonn O'Brien reported that the project does not include the construction of a new civic hall. He advised that if a large scale events space similar to that being created in the Market basement were included within the Hub building, we would either need to reduce the floor space allocated to the leisure and library services, or significantly increase the floor space by constructing an additional floor. We would need to introduce commercial serving space, and the capacity of such a space would demand that we increased the provision of WCs, passenger lifts, widen corridors and staircases, increase access/egress points into the building, and storage space for furniture and equipment. This would be prohibitively expensive and the height and massing of the building would be unlikely to secure planning consent.

With regards to the library, the existing library building was refurbished relatively recently and is in a good state of repair and as such the proposed use of this space as an enterprise centre will require very little reconfiguration/refurbishment work with minimal costs incurred. Irrespective of the plans to regenerate the town centre, remedial works to the Market building are required to ensure it remains safe and structurally sound. Repeated flooding over many years have undermined the structural integrity of the building and therefore these works are essential to safeguard the continued use of the Market. The cost of these maintenance works is being met by capital budgets earmarked to manage and maintain our estate.

The following question was submitted in advance of the meeting by a member of the public, Louise James:

What action is being taken to address the eyesores which are the long empty and dilapidated buildings in the town centre e.g. buildings at the corner of Stand Lane/Pilkington Way and the old Adamson's Solicitors office on Blackburn St? Even though they are not owned by the Council, there should be some mechanism to disincentivise landlords/owners from leaving properties empty long term. The regeneration is significantly undermined by such properties.

Responding, Councillor Eamonn O'Brien reported that he had sympathy for this issue, and the Council were continuing to make attempts to engage with the owners of those buildings and keep all options open and on the table, continuing the works and improvements set out in the Strategic Regeneration Framework (SRF). This would build confidence in the Town Centre and encourage private sector investment, with these buildings changing ownership to new businesses who wanted to have a presence in the area.

The following question was submitted in advance of the meeting by a member of the public, Judith Sheppard:

What are the 'specific' plans for Radcliffe Market Basement?

This will be a major project with the basement being tanked and kept watertight. The council claim that by waterproofing the Market basement, will provide space that could be used for community and cultural events.

Whilst I agree that Radcliffe needs this type of space, it is certainly not needed in a dungeon. Do you not think that it would be more cost effective to use the upper floor of the library building retaining a public building for the benefit of the town and its heritage? Is this a realistic project seeing that there are still no costings for the work required in the market basement?

Responding, Councillor Eamonn O'Brien reported that our project work will firstly involve remedial works to the Radcliffe Market building, ensuring that it is structurally sound and water tight. Reconfiguration and refurbishment works will then be carried out to install a new passenger lift and stair cores, ensuring the basement level of the Market is fully accessible and compliant with fire safety regulations. An events space will be created, alongside supporting and ancillary spaces such as a bar/servery, storage areas and public toilets including a Changing Places toilet. Design work is on display in the Regen office on Dale Street, where the project team will be happy to discuss these proposals and answer any questions.

Alongside the physical regeneration project work, progress is also underway to shape a programme of cultural activity in the town centre. The Radcliffe Community Plan is the collaborative vehicle being utilised by the Council and other partner agencies, to engage with local community groups, schools, businesses and residents. The emerging programme will be designed with, and for local people, celebrating culture, place and heritage. The events space in the Market will form part of a campus of civic spaces, all of which will host this cultural offer.

The project will firstly safeguard the Market building from the threat of flooding and address the damage water ingress has caused over the years. Radcliffe Market is a prized asset, which not only provides local jobs and drives footfall into the town centre supporting the day and night time economy, but also supports a wide range of events which directly support and benefit the local community. It is essential therefore that it sits at the core of efforts to regenerate the town centre. Our work seeks to transform the Market Basement from its current uninhabitable state, into a commercially viable space that can host an even wider range of activities and build upon the existing success of Market based community events, creating space that allows increasing numbers of groups to use it.

Our focus is very much on a 'campus of spaces', which complement rather than compete with each other, and collectively create a diverse offer in the town centre. The Market basement is just one element of this. Further community space is also being created in the new Hub

building, and investment here is being strengthened by improving the surrounding public realm, as well as developing the Enterprise Centre in the existing library building, which will continue to be available for community use and remain as a much loved heritage asset.

Councillor O'Brien advised that yes, this is a realistic project. The proposals as outlined in the Levelling Up Fund bid have undergone rigorous appraisal and review internally within the Council and from assessors at the Department for Levelling Up, Housing and Communities, to establish that the project is deliverable within budget and programme, and that the cost benefit ratio evidencing value for money is met. The Council do have a cost plan for this, and all other elements of the project. This is managed, monitored and reported on a monthly basis by a project team who have experience in delivering complex capital construction projects. Over the past 12 months a huge amount of progress has been made to ensure the successful delivery of the project – the acquisition of the development site, assembly of the professional project team, procurement of contractor and design team, commissioning of surveys and site investigations, development of the design and technical schematics and securing an unprecedented level of investment from the Levelling Up Fund (LUF). Despite the scale and complexity of the work, the project remains on programme and work will start on site at the end of 2022.

As with any major construction project, extensive survey works are required to inform the design, which in turn has to be developed from outline concepts to final proposals. At every stage, costs are reviewed. We are currently at RIBA Stage Three, where survey and design work remain ongoing. It is not until the end of RIBA Stage Four, that the contractor will take all packages out to the market and tender the works – thus informing the final costs. Up until this point, forecasts are based on cost pm² provisional sums and average market rates, with appropriate percentage allowances for risk and contingency.

A further supplementary question was submitted:

What is the Council's backlog maintenance fund as you refer to it within the report saying that additional funding from the 'Levelling up fund' could also be used to pay for the basement refurbishment?

Councillor O'Brien reported that the annual capital budget is partly used to maintain our assets (the Council owned estate and capital equipment) and therefore funds ongoing and backlog maintenance and remedial works. This ensures we can continue to safely operate and manage our buildings. Work to the Radcliffe Market Basement includes both remedial works funded by the capital maintenance budget, and refurbishment works funded by both the LUF and Council's regeneration investment fund.

The following question was submitted in advance of the meeting by a member of the public, Alan Sheppard:

There has been a lot of talk about the Radcliffe 'Hub', however regeneration is about much more. Radcliffe needs new shopping space, bars and eating places, an exciting day and evening economy. The town needs to be attractive to visitors, the walk to the town from the Metrolink is a disgrace, it can feel threatening to pedestrians, particularly in the darker hours. Specifically, I want to know what has been done to address those, not your thoughts and vague plans, but what contracts have been signed, tell us in detail what the progress is on things other than the 'Hub'.

Responding, Councillor Eamonn O'Brien reported that this was about more than the Hub, it was also the Market Chambers building, the basement space, the enterprise Centre at the library, and work at Green Street. He advised that the Market Chambers building is being fully refurbished as part of the Hub project, which includes four commercial units on ground floor

and a further three on the floors above. We are currently in discussion with four prospective tenants. We are not in a position to disclose the specific detail of contracts being negotiated at this time. The Hub building also includes a ground floor commercial unit, and the proposed investment case and details of the operator model are due to be reviewed by our Programme Board in July. Development of the North Block, which is intended to include a mixed use commercial offer, is progressing through procurement activity currently. Once a development partner is secured, plans will be developed which detail the scope and size of retail units. Proposals for a commercial offer on the Green Street site are currently being reviewed as part of a formal planning application process.

