

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, C Morris, B Mortenson 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:	Wednesday, 1 December 2021
Place:	Virtual meeting via 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 Monday, 29 November 2021.

4 MINUTES *(Pages 5 - 8)*

Minutes from the meeting held on 22 September 2021 are attached.

5 SUCCESS ON LEVELLING UP FUND BIDS AND CITY REGION SUSTAINABLE TRANSPORT SETTLEMENT *(Pages 9 - 18)*

A report from the Leader and Cabinet Member for Finance and Growth to Cabinet on 17 November 2021 and extract of the minutes of that meeting are attached.

6 DELIVERY OF A NEW SECONDARY SCHOOL IN RADCLIFFE: LAND PROPOSAL TO DFE & STAR ACADEMIES - PART A *(Pages 19 - 28)*

A report from the Leader and Cabinet Member for Finance and Growth to Cabinet on 17 November 2021 and extract of the minutes of that meeting are attached.

7 LEVELLING UP FUND UPDATE

A verbal update will be provided at the meeting.

8 ANY OTHER BUSINESS

9 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.

10 DELIVERY OF A NEW SECONDARY SCHOOL IN RADCLIFFE: LAND PROPOSAL TO DFE & STAR ACADEMIES - PART B *(Pages 29 - 38)*

A report from the Leader and Cabinet Member for Finance and Growth to Cabinet on 17 November 2021 is attached.

Minutes of: **RADCLIFFE CABINET COMMITTEE**

Date of Meeting: 22 September 2021

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

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

Apologies for Absence: Councillor C Morris

9 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Morris.

10 DECLARATIONS OF INTEREST

There were no declarations of interest.

11 PUBLIC QUESTION TIME

There were no public questions.

12 MINUTES

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

13 LUF PROJECTS - PROCUREMENT UPDATE - PART A

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

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

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

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

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

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

It was agreed:

That the report be noted.

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

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

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

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

It was agreed:

That the report be noted.

15 ANY OTHER BUSINESS

There was no other business.

16 EXCLUSION OF PRESS AND PUBLIC

It was agreed:

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

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

17 LUF PROJECTS - PROCUREMENT UPDATE - PART B

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

It was agreed:

That the report be noted.

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

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

It was agreed:

That the report be noted.

COUNCILLOR E O'BRIEN
Chair

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

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Classification: Open	Decision Type: Non-Key
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Report to:	Cabinet	Date: 17 November 2021
Subject:	Success on Levelling Up Fund Bids and City Region Sustainable Transport Settlement	
Report of	Leader and Cabinet Member for Finance and Growth	

Summary

To inform the Cabinet of the recent successful bids to the Government's Levelling Up Fund and the benefit to Bury from the recent submission by the Greater Manchester Combined Authority (GMCA) to the City Region Sustainable Transport Settlement. The report also sets out next steps on implementation of the schemes funded from these sources.

Recommendations

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

Report Author and Contact Details:

Name: Geoff Little

Position: Chief Executive, Bury Council and Bury CCG Accountable Officer

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1. Introduction

- 1.1 On 26 May 2021, the Cabinet agreed to develop and submit to Government two Levelling Up Fund applications; one for the development of a new civic hub in Radcliffe and a second for a new market flexi hall in Bury Town Centre.
- 1.2 As part of the Government's budget on 27 October 2021 it was announced that both Levelling Up Fund bids had been successful at the maximum amount bid of £20m each.
- 1.3 The GMCA agreed at its meeting on 20 July 2021 to prepare a submission for Greater Manchester to the Government's new City Region Sustainable Transport Settlement. It was announced on 23 October 2021 that the GMCA had been successful in their application and had received £1.07bn. Bury will benefit substantially from this funding.
- 1.4 The purpose of this report is to inform the Cabinet of the arrangements for delivery of the schemes funded. Together these schemes will make a significant contribution to the Let's Do It Strategy aspiration for inclusive economic growth.

