

Minutes of: CABINET

Date of Meeting: 24 March 2021

Present: Councillor E O'Brien (in the Chair)
Councillors L Smith, C Cummins, A Simpson, A Quinn,
T Tariq, J Black and T Rafiq

Also in attendance: Councillors N Jones and M Powell

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

Apologies for Absence: Councillor D Jones

CA.41 APOLOGIES FOR ABSENCE

Apologies were received from Councillor David Jones.

CA.42 DECLARATIONS OF INTEREST

Councillor Black declared an interest in respect item 6, Prestwich Town Centre Regeneration, as she was a member of the village green's Cooperative in the Prestwich precinct.

Councillor Quinn declared a personal interest in respect of all matters under consideration, as both his son and daughter in law are employed by the NHS, his wife is employed by the Citizens Advice Bureau and he is a member of the trade union, Unite. He had also previously invested in village greens.

Councillor Simpson declared a personal interest in respect of all matters under consideration, as she had shares in village greens, she and her son are employed by the NHS, and she is a member of Community Union.

Councillor Tariq declared a personal interest in respect of all health matters under consideration, owing to his employment at Healthwatch Oldham and his membership of the Health and Wellbeing Board for Oldham.

CA.43 PUBLIC QUESTION TIME

There were no public questions.

CA.44 MEMBER QUESTION TIME

There were no Member questions.

CA.45 MINUTES

It was agreed:

Minutes of the meeting held on 23 February 2021 be approved as a correct record and signed by the Chair.

CA.46 PRESTWICH TOWN CENTRE REGENERATION: PROGRESS UPDATE ON ACQUISITION AND PATHWAYS TO DEVELOPMENT - PART A

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the report which provided an update on plans for the regeneration of Prestwich town centre and proposed the acquisition of the Longfield shopping centre in order that the wider regeneration outcomes for Prestwich could be achieved as well as proposals to take forward the future development.

Members were supportive of the developments and the commitment to the long term future of the area. In response to a Member's question, the Leader advised that this differed from previous schemes as negotiations undertaken and partnership working had allowed a more financially viable solution with a lower risk. With regards to the purchase of 458 Bury New Road, this was of strategic benefit for the future but also offered commercial return in the short term.

In response to a question regarding the tight timetable for acquisition, it was noted that the Hollins Murray Group had set this timescale, which placed time restraints on the negotiations but also allowed for a reduced price. It was noted that key leases in Prestwich were coming to an end in the coming years as the Hollins Murray Group had intentionally maintained limited leases. This benefitted the Council's plans as compensation to longer leases wouldn't be required. With regards to the £13m figure circulated in literature, the Leader advised that the detail was set out in the Capital Budget, but that the figure represented the total of capital and staffing costs over this and future years.

It was noted that more work and public engagement would be forthcoming, business support would be provided for existing businesses that were affected, and details on phasing to be determined. Councillors praised the officers involved for their hard work in achieving this. Previous plans had been hindered through lack of ownership which this decision would resolve.

Decision:

That Cabinet:

- Notes the progress made with the Prestwich Town Centre regeneration scheme.
- Approves the acquisition by the Council of the Longfield Shopping Centre for the amount set out in the report in Part B of this agenda, subject to the detailed terms of the transaction and a best value report being submitted to Cabinet for approval before the end of June.
- Approves in principle to the Council entering into a Joint Venture agreement with a developer subject to detailed terms of the agreement being submitted to a future meeting of Cabinet for approval.
- Notes that the Council will submit a costed proposal for the interim property management of the Longfield Shopping Centre which will be subject to a competitive procurement process to be carried out in accordance with the Council Contract Procedure Rules.

Reasons for the decision:

The regeneration of Prestwich town centre is an opportunity to deliver much needed new homes, facilitate growth through high quality commercial spaces, and

embed a new cultural offering within new public buildings, whilst also providing an opportunity to deliver operational savings for the Council by consolidating buildings and service delivery with wider public estate functions across the town.

Other options considered and rejected:

Other options have been considered and have been subject to external validation by the Council's advisers CBRE. The options have been considered in relation to risk, likelihood of development in the short to medium term and best value for the Council. These are:

- do nothing;
- buy the lease;
- developer to buy the lease as part of a Joint Venture approach
- Compulsory Purchase Order

The detailed evaluation of the options is set out in Part B however the recommendations from the advisers is to purchase the long lease. The do-nothing option will continue to see the redevelopment of the centre frustrated. The Longfield Shopping Centre will remain in a dilapidated and run-down state with the current owners remaining in-situ. The Longfield Centre will be an abandoned building above the Centre, adding to the sense of a failing centre.