A further supplementary question was submitted:

What is the timeline for residents seeing evidence of new shops and bars etc? Do we have to wait until the 'Hub' is finished or will work on the retail establishments progress at the same time?

Councillor O'Brien reported that final design packages for commercial spaces in the Market Chambers and Hub will be available in the Autumn, ahead of works commencing on site before the end of the year. RIBA Stage Three proposals are currently on display in the Regen office and the Project Team are available to discuss these plans and answer any questions. He advised that everything was on schedule, and the timescale for the commercial offer for the North Block will depend upon the procurement route and agreement negotiated with a development partner.

The following question was submitted in advance of the meeting by a member of the public, Ian Hayes:

Against a backdrop of rising energy costs and national shortage of chlorine will the council review the financial viability of a swimming pool in the proposed Hub using an unconnected third party firm of accountants paying particular attention to the significant element of variable costs in its day to day operation and forecast footfall. Ideally a firm with analytical insolvency experience not merely a big four numbers cruncher.

Responding, Councillor Eamonn O'Brien reported that as part of our initial strategic business case for new leisure centre, we undertook a full business analysis with an external company. This has helped plan for the new civic Hub. There will be new commercial aspects available to us within the civic Hub which will enable us to deliver a more sustainable model.

The Hub and its facility are being designed and developed with a range of key partners ranging from local authority, health, and wider voluntary sector. The way we have designed the pool allows us to maximise income through a new separate teaching learner pool and six lane pool to ensure a long term financially viable facility, which is fit for the whole community. This facility will not only deliver on the corporate and financial aspect that have been set within the facility, but the Hub will also be a new way of engaging and improving the health and wellbeing of the community from education of young generation, to having an impact on the health and wellbeing and being of the population. The pool itself as a new build is being designed with long-term cost-effective solution that will aim to reduce our energy usage and costs alongside system that will reduce our chemical usage, aiming to make this site as sustainable and efficient to run as we can.

Part of the corporate planning and the setting of our financial goal will be done as part of a wider full strategic review for this facility. This will take in to account the operation and our associated cost of all amenities for the site and the footfall and engagement we need to achieve or supersede these aims.

We are aiming to be fully engage with the community and its resident to maximise the usage of the site and the pool areas to provide great benefit to all in the borough.

A further supplementary question was submitted:

Will the council consider land behind the former Town Hall for a new pool where one once existed (along the lines of the successful small scale "Waves" pool in Nelson (creating dual usage of the existing Whittaker St car park)?

Councillor O'Brien reported that the Hub is a community focused building housing a wider wellness offer, including wet and dry leisure, library and adult education, community space, commercial space, and an office accommodation for public facing services. This follows a well-established model in GM and reflects the 'Moment to Pivot' strategy as well as our own objectives outlined in Let's Do It.

As evidenced in our bid to the LUF, the Benefit-Cost Ratio of this proposed development not only met the required threshold but exceeded it – location was a key part of this. The town centre location is highly visible and easily accessible, with immediate adjacency to the bus station and easy access to the Metrolink line. The development will drive footfall into the town centre, which has been dwindling for many years due to changing retail habits; a situation exacerbated by the COVID pandemic. A traditional leisure centre development, as part of a fragmented estate approach is unlikely to be viable in the longer term. A location outside of the town centre would have limited benefit to the economic prosperity of the high street.

The following question was submitted in advance of the meeting by a member of the public, David Arnfield:

I would like to know how many active retail shops are in Radcliffe centre at this moment and how may will there be after the Hub is constructed?

I would like to add that I don't go to gyms or pubs but I do find shopping necessary.

Responding, Councillor Eamonn O'Brien reported that within the South Block, where the Hub will be located, there are currently two retail shops – Boots and Shades of Sentiment. The card shop will remain in the town centre, and negotiations are progressing well to retain the pharmacy. There are a further eight commercial units; five are moving to properties in the centre of Radcliffe and five have opted to accept compensation rather than be relocated. In addition, three new commercial tenants are currently in discussions with the Council regarding leases on retail units in the Market Chambers, which is being fully refurbished as part of the project.

The eight commercial units in the North Block remain occupied and active. Development of this site will include mixed use commercial space (including retail) and car parking. Once timescales are determined we will be working with these businesses to support relocation where possible.

4 MINUTES

It was agreed:

That the minutes of the meeting held on 8 March 2022 be approved as a correct record and signed by the Chair, subject to the inclusion of a request for a profit/loss business plan for the Market Chambers building.

With regards to matters arising, Jacqui Dennis, Director of Law and Democratic Services, advised that a note would be sent to Members within the next 7 days regarding the title

investigation on the library, Becca Lord, Major Project Manager - Radcliffe, advised that the cost plan dashboard documents would be shared, and that a profit/loss business plan for the Market Chambers building could be provided for the next meeting.

5 TERMS OF REFERENCE

The Committee formally received and noted its terms of reference.

In response to a question about the Radcliffe Regeneration Advisory Group (RRAG), it was noted that the Group hadn't met since August but that the Radcliffe Community Hub manager was still meeting with local groups and continuing to build networks, while officers continued to link in with existing local forums in order to reach out to the community in the absence of RRAG meetings. It was agreed that an update on the status of the RRAG be brought to the next meeting of this Committee.

It was agreed:

That the terms of reference be noted, and that an update on the status of the RRAG be brought to the next meeting.

6 SECONDARY SCHOOL PROVISION IN RADCLIFFE - FINANCIAL APPROVAL TO COUNCIL'S FUNDING OBLIGATION - PART A

The Committee received a report of the Cabinet Member for Children and Young People regarding the delivery of a new secondary school in Radcliffe. Ordinarily, the Department for Education (DfE) would primarily work with the sponsor, in this case Star Academy, to agree the design and delivery milestones for the new Free School but given the critical role that the Council has played in securing the approval for the new school and the important role the new school plays in the wider socio-economic regeneration of Radcliffe, the Council has continued to meet with DfE and Star Academy on a monthly basis to maintain progress. This report focused on the financial approvals needed from the Council, to be funded from Children's Services schools capital budget, and it was noted that a range of factors had been discussed regarding which organisation would be financially responsible for each to ensure a fair distribution of costs.

Members noted that work with local primary schools had begun with Star Academy regarding attendance and curriculums but that it was challenging to keep the DfE focussed on Radcliffe delivery in the context of its wider remit. In response to Members' questions, it was noted that a meeting had been scheduled in August with the Radcliffe Swimming & Waterpolo Club when the project would enter RIBA Stage 4 and more detailed information would be available. It was also noted that Sports England were currently reviewing the plans for the swimming pool, after which these could be shared more widely.

In response to further questions, it was noted that the North Block plans were at an early stage but was planned to be mixed use with a combination of parking and some retail. With regards to the feasibility study, it was noted that although this was overdue, it had been followed up and regular contact continued with Star Academy and the DfE.

It was agreed that:

The Radcliffe Cabinet Committee:

1. Note the indicative financial costs that will fall to the Council;
2. 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; and

3. Note that the Cabinet will be asked to delegate approval of the final costs to the Executive Director of Finance.

7 ANY OTHER BUSINESS

It was noted that the Wellness team were looking at the decant and interim arrangements for the break between leisure offers, and it was agreed that an update be brought to the next meeting.

8 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.

9 SECONDARY SCHOOL PROVISION IN RADCLIFFE - FINANCIAL APPROVAL TO COUNCIL'S FUNDING OBLIGATION - PART B

The Committee received a Part B report of the Cabinet Member for Children and Young People regarding the delivery of a new secondary school in Radcliffe. This report set out the indicative costs falling to the Council.