2. Radcliffe Levelling Up Fund Bid

- 2.1 The Levelling Up Fund bid for Radcliffe will deliver a new civic and enterprise hub in the heart of Radcliffe, creating a focus for leisure, learning, community and enterprise within the town centre. The project comprises:
 - Civic hub - the creation of a new wellness and civic hub will deliver a new leisure centre, as existing temporary leisure facilities are demolished to enable the delivery of a vital new secondary school. Council workspace and the library will be relocated, offering flexible facilities that will provide a focus for skills, adult education and community activities at the heart of Radcliffe town centre.
 - Market Chambers – the building will be refurbished to deliver flexible co-working space, whilst also creating a new central venue as a focus for civic, cultural and creative events in Radcliffe town centre.
 - Radcliffe enterprise – the relocation of the library into the civic hub will enable the redevelopment of the existing premises to create a business centre as a focus for enterprise, entrepreneurship and innovation.
 - Active civic spaces – the public realm will integrate with pedestrian and cycle routes bringing together assets as a vibrant civic quarter.

- 2.2 A delivery plan is in place with key milestones for implementation including:
- Between November 2021 and June 2022 – site investigations, survey and design work, and planning consents.
 - By June 2022 - fully designed schemes and construction programme in place, with further reports to Cabinet seeking required approvals.
 - Start on site September 2022.
 - Levelling Up Fund to be fully spent by March 2024.
- 2.3 The development of a new civic and enterprise hub is a cornerstone of the Radcliffe Strategic Regeneration Framework (SRF), which is a key Council priority. The SRF identifies a clear set of interventions and wider strategies to guide growth and regeneration for the whole of Radcliffe. The strategic priority is to focus on the core of the town centre, acting as a catalyst for further redevelopment and investment across the wider Radcliffe area. The Hub is a priority intervention at the heart of this strategy.
- 2.4 The project builds upon a comprehensive programme of consultation, initially through the Radcliffe SRF and then through targeted engagement in relation to the hub project. An engagement strategy for the hub project has been adopted and has guided further consultation in relation to the proposals. A range of events will be hosted throughout key points of the design process, utilising the regeneration office in Radcliffe to display plans. Online webinars and workshop sessions are also planned, together with targeted consultation with specific voluntary and community groups.
- 2.5 The Strategic Commissioning Board, at its meeting on 4 October 2021, considered the health and wellbeing aspects of the regeneration of Radcliffe and it was agreed that a People and Community Plan for Radcliffe would be developed. This plan will form part of the SRF to take the opportunities that will be created by the economic and physical regeneration, including health and wellbeing, culture, education, skills and high quality jobs. The plan will be brought to a meeting of the Cabinet for approval.
- 2.6 The Council has established a comprehensive and strong governance structure to ensure that a wide cross section of Radcliffe stakeholders continue to inform the planning and delivery of key interventions. Under this structure, a Radcliffe Regeneration Advisory Group has been established, providing a forum for Radcliffe Ward Councillors and representatives of key business and community groups to provide feedback and recommendations. The Advisory Group reports to the Radcliffe Regeneration Delivery Board, chaired by Sir Howard Bernstein and includes the Leader of the Council and wider representation from the MP for Bury South, senior officers and sub-regional partners including Transport for Greater Manchester and the GMCA. Leadership is provided by the Radcliffe Cabinet Committee, which fosters cross party engagement and makes recommendations to Cabinet on all investment decisions relating to the SRF.

3. Flexi Hall, Bury Town Centre

- 3.1 The Levelling Up Fund (LUF) bid for the flexi hall proposes to deliver the following:-
- Market improvement works – to sustain and enhance the market including installation of a new roof, reconfiguration of existing spaces, access improvements and repairs and maintenance.
 - Flexi hall - the creation of a high quality, flexible facility at a key gateway to enhance cultural, leisure and hospitality offer. The facilities will support a range of business and community organisations and will be actively managed as part of a co-ordinated town centre offer.
 - Public realm – a new public realm environment will be created to link the Market and adjacent infrastructure including Bury Interchange, Bury College and other civic infrastructure.
 - Supporting activities - a range of complementary measures to diversify market demographic, including events, business enterprise and resident support.
- 3.2 The proposals for the market and flexi hall were informed through the cross-party Bury Markets Task Force established in 2019, which engaged market traders and the Bury Market Traders Association and considered evidence from across the UK on successful approaches to regeneration. Cabinet, at its meeting on 14 May 2020, endorsed the work of the Markets Task Force and its proposals relating to the strategy for Bury market to ensure that it remains at the heart of the towns retain experience. The Task Force will continue to engage and consult on detailed design and plans.
- 3.3 The delivery timescales set out in 2.2 of this report are relevant to the flexi hall.
- 3.4 The Bury Town Centre Masterplan, which is subject to a separate report on this agenda, will help to support Bury's economic recovery from Covid-19 in the short term and provide the foundations for Bury town centre to maintain its vibrancy and its status as one of the strongest centres in Greater Manchester for years to come. The masterplan will have an important role to play in promoting the town centre in general and in attracting development and inward investment by highlighting the major opportunities that exist. The Market Flexi Hall project is acting as a first phase of town centre redevelopment to benefit the people and communities of the neighbourhoods surrounding Bury town centre. Its construction will help add momentum to the Bury Town Centre Masterplan.
- 3.5 The proposals will seek to enhance the integration of the market with other town centre assets, notably the public transport interchange. The City Region Sustainable Transport Settlement included a proposal for