CA.47 ACCELERATED LAND AND PROPERTY DISPOSALS PROGRAMME - PHASE 1

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the report regarding the steps to rationalise Council land and buildings, referred to as property assets, many of which were surplus to requirements. This report identified the Phase 1 list of sites and sought approval for the property asset disposals.

Members discussed the report, noting in particular the Wheatfield site, Summerseat House, and Whitefield Library. It was noted that no decisions had been made about the future of any of the sites and that this process would inform what options were available. The Leader advised that this would allow for properties to be utilised in the most appropriate way and confirmed that Ward Members would be engaged and plans would come back to Cabinet for approval as necessary.

Decision:

That:

- Approval is given for disposal of the Phase 1 property assets that are surplus to requirements.
- Acceptance that the Brownfield Land Fund will assist with disposal options for the sites identified as housing development sites.

Reasons for the decision:

There are limited Council resources to deal with the constant requests from individuals or third parties looking for opportunities to purchase our property assets. This programme will bring in the required resources to comprehensively allow the Council to dispose of its chosen property assets in a strategic and co-ordinated way, and via a manageable phased approach.

Other options considered and rejected:

None. There is a cost to maintain the Council's assets and failure to manage them properly could cause a potential health and safety risk, as well as a reputational risk to the Council as the landowner.

CA.48 RAMSBOTTOM PLACE MANAGEMENT AND MOVEMENT PLAN - APPOINTMENT OF CONSULTANTS

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the report which followed Cabinet's approval in November 2020 to engage consultants to prepare a public realm and place management plan for Ramsbottom. Detailed consideration of submissions concluded that a proposal led by Layer Landscape Architects Ltd. was the strongest and an appointment had been made on this basis.

In response to a Member's question, it was noted that Layer Landscape Architects Ltd. had demonstrated a plan that benefited the various aspects of Ramsbottom, utilising smaller spaces to open the area up and encourage footfall and dwell time. The consultants will engage with stakeholders and businesses to develop concepts and interventions that will help build on the town's success, as well as assist with the recovery process as businesses emerge from the latest lockdown.

Decision:

That Cabinet:

- Notes that Layer Landscape Architects Ltd. have been appointed to prepare the Place Management and Movement Plan for Ramsbottom town centre on behalf of the Council; and
- Notes that a draft of the Place Management and Movement Plan will be presented to Cabinet for approval for consultation purposes and that, following consultation, a final version will be subject to further Cabinet approval.

Reasons for the decision:

The proposal by Layer Landscape Architects Ltd. shows a clear understanding of the brief which is backed up by a strong team with considerable project experience in delivering plans to improve placemaking and movement in other similar-sized towns across the country. Layer Landscape Architects Ltd. Will work closely with Council officers to ensure that the objectives and outputs set out in the brief are fully delivered in a timely manner.

Other options considered and rejected:

The invitation to tender for the commission of the Ramsbottom Place Management and Movement Plan resulted in the submission of thirteen proposals in total. All submissions were fully considered as alternative options.

CA.49 RADCLIFFE STRATEGIC REGENERATION FRAMEWORK - ACQUISITION OF ASSETS - PART A

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the report regarding the specifics of the proposals for the continued development of the Strategic Regeneration Framework (SRF) projects. It was noted that in order to access the Levelling Up Fund, the Council

was required to demonstrate it had the ability to deliver the development proposals within specific timeframes; a key aspect of which was to demonstrate it had control over land assets. Members noted the proposals had been discussed and received support at a recent public webinar and Radcliffe Cabinet Committee.

Decision:

That:

- The progress on the creation of a new public service hub building and wider regeneration efforts in Radcliffe Town Centre be noted.
- Approval be given for the acquisition of land and premises that are critical to the delivery of key SRF projects as set out in Part B of this report be approved, subject to financial and legal due diligence to complete the transaction.
- Finalisation of the acquisitions, as set out in the Part B report, be delegated to the Chief Executive after consultation with the Council's Section 151 and Monitoring Officers and the Leader of the Council and subject to the satisfactory completion of the financial and legal due diligence.

Reasons for the decision:

The Civic Hub project is a major regeneration priority project given the potential for the site to have a fundamental role in driving economic growth. To support a robust funding bid, it is critical that the Council should secure the ability to build on the subject land and ensure it is free of legal constraints.

Other options considered and rejected:

Doing nothing and leaving the town to market forces will not change the existing patterns of demand and won't provide the attractions to the centre is that is needed to drive footfall and the growth. As set out in the SRF, intervention in the market is required and a development of the scale and nature proposed has the potential to be truly transformational for the town and will act as a catalyst for further development and investment in the town centre and wider Borough.