COUNCILLOR E O'BRIEN
Chair

(Note: The meeting started at 5.30 pm and ended at 6.15 pm)

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Classification: Open	Decision Type: Non-Key
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Report to:	Radcliffe Cabinet Committee	Date: 10 November 2022
Subject:	Work Planning and Governance	
Report of:	Jacqui Dennis, Director of Law and Democratic Services	

Summary

1. This report seeks to clarify the remit and powers of the Radcliffe Cabinet Committee and to propose a suitable way forward for the Committee to consider relevant business in a timely manner.

Recommendation(s)

2. That the Radcliffe Cabinet Committee be scheduled on a monthly basis, with the understanding that meetings will only proceed when there is relevant business and will be otherwise cancelled. It is not anticipated that the Committee will meet any more often than currently.

Reasons for recommendation(s)

3. To better streamline decision making processes and allow more meaningful cross-party engagement.

Alternative options considered and rejected

4. N/A

Report Author and Contact Details:

Name: Philippa Braithwaite

Position: Principal Democratic Services Officer

Department: Legal and Democratic Services

E-mail: p.braithwaite@bury.gov.uk

Background

5. The Radcliffe Cabinet Committee was set up in 2020 as part of a new structure of governance put in place in order to provide clear roles and responsibilities for oversight and delivery of the Radcliffe Strategic Regeneration Framework (SRF).
6. It was agreed at that time that each tier in the hierarchy would have clear terms of reference and division of responsibilities to enable the delivery of the SRF and other regeneration initiatives that may emerge over time. The Radcliffe Advisory Committee is in the process of being re-established.

Radcliffe Cabinet Committee Terms of Reference

7. The Terms of Reference for the Committee are as follows:

**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.

Decision-Making Arrangements and Scheduling of Meetings

8. As stated in the Terms of Reference, the Radcliffe Cabinet Committee (RCC) provides political leadership for the delivery of the SRF and provides cross-party engagement. The terms of reference refer to Members being appointed on the basis of political balance; it should be noted that this balance relates to

the Radcliffe Wards and not the Council as a whole, with each political party with a Ward Councillor in Radcliffe having a seat on the Committee.

9. Currently meetings are scheduled every two months and should occur before Cabinet to allow reports to go first to the RCC for cross-party discussion and then on to Cabinet for decision, this is designed to allow the RCC to have input into decisions.
10. All decisions being made on Radcliffe SRF matters are taken to full Cabinet meetings or are under existing delegations to the Regeneration Board. The three Cabinet Members on the RCC are voting Members and although the RCC has no decision making powers it can make recommendations to Cabinet.
11. Although this bi-monthly arrangement works in theory, in practice decisions have been required at Cabinet meetings on Radcliffe matters which do not sync with the current RCC schedule. Meetings have therefore been held where RCC are receiving papers that Cabinet have already approved, not allowing for the cross-party engagement prior to decision-making.
12. This meeting's agenda is an example of this, with the Relocation of Pupil Referral Unit, Secondary School Provision in Radcliffe, and Radcliffe 3G Football Turf Pitch reports being considered by Cabinet on 7th September, prior to the scheduled RCC meeting on 13th September (which was subsequently postponed).
13. Efforts have been made to reschedule RCC meetings to coincide with decisions where possible, but this has resulted in late scheduling of meetings causing confusion and difficulties in Councillor availability.
14. This report proposes that RCC meetings will be scheduled on a monthly basis to better coincide with Cabinet meetings, on the understanding that meetings will only be held when there is relevant business. Where there is no business the meetings will be cancelled from diaries.
15. It is anticipated that the RCC will not meet more often than currently (i.e. every other month at most), but the additional scheduling will allow flexibility so the RCC can consider and comment on reports before they go to Cabinet.

Links with the Corporate Priorities:

16. N/A

Equality Impact and Considerations:

17. N/A

Environmental Impact and Considerations:

18. N/A

Assessment and Mitigation of Risk:

19. N/A

Legal Implications:

20. Ensuring synchronised meeting schedules will strengthen decision making, allowing for cross-party consideration of reports to feed relevant comments and concerns back to Cabinet before decisions are made.

Financial Implications:

21. There are no financial implications.

Background papers:

“Radcliffe Strategic Development Framework (SRF)” – report to Cabinet, 2 September 2020:

<https://councildecisions.bury.gov.uk/documents/s23841/Radcliffe%20SRF%20-%20Cabinet%20Report%20September%202020%20-%20V10.pdf>

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

Term	Meaning
SRF	Strategic Regeneration Framework
RCC	Radcliffe Cabinet Committee

Radcliffe Public Engagement Update – The Hub Project

Presented by:

Rebecca Lord
Head of Levelling Up Project Delivery
r.lord@bury.gov.uk

Business Growth & Infrastructure



1

Hub Project – Stakeholder Engagement Strategy

Strategy Outline



Key Messages – Objectives, options, scope and design, logistics, timescales and budget

Aims – Decision making, pro-active and responsive management of the live project, raising awareness

Roles & Responsibilities - RACI

Stakeholder Analysis – identification, analysis and engagement

Communications Methodology – materials, forums/platforms, frequency, audience

Supporting Documents – PEP, RACI matrix, Directory & Risk Register

Business Growth & Infrastructure



2

Hub Project – Consultation Approach

- **Regeneration Office** – drop in space with an open door policy
- **PMO Communications** – newsletter, webpages, social media, email and telephone
- **Governance Structure** – Radcliffe Regeneration Delivery Board, Radcliffe Executive Sub-Committee, BGI Regeneration Board, Radcliffe Cabinet Committee
- **Community Engagement Events** – attendance at community meetings and hosting consultation events
- **Pupil Parliament** – focused engagement with the ten primary schools in Radcliffe, their students and families
- **Specific User Group Meetings** – targeted consultation dependant upon project outputs

Business Growth & Infrastructure



3

Hub Project – Consultation Response

- **Regeneration Office** – Opening in September 2021 - 122 days and 5 mornings of opening, 477 visitors, 42 feedback forms submitted
- **PMO Communications** – newsletter, webpages, social media, email and telephone – Distribution to 17,108 households and 65 local groups contacted via email, 406 website visits and 147 surveys returned, 4 requests for telephone call-back, 26 emails to Radcliffe Regeneration with queries/concerns/suggestions, 17 emails to project lead requesting a meeting and/or presentation material
- **Governance Structure** – Radcliffe Regeneration Delivery Board, Radcliffe Executive Sub-Committee, BGI Regeneration Board, Radcliffe Cabinet Committee
- **Community Engagement Events** – attendance at community meetings and hosting consultation events (Bury2Gether, Women of Worth, Veterans, Rotary Club, Swimming & Water Polo Club, Radcliffe Athletics Club, Radcliffe Growing Together, Spirit of Place programme, Radcliffe Juniors football camp, Inspiring women funday, Community Pitch and events hosted at Radcliffe Library (146 attendees) Radcliffe Leisure Centre (68 attendees) Radcliffe Market (37 attendees)

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4

Hub Project – Consultation Suggestions

- **Regeneration Office** – Attendance from across a wider range of council services with more material around the wider SRF
- **PMO Communications** – Improved webpages and dedicated social media, permanent information point displays at the library, leisure centre, Market and Piazza Information Board
- **Governance Structure** – Reconvening RRAG
- **Community Engagement Events** – Continued attendance at RGT, Social Value Pitch event (December), attendance at community events upon request, ensuring feedback is responded to and implementation where appropriate can be demonstrated – i.e. *you said, we did*
- **Specific User Group Meetings** – targeted consultation to develop designs for library spaces, community spaces, roof activity space, public realm and artwork commissions
- **Hard to reach groups** – include materials in areas such as Supermarkets, GP Surgeries, Tenant Association Information Boards, Schools, Community Halls etc; continue to diversify opportunities to engage – i.e. cultural programmes