major redevelopment of the multi-modal interchange in Bury to support Bury's town centre regeneration plans. This will be subject to a decision to be taken by the GMCA now the final funding allocation is known.

- 3.6 Governance arrangements to oversee the delivery of the flexi hall project will be developed and brought back to Cabinet for approval in the context of the Bury Town Centre Master Plan.

4. City Region Sustainable Transport Settlement (CRSTS)

- 4.1 The new City Region Sustainable Transport Settlement (CRSTS) is an unprecedented investment in local transport networks and is a major driver for significant change. The Government has recently announced that Greater Manchester is to receive £1.09 billion of funding from the City Region Sustainable Transport Fund. This represents 90% of the bid submitted and is the highest settlement for a City Region.
- 4.2 The funding secured by Greater Manchester is for the five-year period 2022/2023 to 2026/2027 and will be invested in supporting the delivery of the vital transport infrastructure as laid out in TfGM's Five Year Transport Delivery Plan (2021-2026) (https://downloads.ctfassets.net/nv7y93idf4jq/5Y95swfmf42WVZozNA4fE/84092928376473c507ec000098b18c35/Delivery_Plan_2021-2026_Jan_2021_Final.pdf) and required to deliver the Bee Network, Greater Manchester's vision for a fully-integrated 'London-style' public transport network.
- 4.3 This funding will complement the major regeneration schemes in each of the town centres linked to the successful Levelling Up Fund bids. It will also support the emerging Bury and Ramsbottom Town Centre Masterplans which will be reported to Cabinet in December.
- 4.4 Bury put forward the following projects in the bid. The GMCA will make decisions on the allocation of CRSTS now the final allocation is known.
- Bury Interchange- Phase 1 (£45m) – with a further phase of circa £36m in phase 2).
 - Bury Town Centre Transport Improvements (£5.9m).
 - Radcliffe Transport Improvements (£11.7m).
 - Ramsbottom Active Travel Improvements (£3m).
 - Prestwich Travel Hub (£2m).
 - Heap Bridge Improvements (£0.8m).
 - Possible new Metrolink stop (£2m).
- 4.5 Bury is also set to share in GM wide measures, such as:
- Upgraded, dedicated high-quality bus routes between Wigan and Bolton, Bury and Rochdale, and also between Bury and Manchester, to improve bus reliability and attractiveness.
 - Bus stop enhancements.

- The next stage of Metrolink/rail expansion, linking the northern conurbations of Oldham, Rochdale, Heywood and Bury.
- Highways structures and resurfacing maintenance.
- Deliver the walking and cycling component of the wider GM Bee Network vision of an integrated multi-modal transport network for the whole of the region. Once complete, this will cover 1,800 miles and be the longest, integrated, planned active travel network in the country connecting every neighbourhood of Greater Manchester.

4.6 Bury will require a transport strategy for the Borough, which will come back to the Cabinet for approval.

Links with the Corporate Priorities:

Access to monies from the Levelling Up Fund will support the delivery of projects in Radcliffe and Bury, within a timeframe that is strategically aligned to the implementation of priorities outlined in the Let's do It, Bury 2030 plan. The regeneration of Radcliffe and investment in Bury town centre supports delivery of the Let's Do It strategy and the five themes that underpin the plan.

Equality Impact and Considerations:

An Equality Impact Assessment has been conducted on Radcliffe and the Flexi Hall.

Environmental Impact and Considerations:

The interchange in Bury is being developed to be the first operationally carbon neutral interchange in GM.

We need to use every opportunity to ensure that the developments in Radcliffe and Bury on our land is carbon neutral and prioritises active travel.

Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
None arising specifically from this report.	

Legal Implications:

Future reports will set out the governance arrangements for the delivery of the levelling up projects. Any governance arrangements will align to government guidance and the Council's decision-making arrangements as set out in the constitution.