CA.50 RADCLIFFE - ESTABLISHMENT OF A NEW SECONDARY SCHOOL

Councillor Tamoor Tariq, Cabinet Member for Children, Young People & Skills, presented the report regarding the successful application from Star Academies to establish a new secondary school in Radcliffe.

Councillor Tariq advised that the agreement to establish the new school is between the Department for Education (DfE) and the Star Academies Trust, and construction of a new school building will be for them to deliver. The Council clearly has an interest and this report set out those matters which require the Council's commitment and agreement along with the wider considerations in respect of the site for the new school, the capital funding implications to the Council, and matters relating to the existing use of the Spring Lane site.

In response to a Member's question, it was noted that Star Academies Trust were the preferred partner owing to their reputation, their experience across the country and their relationship with the DfE. Members thanked the Cabinet Member and Officers for their work, which had been in motion since before the general election of December 2019.

Decision:

- To formally welcome this important result for Bury, Star Academies and Radcliffe.
- To note the previous decisions of the Council in respect of the Spring Lane site, and the intention to commission a study to determine the extent of the site to be utilised for the school, whilst preserving access to the adjacent development site.
- To note that there is a financial commitment by the Council to the delivery of the scheme, and it is anticipated that this be funded from the school's capital budget, and that this will be subject to Cabinet approval when the detail is known.
- To note the alignment of the delivery of the school to the Radcliffe Strategic Regeneration Framework.
- To note the continuing close partnership working between the Council, Star Academies and the Department for Education.
- To note that discussions are underway for the acquisition of additional land to support the delivery of the school and its ancillary uses and that a further report would be brought back to Cabinet seeking approval for any acquisition.

Reasons for the decision:

Whilst the delivery of the new school project will primarily be driven by DfE and Star Academies, the continuing contribution of the Council is essential to ensure successful delivery, and alignment with the objectives of the Radcliffe SRF.

Other options considered and rejected:

None. Master-planning of the site will take place in order to identify the full extent of the site for the new school and consider any implications to existing site usage. There will be ongoing community engagement and stakeholder consultation as the project develops.

CA.51 DEDICATED SCHOOLS GRANT (DSG) DEFICIT RECOVERY

Councillor Tamoor Tariq, Cabinet Member for Children, Young People & Skills, presented the report which outlined the outcome of the work with the Department for Education (DfE) including additional funding that is being made available, the delivery plan and the expected outcomes against which the Council will be monitored. It was noted that in total, funding of £20.5m revenue and £4m capital had been awarded by the Secretary of State following recommendations from the DfE. The funding will be received over 4 years up to 2024/25 including £6m that will be awarded in the current financial year.

In response to Member questions, the Cabinet Member advised he had been open and honest about the deficit which had arisen due to demand pressures, and this had allowed the Council to focus on the best way to move forwards and help families and young people. It was noted that other Councils were able to address similar deficits through their reserve funds which were larger than Bury's. It was agreed this was an opportunity to work with parents and schools to improve services or provide them differently and would put the Council in a better position financially.

Decision:

That Cabinet:

- Notes the DSG recovery agreement between the Department for Education and Council which forms the basis of the grant agreement that the Council has been required to sign up to.
- Supports the decisions required by officers to deliver the recovery plan within the agreed timeframe.
- Notes the financial support provided by the DfE in assisting Bury Council to recover the DSG deficit and the expectation that this will lead to a balanced position by the end of 2024/25.
- Notes that the settlement reached with the DfE will bring significant additional government funding into Bury to remove a large proportion of the DSG overspend.
- Notes that the settlement gives the Council funding to improve services, including services for children and families with SEND; better services here in Bury will replace more expensive services further away.
- Agrees that no decisions for change affecting individual children and families will be made without them.

Reasons for the decision:

In accepting the funding, the Council has had to sign a detailed agreement with the DfE, to ensure there is clarity on the basis on which the funding has been made and to be clear about the outcomes.

Other options considered and rejected:

None.

CA.52 INTRODUCTION OF A CIVIL (FINANCIAL) PENALTY POLICY AND ENFORCEMENT PROTOCOL - MINIMUM ENERGY EFFICIENCY STANDARDS

Councillor Clare Cummins, Cabinet Member for Housing Services, presented the report which sought approval for the new proposed Civil Penalty Policy, which would enable the Council to enforce the Statutory duty. It was noted that the Regulations are designed to tackle the least energy-efficient properties, establishing a minimum standard of EPC band E for domestic private rented properties.

Decision:

To approve and implement the Civil (Financial) Penalty Policy, to allow officers to impose fines where necessary to landlords and improve the energy efficiency standards of Private Rented Properties.