Business Growth & Infrastructure



5

Hub Project – Consultation Feedback Themes

Frequently Asked Questions:

- **Hub Project FAQs** – Opening hours, charges for activities, café operator and prices, market basement operator
- **Wider SRF Regeneration FAQs** – Parking, town centre retail space, temporary provision of leisure services, proposals for the Enterprise Centre

Suggestions (physical assets):

- Cash Machine
- Space for outdoor markets and events
- Community kitchen/cookery space
- Community 'Living Room'

Suggestions (services and collaborative working):

- Mental Health support – programmes linked to domestic violence victim support, addiction recovery, bereavement support
- Early Years support
- Healthy Eating – programmes linked to cookery/ informed food choices
- Collaboration – arts programmes, anti-poverty groups and support groups around food/fuel poverty
- Older persons support – programmes focused loneliness, dementia awareness, support for carers

Business Growth & Infrastructure



6

Hub Project - Officers

Key Contacts

Rebecca Lord
Major Projects Manager
r.lord@bury.gov.uk

Paul Lakin
Director of Regeneration
p.lakin@bury.gov.uk

Business Growth & Infrastructure





Classification	Decision Type
Open	Key

Report to:	Cabinet	Date: 16 November 2022
Subject:	East Lancashire Paper Mill Site Update (Part A)	
Report of:	Leader and Cabinet Member for Strategic Growth and Skills	

SUMMARY

- The East Lancashire Paper Mill (ELPM) site is the single largest vacant brownfield site for new housing in Bury District. The Council has been working in partnership with Homes England since 2016, as joint owners to de-risk the site and pursue a delivery strategy to bring the site forward for redevelopment for housing, together with open space and replacement cricket facilities.
- The delivery strategy has included the procurement of a development partner (Morris Homes) who as part of an Invitation To Tender (ITT) procurement exercise were the preferred bidder and approved by Cabinet in March 2022. The council has now entered in to a Collaboration Agreement with Homes England, which will see Bury's land transferred to Homes England for onward lease with Morris Homes.
- Following approval to enter in to a collaboration agreement with Homes England in March 2022 and approval of the original offer on the site, the Council, Homes England and Morris Homes have formed a Project Team to review the viability of the original proposal, instructing external consultants to validate original assumptions. Each party as continued to work collaboratively to de-risk the site and progress the planning, cricket club relocation and delivery strategy for the project.
- This report provides an update to the March 2022 Cabinet Paper 'East Lancashire Paper Site Update' and sets out changes in the original offer approved by Cabinet, resulting from a change in market conditions and viability appraisals.
- Confidential information in relation to the revised offer is contained in Part B of this report.

Recommendation(s)

That Cabinet:

1. Agrees to the revised land value offer received by the Council and Homes England in October 2022, which will result in a reduced capital receipt from Morris Homes (North) Ltd based on a deferred payment basis.

2. Notes the delivery of 25% Affordable homes provision will now be undertaken via a standard S.106 agreement.
3. Notes the extensive partnership work with Homes England (as major land owner) and Morris Homes that has enabled an ambitious delivery schedule to be maintained which will result in housing, improved open space and replacement cricket facilities.
4. Delegate the finalised terms of the land sale agreement to the Executive Director of Place in consultation with the Cabinet Member for Finance, S151 Officer and Monitoring Officer.

Reasons for the decision:

- To ensure that Cabinet are kept fully informed on progress regarding the delivery of the East Lancashire Paper Mill site working in collaboration with Homes England and Morris Homes as the preferred bidder.
- To ensure Cabinet are aware that the previous Section 73 application made on viability grounds has been withdrawn on the basis that the scheme is deemed viable without the need for Homes England funding.
- In light of the above, to ensure approval is in place for agreeing a revised land value offer and Cabinet are appraised of the capital receipt which continues to offer the Council the most attractive financial proposition.

Other options considered and rejected:

The other option considered and rejected is set out in the Part B report.

KEY CONSIDERATIONS

1. Background

- 1.1 The derelict East Lancashire Paper Mill site is the largest brownfield housing site in the district and sits is a significant opportunity within the Radcliffe regeneration programme. The site extends to 21.08ha and represents one of the most exciting housing development opportunities on a brownfield site to come forward in the borough and the City Region. It offers the opportunity to build up to 400 new homes, including 100 affordable homes, together with new open space and replacement cricket facilities.
- 1.2 The site is part owned by Homes England (65%) and part owned by the Council (35%). The Council's ownership comprises two parcels of land, one off Rectory Lane and one at Tower Farm but was offered for sale as a single lot.
- 1.3 The site has a number of complexities which are intrinsically linked across the two ownerships. In light of this, it has previously been recognised that the comprehensive redevelopment of the site as a whole to achieve its full potential is the way forward. The site has been master planned in its entirety and has outline planning consent secured through joint working with Homes England.
- 1.4 In March 2022 Cabinet approved a formal Collaboration Agreement with Homes England, (a legally binding Agreement to comprehensively deliver the ELPM site

for housing, open space and replacement cricket facilities). Cabinet also agreed to the appointment of Morris Homes (preferred developer) and the under bidder developer (Keepmoat), the offers of which were set out in the part B report.

- 1.5 At that time approval was also gained to enter in to the financial payment arrangement for the capital receipt, based on the terms set out in Part B report of this report.

2. Progress Update

- 2.1 Since approval was sought in March 2022, the Council, Homes England and Morris Homes have continued to work jointly as part of a project team to review the commercial terms and explore the potential for Homes England grant (which the original offer was predicated on) however it has subsequently become clear that the assumed viability issues are no longer applicable to justify grant subsidy.
- 2.2 As a result of market changes during this time and uplift in land values, coupled with a review of abnormal costs, officers commissioned updated appraisals which concluded ELPM is viable without Homes England Public subsidy. Therefore S.73 (removing obligation of affordable homes through the planning system on viability grounds) is no longer applicable.
- 2.3 On the basis of Homes England grant being unavailable, Morris Homes were approached to provide a revised land value offer for the site, reflecting that the S.73 application is withdrawn and unavailability of grant funding. This resulted in a revised offer being put forward in October 2022 and the affordable homes provision being required via a standard S.106 agreement.
- 2.3 The Project Team have continued to work collaboratively to de-risk the site and progress the planning and delivery strategy for the project.
- 2.4 In addition to reviewing the viability appraisals and potential for subsidy, significant progress has been made on the following key aspects:
- Site investigations
 - Agreement for Lease
 - Reserved Matters Planning application
 - Cricket club orientation, design and heritage issues
 - Calculating the cost of the Dowry being provided by the Land Trust

3. Delivery programme

- 3.5 Going forward the key provisional timescales for the delivery of the housing project are:
- Formally appoint preferred developer – March 2022
 - Reserved Matters planning application process – December 2022
 - Forecasted planning approval – April 2023
 - Completion of the Lease with Morris Homes (deferred payment) – June 2023
 - Start on site – August 2023
 - House building starts – Mar 2024
 - Mid point construction phase (deferred payment) – Jan 2027

- Housing completion (Freeholds transferred to buyers)
- – Sept 2029

Financial Considerations

Land Payment/Capital receipt

- 4.1 The revised financial offer generates a capital receipt for the Council and Homes England.
- 4.2 Consideration has been given to the financial payment options and this is set out in Part B of the report.
- 4.3 There is also provision for overage under the terms of the Building Lease, which the developer will be required to pay and in accordance with the Collaboration Agreement, the overage money will be distributed between Homes England and the Council based on the agreed Equalisation Rate.