Financial Implications:

The two Levelling Up Fund awards represent £40m of additional funding to the Borough to support two key strategic regeneration projects, one in Radcliffe and one in Bury town Centre. Added to the Councils own funding from the capital programme these projects represent significant investment and will generate jobs during and after their construction. Funding for the Council element will come from a combination of capital receipts and borrowing.

It is not yet known which of the transport projects will be funded from the City Region Sustainable Transport Settlement over the next 5 years but the values based upon the funding received by Greater Manchester are expected to be substantial. Once the detail is known Cabinet will be updated further.

Background papers:

No background documents.

Glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning
GMCA	Greater Manchester Combined Authority
MP	Member of Parliament
SRF	Strategic Regeneration Framework
GM	Greater Manchester
CRSTS	City Region Sustainable Transport Settlement

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Minutes of: CABINET

Date of Meeting: 17 November 2021

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

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

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

Apologies for Absence: Councillor A Simpson

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

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

Decision:

Cabinet:

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

Reasons for the decision:

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

Other options considered and rejected:

N/A.

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Classification: Open	Decision Type: Key
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Report to:	Cabinet	Date: 17 November 2021
Subject:	Delivery of a new secondary school in Radcliffe: Land proposal to DfE & Star Academies Part A	
Report of	Leader and Cabinet Member for Finance and Growth	

1.0 Summary

- 1.1 Bury Council is committed to delivering a new secondary school in Radcliffe, working in collaboration with Star Academy Trust and the Department for Education (DfE).
- 1.2 On the 5th 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 Trust to establish a new secondary school.
- 1.3 Cabinet noted on 24th March 2021 (CA.50) the previous decision of Cabinet on 26th February 2020 (CA.306) to locate the new secondary school on the site known as Coney Green, off Spring Lane in Radcliffe, and the intention to commission a study to determine the extent of the site to be utilised for the school.
- 1.4 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.
- 1.5 Cabinet also noted 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 will be subject to Cabinet approval when the detail is known. These financial commitments will extend to provision of the access road, site abnormalities including relocation and decant of existing users and demolition of existing buildings, and any planning conditions.
- 1.6 This Cabinet report outlines the conclusions of this study and seeks approval of the proposal to lease the identified land to the DfE and for occupation by Star Academy Trust.
- 1.6 Star Academy Trust and the DfE are currently working on a feasibility study on the site, for the new school building, in anticipation of a planning submission in 2022.

- 1.7 For the project to progress, DfE and Bury Council need to agree terms on the development site. The proposal is detailed within this report.
- 1.8 It is proposed that the Council retain the freehold of the site and grant a long leasehold to the DfE on a peppercorn basis.
- 1.9 The proposed access road will sit outside the development site, and not be subject to inclusion in the long lease. Funding for works to provide the road will fall to the Council and ongoing discussions with Star Academy Trust have considered the potential options for delivery of the road, which will also serve the school, either directly by the Council, or by Star Academy Trust as part of the school scheme.

Recommendation(s)

That Cabinet:

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

Reasons for recommendation(s)

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

Alternative options considered and rejected

The site is in Radcliffe, ideally located to benefit from the proposed catchment area. The site is identified within the Radcliffe Strategic Regeneration Framework and was confirmed by Cabinet in March 2021.

The Council has commissioned investigations into the school location, appropriate massing and stakeholder considerations and have identified the site boundaries proposed within this cabinet report.

Star Academy Trust and the DfE have approved the proposed red edge of the proposed site and as such no other options have been considered.

The Council has explored both delivery routes for provision of the access road and has a procurement route that can be implemented in the required timescales of the DfE.

Report Author and Contact Details:

Name: David Lynch
Position: Assistant Director Regeneration
Department: BGI
E-mail: d.lynch@bury.gov.uk

Name: Paul Cooke
Position: Strategic Lead
Department: Education services
E-mail: p.cooke@bury.gov.uk

2.0 Background

- 2.1 The Secretary of State for Education has approved an application from the Star Academy Trust to establish a new secondary school, to be located on land off Spring Lane, Radcliffe. The school is expected to admit its first cohort of pupils in September 2024.
- 2.2 Council Members and Officers have been instrumental in developing the business case to establish the new school and have worked extensively to demonstrate the need for new secondary school provision in Radcliffe, and the importance of that provision in supporting the economic growth and sustainability of Radcliffe.
- 2.3 The comprehensive case produced by the Council, and the engagement with DfE to demonstrate that need, played a significant part in ensuring the successful application for the new school. This ongoing partnership is instrumental in ensuring the delivery of the new school, and its alignment with the wider objectives of the Radcliffe Strategic Regeneration Framework (SRF).
- 2.4 The cost of constructing the new school building will be met by the Department for Education, with the exception of site-specific costs including the provision of access and associated highways works, site remediation including demolition of existing buildings, and any relocation costs relating to existing uses, and costs arising from planning conditions. These costs will fall as an obligation on the Council.
- 2.5 The Council is required to identify the site for the new school, and to the enter into a long lease to enable Star Academy Trust to have use of that site for the purpose of the school. The agreement between the Council and DfE must set out the clear boundaries of the site to be included on the lease.

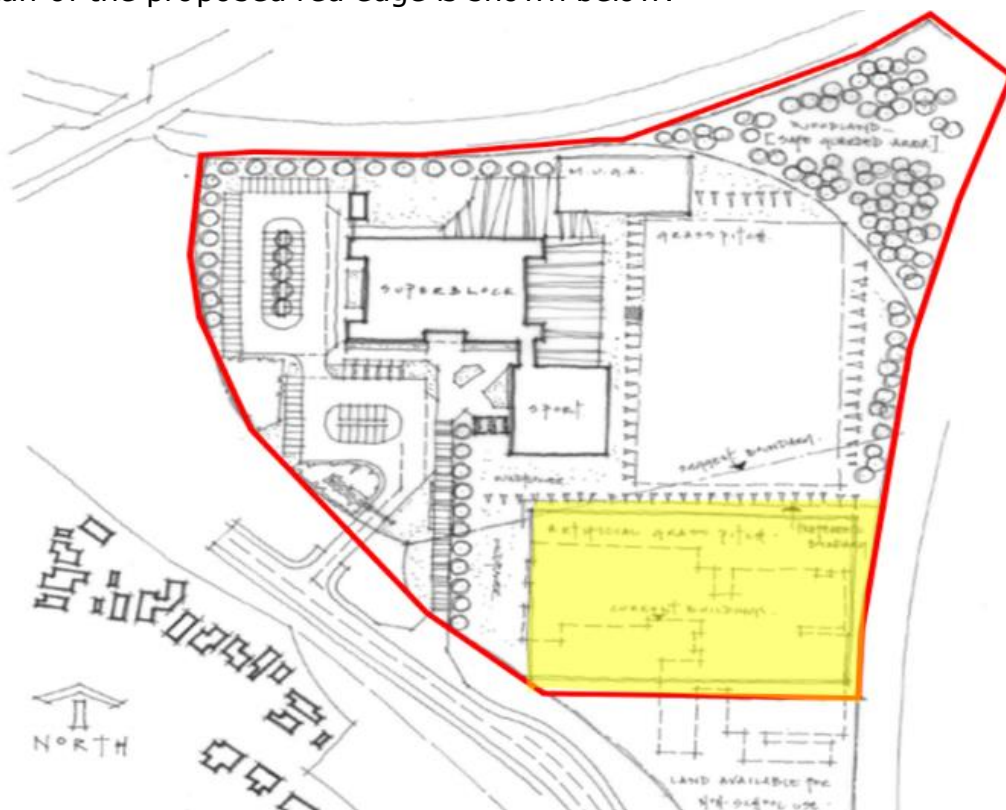
- 2.6 Ongoing discussions between the Council, Star Academy Trust and the DfE have now established the extent of the site boundaries, sufficient to enable the school building and all of the associated infrastructure to be delivered.

2.7 Leasehold terms

- 2.8 In accordance with the delivery of the Free Schools Programme, the DfE requires the Council to provide the land and cover infrastructure costs.

- 2.9 To provide security and clarity to the DfE throughout the feasibility process, the Council is proposing to grant a long leasehold to the DfE on a peppercorn rent.

- 2.10 Plan of the proposed red edge is shown below.



- 2.11 The proposed red edge of the leasehold provides suitable land for the delivery of the proposed secondary school, associated internal parking and drop off areas along with playing fields and a 3G pitch. The 3G pitch will be available for community uses. A proportion of the Northeast corner of the site will be held and safeguarded for any potential Tram extension North toward Bolton. A separate access road will sit outside the redline to serve the school, whilst also preserving access to the potential development site to the North.
- 2.12 The DfE requires vacant possession of the site to enable the development of the site to commence.