Estate Management Dowry

- 4.4 Morris Homes are working with the Land Trust to put a fully funded management arrangement in place to manage and maintain unadoptable blue and green infrastructure and communal areas into perpetuity.
- 4.5 Bury's element for the Dowry will be deducted from the gross capital receipt and paid directly by the developer to the Land Trust.

5. CONCLUSION

- 5.1 Significant progress has been made in developing the terms of the land value offer, exploring the potential for Homes England Grant which the original offer was predicated on. Whilst this has resulted in a revised reduced offer, the offer has been independently assessed via a Red Book Valuation confirming the offer is line with market rate. This provides further assurance that the preferred 'Development Partner' continues to be Morris Homes and the progress made under the collaboration agreement continues to enable the delivery of 400 new homes on the ELPM site.
- 5.2 The delivery of this site will make a substantial contribution to the regeneration of Radcliffe, providing much needed new homes and will ensure this long-standing derelict site is comprehensively developed.

Links with the Corporate Priorities:

The delivery of the ELPM site contributes towards meeting the Council's priorities across a range of policy areas including increasing the supply of housing to meet housing needs. It addresses a derelict brownfield site, provides for the delivery of a diverse housing development as well as open space and replacement cricket facilities and provides an opportunity to create successful and inclusive neighbourhoods in conjunction with the Bury 2030 Let's do it Strategy.

Equality Impact and considerations:

This proposal does not adversely affect equality.

This delivery of this new development by the selected developer will promote equality of access to housing and address local housing need.

Environmental Impact and Considerations:

The new homes are expected to be built to Future Homes Standard, in line with updated building regulations and include installation of energy efficiency measures to reduce fuel bills and cut carbon emissions.

Assessment of Risk:

The following risks apply to the decision:

Risk / opportunity	Mitigation
<p>Opportunity Delivery of much needed housing on the largest brownfield site in the district</p>	<p>Continue with the preferred developer and enable the site to be accelerated for development.</p>
<p>Risk Development and construction costs increase.</p>	<p>As part of the contractual arrangements, the developer takes all the risk on cost.</p>
<p>Risk The security of the capital receipt based on the financial payment terms.</p>	<p>As per the Part B report</p>
<p>Risk Downturn in marketplace slows the delivery of homes and the building lease is forfeited.</p>	<p>If delivery of the development on site stalls, Homes England have contingency measures in place to ensure delivery.</p> <p>If the Building Lease is forfeited, as part of the Collaboration Agreement with Homes England, control mechanisms are in place which include remarketing the site and agreeing a solution that could include the Council taking back the land.</p>

Legal Implications:

The legal structure for the transaction is lawful and is one which is frequently used.

In accordance with section 123 Local Government Act 1972 provision on disposals, namely that disposals (other than short tenancies) must be for the consideration that is the best that can be reasonably obtained in the market.

Financial Implications:

This is an opportunity for the Council to progress the development of a Brownfield site which will lead to a significant housing development in line with the Councils Housing Strategy. This development will generate a capital receipt for the Council (subject to the communal land dowry). It is recognised that the total area of the land to be developed is currently owned by Homes England 65% and Bury Council 35% therefore the receipt will be received on this basis.

A residential development of this size will also bring sizeable future council tax receipts, although the extent and timing of which cannot yet be quantified and is dependent upon a number of factors including mix and type of accommodation. New Homes Bonus payments may also be payable subject to district wide performance and in compliance with Government policy at the time.

Report Author and Contact Details:

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Position: Brownfield Housing Manager

Department: BGI

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Background papers:

ELPM site – report to Cabinet 9 March 2022

ELPM site – Report to Cabinet 26 May 2021

ELPM Site – Report to Cabinet, 13 March 2020

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

Term	Meaning
ELPM	East Lancashire Paper Mill
Homes England's DDP	Homes England's Delivery Partner Panel
EOI	Expression of interest
ITT	Invitation to Tender



Classification: Open	Decision Type: Key
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Report to:	Cabinet	Date: 07 September 2022
Subject:	Radcliffe 3G Football Turf Pitch	
Report of	Cabinet Member for Environment, Climate Change and Operations	

1.0 Summary

This report provides Cabinet with details of a proposed floodlit 3G Football Turf Pitch (FTP) at Redbank Playing Fields in Radcliffe together with associated pavilion, car parking and grass pitch improvements.

The report also outlines the details of a funding bid submitted to the Football Foundation as well as seeking approval to the overall funding package including expenditure of approved Council capital match funding.

2.0 Recommendation(s)

- 2.1 To approve the overall 3G scheme package including submission for external grants which (subject to grant approval) will total £2,060,000.
- 2.2 Approval to expend the £500,000 capital match funding that is within the Councils approved capital programme (subject to grant approval).
- 2.3 Approval for up to a maximum of £150,000 from Operations Reserve and S106 Reserve to cover any shortfall in partnership funding. The reserve would be used to meet any currently unforeseen costs which may accrue due to changes in inflation rates or planning conditions (subject to grant approval).

3.0 Reasons for recommendation(s)

3.1 Development for 3G FTP's is identified as a priority for Council. The Redbank 3G pitch project has been developed in partnership with the County FA, Football Foundation and Radcliffe Football Foundation. The project aims to maximise external funding and utilises approved capital match funding.

This will provide a much needed facility for the community of Radcliffe, supporting the delivery of the People and Communities Plan for Radcliffe and broader *Let's Do It!* Strategy of the Borough.;

4.0 Alternative options considered and rejected

4.1 A reduced size scheme with a reduced external grant submission. This has been rejected as it would reduce the outcomes of the project and would be less likely to attract external funding.

4.2 Consideration of an alternative site to develop the next 3G FTP within Radcliffe or elsewhere within the Borough. This option has been rejected as it is envisaged

that it could take up to 2 years to develop an alternative site proposal with the Football Foundation.

Report Author and Contact Details:

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Department: Operations

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5.0 Background

Bury Council are seeking to secure investment for various 3G Football Turf Pitch (FTP) developments across the borough. Redbank Playing Fields in Radcliffe has been identified as a priority site within the County FA - Local Football Facilities Plan for Bury, and we have been working with the Football Foundation and County FA who are supporting the development of a business case for an application for funding for a new 3G FTP, associated changing facilities and car parking.

Existing 3G facilities are already in place at Goshen Playing Field (managed by Bury Football Foundation) and at Elton High School (managed by the school)

The Council has also recently commissioned a review and update of the Council's Playing Pitch Strategy (PPS). This will be prepared over the next 12 months in partnership with the Football Foundation, Sport England other National Governing Bodies such as tennis, athletics, cricket and rugby as well as involving local sports clubs.

The new PPS will also review the demand and opportunity for further 3G pitches across the borough as well as improvements to grass pitch sites.

6.0 PROPOSED FACILITIES

Bury Council are the current landowners of Redbank Playing Field, Unsworth Street Radcliffe.

We are seeking to provide 'State of the Art' full size 3G FTP with floodlighting at Redbank PF to address the high local demand for football and other multi-sport activities in addition to a new changing room pavilion and car parking for at least 75 spaces. A new pavilion will have the potential to create appropriate team changing rooms, officials changing rooms, a local community and wellness hub and associated storage whilst providing a 3G FTP by adjusting and reducing the existing grass pitch layout.