- 2.13 The required land includes a proportion of the existing structure that accommodates the Spring Lane Pupil Referral Unit and the temporary leisure centre. The Council will ensure that both facilities have been appropriately decanted prior to suitable long-term facilities.

3 Spring Lane School

- 3.1 Spring Lane School is the Council's Pupil Referral Unit (PRU), operating on three sites across the borough, including the building on Spring Lane. Discussions have been ongoing with the leadership of the school about future accommodation requirements in respect of the Spring Lane building given the need to relocate the PRU from its existing site.
- 3.2 Work has been commissioned to explore options available to support the relocation. These will be progressed during the autumn term.
- 3.3 The existing PRU building will need to be decommissioned and demolished at an agreed date to facilitate the new school build. However, subject to the planned construction work, it may be feasible for PRU to continue operating from the site in the interim.

4 Radcliffe Leisure Centre and Pool

- 4.1 As part of the Radcliffe Strategic Regeneration Framework, a new Leisure Centre is proposed to be included in the new town centre hub.
- 4.2 The existing Radcliffe Pool and Leisure Centre will need to be decommissioned and demolished at an agreed date to facilitate the school build. However, subject to the planned construction work, it may be feasible for Radcliffe Pool and Leisure Centre to continue operating for as long as possible to enable continued service provision and community access.

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:

Please provide an explanation of the carbon impact of this decision.

Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
<p>Failure to identify the extent of the site for the new school will impact on the timely delivery of the project</p> <p>The full extent of capital costs falling to the Council will not be known until more detailed design and planning has been completed</p>	<p>The recommendations set out in this report respond to these risks in identifying the extent of the school site and seeking approval to the establishment of a long lease between the Council and DfE, enabling progress in delivery of the project to be made.</p>

Legal implications

This recommendation proposes the transfer of Council owned land the DfE to allow the development of the school building. The proposed Head of terms sets out a list of pre and post leasing conditions. There are a number of additional agreements which will be required including access to site agreements. The current terms have been reviewed by the in house legal team and will be refined if necessary following the site investigations. Ongoing legal advice will be provided throughout.

Financial Implications:

The Council is fully committed to the delivery of the scheme. There is £3m identified within the Children's Services schools capital budget. However, further work is required to determine the financial commitments and values associated with the provision of the access road, site abnormalities including relocation and decant of existing users and demolition of existing buildings, and any planning conditions. A further report will be brought to Cabinet for approval when the detail is known.

Background papers:

Radcliffe – Establishment of a new secondary school – Report to Cabinet 24th March 2021.

<https://councildecisions.bury.gov.uk/documents/s26477/Radcliffe%20Establishment%20of%20a%20new%20secondary%20school.pdf>

Radcliffe – Secondary School Provision Lease of land off Spring Lane, Radcliffe - Report to Cabinet 26th February 2020.

<https://councildecisions.bury.gov.uk/documents/s20446/FINAL%202020-02-26%20Cabinet%20Report%20Radcliffe%20School%20final.pdf>

Radcliffe – Secondary School Provision – Report to Cabinet 13th November 2019.

<https://councildecisions.bury.gov.uk/documents/s19808/2019-11-13%20Cabinet%20Report%20Radcliffe%20School%20revised%2022-10%20GL%20amends%20clean%20version.pdf>

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

Term	Meaning

Minutes of: CABINET

Date of Meeting: 17 November 2021

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

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

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

Apologies for Absence: Councillor A Simpson

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

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

Decision:

Cabinet:

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

Reasons for the decision:

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

Other options considered and rejected:

- The site is in Radcliffe, ideally located to benefit from the proposed catchment area. The site is identified within the Radcliffe Strategic Regeneration Framework and was confirmed by Cabinet in March 2021.

- The Council has commissioned investigations into the school location, appropriate massing and stakeholder considerations and have identified the site boundaries proposed within this cabinet report.
- Star Academy Trust and the DfE have approved the proposed red edge of the proposed site and as such no other options have been considered.
- The Council has explored both delivery routes for provision of the access road and has a procurement route that can be implemented in the required timescales of the DfE.

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

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

Decision:

Cabinet:

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

Reasons for the decision:

As set out for the Part A report.

Other options considered and rejected:

As set out for the Part A report.

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

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