It is also planned to implement a 5-year grass pitch improvement programme in partnership with the County FA and FF for all the remaining grass pitches at Redbank PF.

A new organisation known as Radcliffe Football Foundation (RFF) has been established as a Charitable Incorporated Organisation. Once built the Council will consider whether to transfer the asset to the Organization or to establish a formal

25-year self-management agreement with it.

6.2 Community Involvement and Benefit

The development of facilities to support sport and physical activity form part of Radcliffe's People and Communities Plan and broader Strategic Regeneration Framework. Developing such community assets provide the means to engage more local residents in physical activity in their neighbourhoods to increase participation and wellbeing.

We want to target those who are not physically active and/or who have physical and mental health challenges. We also want to reach all young people in the community to promote enjoyment of activity as a basis for life-long participation.

The target audiences are:

1. Children at our local primary schools and special school with a focus on increasing participation by girls and inactive children
2. Young people excluded from school, and those at risk of anti-social behaviour, and substance abuse.
3. People with disabilities and long-term health issues, both mental and physical
4. Radcliffe families as we are in an area identified as having significant health inequalities

We have talked to local voluntary groups and health and education professionals to engage with our target groups.

The Youth Service and the NHS are keen to use the new facilities for service delivery and these are mapped onto the business plan. Bury Sensory Needs Team have been approached to work with Radcliffe Deaf FC to provide opportunities for children in Bury with hearing impairments to play football and participate in Deaf Football competitions. The consultation will be extended to parents and carers when the facilities are open to plan the details of this provision.

Radcliffe Football Foundation volunteers have engaged in consultation activities including –

- Local Primary Schools
- The development of Radcliffe People and Communities Plan
- Young people school holiday club
- Drop in consultation event
- Radcliffe Deaf FC
- Redbank Extra Care Scheme
- Growing Together Radcliffe
- Social media campaign
- Six Town Housing with local tenants leafleted to promote the drop in session

We have used feedback from the community consultation to shape the project design in appropriate ways for a Football Foundation standard 3G pitch project.

Local residents have reviewed the draft plans and have asked for trees to be planted along Unsworth Street to screen the 3G pitch from the houses facing it.

The Youth Service wish to use the pavilion one day a week to work with young people excluded from school in an alternative setting. We are talking to the Youth Service about secure wi-fi access to support online learning activities. They also wish to use the kitchen to provide hot meals for young people attending after school sessions, many of whom do not get hot food at home. The kitchen design will facilitate separate storage for the Youth club from the café operation. We will apply for a Football Foundation grant for activity equipment to support the Youth Club activities which aim to get young people more active.

6.3 Who will run the new 3G Facility

The facility including the 3G, grass pitches and pavilion will be managed and maintained by Radcliffe Football Foundation. A similar Trust (Bury Football Foundation) was set up for the management of the successful Goshen 3G site in Bury East.

The Trust will be mainly formed from Radcliffe Junior FC and Radcliffe FC together with representatives from other key clubs and community groups in Radcliffe. The operation of the Trust and facility will also be overseen on an ongoing basis by the Lancs County FA and Council through a facility steering group which will be required by any external grant awarded.

The first £25k of income from the 3G is passed to the Council to be held in a sinking fund reserve for the longer-term upkeep. The Trust will also be responsible for developing the business plan, community consultation and funding bid in partnership with the Council.

The business plan that will accompany the external funding bid will ensure that all occupancy for the new facility is already in place before submission of the bid. This also includes other aspects of football development and community participation.

6.4 Programme Costs

The tables below show a breakdown of the total costs associated with this programme, on the assumption that external funding is secured from Football Foundation as detailed in Section 6.5 below, which are estimated to be £2.060m.

Item	Cost
New Floodlit FTP (CLS/Lano Stage One tender figure)	£696,044
New 2 team changing pavilion with social space	£861,310
Highway access, car park works and externals	£329,943
Sub Total	£1,887,297

Additional Costs	Cost
Professional Fees (see summary below)	£107,213
Contingency Fund at 2.5% of pavilion contract sum	£29,718
Legal Costs	£3,000
Sub Total	£139,931

Other Costs	Cost
Consultant Bid Fees	£12,000
Sports & Fitness (enabling grant)	£20,000
Sub Total	£32,000

TOTAL	Cost
TOTAL PROJECT COST	£2,059,208

Professional Fees Summary	%	Cost
Architectural Works (Architect, Technicians, etc)	4.75%	£56,585
QS up to tender and EA post contract let	1.75%	£20,847
Project Management & Site Coordination	1.25%	£14,890
Engineers (Structural, Drainage, Highways, etc)	1.00%	£11,913
Principal Designer (CDM)	0.25%	£2,978
(as a percentage of the pavilion & car park contract sum) Total	9.00%	£107,213

Note – A element of expenditure has already been committed for advance design fees, surveys, feasibility study and planning fees.

6.5 Funding

The material element of funding for this project is through a grant bid made to the Football Foundation for £1.460m. The outcome of this application is not yet known however the recommendations within this report seek approval of Council match funding contributions detailed below. Should the application to the Football Foundation not be successful a revised programme, including funding proposals, would need to be developed.

£0.500m is included within the within the Councils approved Capital Programme to be used as match funding towards the external funding bid. This match funding includes £0.170m set aside as part of the Labour Amendment approved at budget Council in February 2020.

It is also proposed to set aside a maximum of £0.150m (£0.075m from the Operations Department reserve and £0.075m from accrued interest on the Section 106 reserve) in order to further maximise the potential amount of external funding from the Football Foundation. £0.100m of this amount is to be used to fund estimated programme costs with £0.050m being utilised as a contingency sum. These amounts are shown in the following summary table.

Sources of Funding for the 3G Project	Cost
Estimated Football Foundation Grant	£1,460,000
Council Capital Programme contribution	£500,000
S106 and Operations Reserve	£100,000
Estimated Total Project Cost	£2,060,000
Overall project contingency from S106 Reserve	-£50,000

6.6 Programme Timetable

- Scheme feasibility and outline design – Complete - 21/22
- Detailed designs – Complete - June 2022
- Community consultation - Complete – April/May 2022
- Submit for planning permission Complete – July 2022
- Planning approval August/September 2022
- Initial scheme and business case submission to the FF - End July 2022
- Presentation to the FF Board – October 2022
- Outcome of the grant submission – November 2022
- Subject to a successful grant award start on site – February 2023
- Completion of works – September 2023

7.0 Links with the Corporate Priorities:

The Radcliffe 3G sports pitch supports the '**Let's do It**' strategy as follows –

- Developing Radcliffe township to be better and stronger than before the pandemic
- To stand out as a place that is achieving where there is lower than national levels of deprivation
- Improving quality of life and improving population health and wellbeing
- Better future for the children of Radcliffe
- Supporting Radcliffe Regeneration Plan
- Engaging and empowering local communities who will have a say in shaping what activities are provided as well as the facility being managed on a community self-managed basis
- Championing innovation and looking at ways to improve quality of life
- Supporting carbon neutrality by providing locally accessible high-quality facilities that also encourage physical activity
- Supporting our inclusivity strategy by ensuring the community has a say on what and how activities are provided as well as running community activities as a local wellness hub.
- By making physical activity and a healthy lifestyle easier
- By developing the voluntary and community sector infrastructure.

Radcliffe Strategic Regeneration Framework (SRF) incorporating Radcliffe People & Communities Plan

Health & wellbeing, culture and sport were priorities identified by the communities of Radcliffe when developing the People and Communities Plan for

the town. The Plan brings together the opportunities brought about through physical regeneration and capital investment in Radcliffe, with the strengths of local communities and networks in the town to collectively improve outcomes for local people. The development of this facility is a direct deliverable from the Plan and enhances local community assets to support increasing activity and participation of an area that:

- Has some of the most concentrated and entrenched deprivation in the borough. Coronation Road (adjacent the project site) is the fifth most deprived in Greater Manchester
- Has in Radcliffe West low levels of life expectancy for both males and females compared to the borough as a whole. Radcliffe is significantly worse than Bury and England averages for all causes of mortality, in particular coronary heart disease.
- Is home to the highest proportion of people living with a limiting illness or disability within the vicinity of the site. .
- Experiences relatively high reported levels of anti-social behaviour, particularly around Coronation Road, Spring Lane and Redbank Playing Fields.

8.0 Equality Impact and Considerations:

An initial EIA indicates that there will be no adverse impact as a result of this project which should provide a positive health and wellness benefit to all users of the new facility as detailed in the report.

9.0 Environmental Impact and Considerations:

Supporting carbon neutrality by providing locally accessible high-quality outdoor facilities that also encourage physical activity.

10.0 Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
<ul style="list-style-type: none"> • That the external funding bid is not successful with the FF • The inflation costs of the building works, car park and 3G are very high • Ensuring that the new 3G facility is sustainable 	<ul style="list-style-type: none"> • Ensure close partnership working with the FF and keep the project cost within targets agreed with the FF • Monitor any rising costs. Ensure all works are procured competitively and re-engineer design where appropriate. Provide contingency and maximise external funding. • Ensure a robust business model is in place and establish a £25k p/a sinking fund to be paid into by the club annually from 3G income

11.0 Legal Implications:

Members are asked to note that the recommendations in this report are dependent on the grant application being approved at the level set out in this report. If the grant is not approved at the level Officers will bring a further report to Cabinet for decision.

Any proposed operational arrangements once the facilities are built would be underpinned by management agreements or leasing arrangements. The precise form will be determined at a later stage.

12.0 Financial Implications:

Total estimated project costs of £2.060m are in the main funded by an application to the Football Foundation for £1.460m with the balance of £0.600m being recommended to be provided by the Council as follows:-

£0.500 from the Council's approved Capital Programme

£0.100 from earmarked reserves

Detailed financial information is included at Sections 6.4 and 6.5 above.

The ongoing revenue costs associated with the running of the 3G facility will be the responsibility of the Radcliffe Football Foundation who will be responsible for the management and daily maintenance of the 3G, grass pitches and pavilion.

The first £25k of income from the 3G will be transferred to the Council to be held in a sinking fund reserve for the longer-term upkeep of this facility.

13.0 Background papers:

Appendix 1 - Site Plan



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Dwg. Purpose **Planning**

No.	Revision / Issue	Date

Project
**Proposed Pavilion and AGP at
Redbank Playing Fields
Radcliffe
M26 3RH**

Client
Bury Council

Dwg. Title
Proposed Site Plan

.....LSWA TITLE BLOCKS AND LOGOS/Steve-Wells-Associates-logo.jpg

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Dwg. No. 205-080-1003		Rev.
Scale 1:1250 @ A3	Date April 2022	
Drawn by JLR	Checked DKW	

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Classification: Open	Decision Type: Key
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Report to:	Cabinet	Date: 07 September 2022
Subject:	Relocation of Pupil Referral Unit (Spring Lane School) - Part A	
Report of	Cabinet Member for Children and Young People	

1.0 Summary

- 1.1 In order to facilitate the delivery of the new secondary school in Radcliffe, there is a requirement to provide the Department for Education (DfE) with vacant possession of the Spring Lane site.
- 1.2 As a consequence, it is necessary for the Secondary Pupil Referral Unit (Spring Lane School) to vacate its current premises in order to accommodate the construction of the new secondary school on the Spring Lane site.
- 1.3 The need for the relocation of the Pupil Referral Unit (PRU) has been referenced to Cabinet in a number of reports relating to the establishment of the new secondary school, with a commitment to present a report detailing the proposed arrangements for that relocation, once plans had been developed.
- 1.4 This report sets out those proposed plans for relocation and seeks approval of the financial arrangements to deliver those plans.
- 1.5 The target date for vacating the Spring Lane site to enable construction of the new secondary school to proceed is summer 2023.
- 1.6 There is therefore an urgency in implementing proposals to enable the PRU to relocate in this timescale.
- 1.7 Discussions with the Senior Leadership Team of the PRU have been ongoing for some time to identify the school's current and future accommodation needs.
- 1.8 However, since those discussions began the Government has published its Special Educational Needs and Disabilities (SEND) Green paper, which makes reference to future planning for arrangements for pupils that potentially impact on the role and operation of the PRU.
- 1.9 In addition, and again since initial discussions began, the Governing Body of the PRU has resolved to join Oak Learning Partnership Multi Academy Trust.

- 1.10 These factors provide an opportunity to align specialist provision in the longer term for the benefit of children and young people with Social and Emotional Mental Health needs (SEMH). However, it is likely to be 2025 before these plans to align activity can be achieved.
- 1.11 Given the need to vacate the Spring Lane site by summer 2023, there is a need to develop an interim solution, but that can then respond to a longer-term strategy for the development of future specialist provision.
- 1.12 Following an initial option appraisal of a number of sites commissioned by the Council's Property Team in summer 2021, Spurr House (former short-term respite adult care centre) in Unsworth was identified as a preferred option for the relocation of Spring Lane School. The building does however require substantial redesign and refurbishment to accommodate the needs of the PRU.
- 1.13 The Council has appointed professional consultants to provide Project Management and Quantity Surveying/Cost Management services in respect of the relocation project.
- 1.14 A RIBA Stage 1 appraisal has been undertaken in order to establish a high-level brief, programme, cost and key risks and constraints in order to inform budget setting and decision making on next steps for the scheme.
- 1.15 Design Team meetings have been undertaken between the Council, consultants and the school leadership team and a RIBA Stage 2 report has been commissioned which provides the Council with detailed designs and updated costs. A copy of this report is included as an appendix to Part B.
- 1.16 Recognising that the longer-term delivery model for the PRU will change, the adaptations and improvements proposed for the Spurr House building will enable the PRU to make use of it from 2023, and from 2025 to meet future needs as part of the Council's continuum of specialist educational provision.
- 1.17 This enables the Spring Lane site to be vacated within the required timeframe. A longer-term solution will then be developed with the Oak Learning Partnership to meet future needs of the PRU.
- 1.18 The Council continues to see significant additional demand for places in specialist educational provision. The number of children and young people being assessed as having special educational needs continues to grow, and the Council is reviewing its sufficiency strategy for specialist provision to demonstrate how it will respond, and meet its statutory duty to provide sufficient places to meet local need.
- 1.19 Spurr House will be a key part of this strategy, initially accommodating the needs of the Pupil Referral Unit until 2025, and thereafter, providing specialist provision for primary age pupils as a satellite to an existing school.
- 1.20 The capital costs for the adaptation and improvements to the building are set out in Part B of this report.

- 1.21 These capital costs are contained within the Council's agreed Children's Services Schools Capital Programme for 2022/23.
- 1.22 Cabinet is asked in the Part B report to approve the capital costs as set out in Part B to this report, to be met from the Children's Services Schools Capital programme.

Recommendation(s)

That Cabinet:

- Approve the transfer of Spurr House from Adult Care to Children and Young People within the Council's estate management arrangements

Reasons for recommendation(s)

- To unlock the delivery of a new secondary school for Radcliffe.
- Utilise a Council owned vacant building for re-development.
- To enable the project to develop new specialist educational provision to progress.

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 obligations, including providing DFE with vacant possession of the Spring Lane site by an agreed date, to facilitate the construction of the new secondary school in Radcliffe.

Failure to provide such commitments will prevent the new school in Radcliffe scheme from progressing.

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Links with the Corporate Priorities:

The relocation of Spring Lane School is essential to facilitate the provision of the new school in Radcliffe. This 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

An initial feasibility study into option available to facilitate the re-location identified to two viable solutions, including the provision of a modular build solution on a site adjacent to Park House, Chesham, which is part of the Pupil Referral Unit; and the development of the Spurr House building.

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.

The EIA produced in relation to the original business case for the school is included with the background papers.

Environmental Impact and Considerations:

Working with the professional consultants, the Council will seek to ensure that throughout the design and delivery of the scheme, and the longer-term use of the building, that there is a clear commitment reduce the carbon footprint of new provision.

Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
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 seeking approval to capital funding, as set out in Part B, to enable the project to proceed.

Legal Implications:

Members are asked to note the Radcliffe School items also on the agenda for this meeting. If Members are minded to agree to this proposal work will be carried out to ensure that formalised legal arrangements are put in place to oversee the proposed project works proposed and relevant occupational leases in order to protect the Council's interests.

Financial Implications:

Approving the transfer of Spurr House from Adult Social Care to Children and Young People within the Council's estate management arrangements has no financial implication with this being an internal management arrangement.

Background papers:

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

Radcliffe – Establishment of a new secondary school – Report to Cabinet 24th 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 26th February 2020. [FINAL 2020-02-26 Cabinet Report Radcliffe School final.pdf \(bury.gov.uk\)](#)

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

Equality Impact Assessment 2022 - [Radcliffe School - EIA statement 2020.docx](#)

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

Term	Meaning
Pupil Referral Unit	Pupil referral units (PRUs) teach children who aren't able to attend school and may not otherwise receive suitable education.
RIBA stages	The Royal Institute of British Architects (RIBA) Plan of Work organises the process of briefing, designing, delivering, maintaining, operating and using a building into eight stages.

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Classification: Open	Decision Type: Key
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Report to:	Cabinet	Date: 07 September 2022
Subject:	Secondary School Provision in Radcliffe – Financial approval to Council's funding obligations – additional site costs – Part A	
Report of	Cabinet Member for Children and Young People	

1.0 Summary

- 1.1 On the 13th July Cabinet received a report setting out the Council's financial obligations in respect of the delivery of the new secondary school in Radcliffe. At that meeting, Members agreed to the recommendation to fund works from the schools capital budget to allow the project to proceed. In July Cabinet agreed to delegate approval to the Executive Director of Finance, once final costs were known, based on the indicative costs provided by the Department for Education (DfE).
- 1.2 Since the report to cabinet in July we have been informed by the DfE that there are additional costs which were not identified in that report. It has subsequently become evident that the indicative costs provided by the DfE did not include all of the elements that would ordinarily fall to the Council.
- 1.3 A condition of the Government's Free School Programme is that local authorities meet the cost of any additional site-specific costs necessary to deliver the project. These costs were omitted from the initial submission from the DfE.
- 1.4 The DfE commissioned a feasibility study in respect of the Spring Lane site to determine indicative costs of delivery of the overall project, and high-level designs. This study determined the full cost of the project, the majority of which will be met by the DfE, but included additional costs relating to the provision of an access road, and the remediation of the site, including demolition of the existing buildings. These latter two elements were subject to the report to Cabinet on the 13th July.
- 1.5 The study also identified a number of site-specific costs in relation to the development of the site, largely relating to the existence of former coal mine workings in the area, which impact on the construction of the building. The Council was not initially notified about these costs but accepts that they should be met by the Council, -
- 1.6 A detailed breakdown of these additional costs has been provided by the DfE. These costs have been reviewed by officers, and confirm these costs will be subject to further scrutiny as soon as final tender costs are available.

- 1.7 The Council is required to commit to meet those costs before the scheme can proceed to the next phase. The next phase will see detailed design work undertaken.
- 1.8 As costs will remain indicative until detailed tender submissions are received by DfE, approval is sought from Cabinet to those indicative costs, and to requests that Member delegate authority to the Executive Director of Finance to agree finalised costs once determined.
- 1.9 The additional indicative costs falling to the Council are set out in Part B to this report.
- 1.10 Provision has been made within the Children's Service schools capital programme to meet these financial obligations. The costs already identified in the report to Cabinet on the 13th July, together with these additional costs are in line with the provisional sum identified for the project from the outset.
- 1.11 The DfE has provided further detail of its programme for delivery of the project, with work ongoing to select a contractor, and formal appointment of the preferred contractor expected by end of October 2022.
- 1.12 Detailed design will then follow, including stakeholder engagement in the design process, leading to a start on site in July 2023.
- 1.13 As previously reported, this start on site date will require DfE to be provided with access to the full Spring Lane site, including land currently occupied by the Pupil Referral Unit (Spring Lane School), and the Radcliffe Leisure Centre.
- 1.14 At its meeting on 7th September 2022, Cabinet will also receive a report setting out the arrangements to facilitate the relocation of the Pupil Referral Unit, and seeking financial approval to those arrangements.
- 1.15 Replacement leisure facilities will be provided as part of the development of the town centre hub.
- 1.16 The Council, and Star Academy are committed to the school opening to its first cohort of students in September 2024 and are working with the DfE to ensure that the challenging timescale for delivery of the new school by that date is met.
- 1.17 This includes taking steps to ensure that there are no unnecessary delays to the project, and that the chosen contractor is both committed and obligated to deliver the project to the agreed timescale.

1.18 However, given the potential for delay in the delivery of a project of this nature, contingency planning is ongoing to ensure that the school will open to pupils in September 2024, including provision of temporary accommodation on site if necessary.

Recommendation(s)

That Cabinet:

- 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.
- Delegate approval of the finalised 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.

The alternative option to not proceed with the school was rejected owing to the demonstrative need for new secondary school provision in Radcliffe and the importance of that provision in supporting the economic growth and sustainability of Radcliffe and its alignment with the wider objectives of the Radcliffe Strategic Regeneration Framework (SRF).

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Department: Education services

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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 assess the 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:

Risk / opportunity	Mitigation
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:

Following the Cabinet report in July 2022 additional expenditure has been raised by the DFE with the Authority, Members are to note that the request contained in this report is in addition to the expenditure authorised in the July report. The breakdown of the additional expenditure is set out in part B of this report.

Financial Implications:

The Cabinet report in July 2022 noted that funding had been identified within the Education capital programme for this work.

There is a separate paper on this agenda in relation to the relocation of the pupil referral unit and the costs associated with that part of the scheme are contained within that report. There is separate provision within the Education capital programme for this element of the scheme.

Background papers:

Secondary School Provision in Radcliffe – Financial approval to Council's funding obligations – 13th July 2022

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

Radcliffe – Establishment of a new secondary school – Report to Cabinet 24th March 2021. [Radcliffe Establishment of a new secondary school.pdf \(bury.gov.uk\)](https://www.bury.gov.uk/media/1442226/radcliffe-establishment-of-a-new-secondary-school.pdf)

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

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