Reasons for the decision:

The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 establish a minimum standard of EPC band E for domestic private rented properties, affecting new tenancies and renewals since 1 April 2018. The Regulations now applies to all properties in scope from 1 April 2020. To enable the Council to enforce this Statutory duty, there is a requirement to publish a Civil Penalty Policy.

Other options considered and rejected:

None, the policy relates to a statutory duty.

CA.53 PERSONA CARE AND SUPPORT LIMITED CONTRACT RENEWAL - 10 YEAR TENURE 1ST APRIL 2021 TO 31ST MARCH 2031

Councillor Andrea Simpson, Cabinet Member for Health and Wellbeing, presented the report which outlined the proposal to renew the contract between Bury Council and Persona Care and Support Limited from 1st April 2021 for a 10-year tenure until 31st March 2031. In response to a Member's question, it was noted that changes to the Persona contract were not anticipated in light of the proposals for changes to arrangements with integration of the local Clinical Commissioning Groups (CCG), identified in item 14 later on in the agenda.

Decision:

That Cabinet:

- Approves the renewal of the contract between Bury Council and Persona Care and Support Limited for a period of 10 years commencing on 1st April 2021.
- Notes the report was presented to Strategic Commissioning Board on 1st March 2021 and the progression to Cabinet for decision was approved.
- Notes the report was presented to Health Scrutiny on 2nd March 2021 and the progression to Cabinet for decision was approved.

Reasons for the decision:

The delivery of an outcome based 10 year contract from 1st April 2021 will set out the status of existing services provided by Persona and alongside our Innovation and Savings programme for 2021-2023 will capture the future ambition to innovate service delivery, ensure value for money and meet the changing needs of partners and customers.

Other options considered and rejected:

None; the Contract will be flexible enough to allow for national policy change which may result in local changes in direction and/or financial restrictions that may be required in response to any such change.

CA.54 NHS WHITE PAPER - INTEGRATION AND INNOVATION: WORKING TOGETHER TO IMPROVE HEALTH AND SOCIAL CARE FOR ALL - FEBRUARY 2021

Councillor Andrea Simpson, Cabinet Member for Health and Wellbeing, presented the report regarding the Government's draft legislative proposals for a new health and care bill which sought to move the NHS from a focus on competition to a focus on collaboration. Councillor Simpson advised that the report described the next steps for transformation of health and care in Bury and recognised the impact of the arrangements for the Greater Manchester Integrated care System (ICS) replacing the 10 CCGs in Greater Manchester.

Decision:

That Cabinet:

- Notes the update on the NHS White Paper 2021.
- Recognises the ambition to ensure new governance arrangements allow the continuation of the transformation journey described in the Bury Locality Plan.

- Supports the new partnership arrangements under development.
- Notes the content of the transition programme to be managed through the Bury System Board.
- Recognises the areas of concern around the governance of the GM ICS if it is to support the direction described.

Reasons for the decision:

Cabinet are being updated on the proposals as they identify a number of changes which will need to be considered.

Other options considered and rejected:

None; this report is an update paper.

CA.55

BURY LET'S DO IT BASELINE PERFORMANCE REPORT AND CORPORATE PLAN QUARTER THREE DELIVERY UPDATE

Councillor Tahir Rafiq, Cabinet Member for Corporate Affairs and HR presented the report which was the first performance report against Bury Council and CCG integrated Corporate Plan and detailed delivery against planned priorities for Quarter 3 of the 2020/21 Corporate Plan. In response to a Member's question, it was noted that robust key performance indicators were in place to monitor whether the Council was on track and could remain flexible in order to secure delivery.

Decision:

That Cabinet:

- Notes the progress against 2020/21 Corporate Plan delivery objectives.
- Notes the baseline position detailed in this report for future performance monitoring.
- Approves Performance Management Framework (PMF) for the Bury Let's Do It Strategy and Corporate Plan.

Reasons for the decision:

To ensure the Council's targets are achieved.

Other options considered and rejected:

None.

CA.56

IT CAPITAL PROGRAMME: CLOUD MIGRATION PROGRAMME

Councillor Tahir Rafiq, Cabinet Member for Corporate Affairs and HR presented the report which sought approval for the transformation plan to progress to the next phase of the Cloud Migration Programme through the appointment of a delivery partner to undertake the build phase of the project. Members supported the proposals, noting the long term benefits in terms of service and ways of working.

Decision:

That Cabinet approves the decision to use the ICT Capital Programme to fund the build phase of the Cloud Migration programme through appropriate procurement routes.

Reasons for the decision:

This is part of the ICT Capital Programme approved by Full Council in February 2019 to support the modernisation of the Council's IT estate and to facilitate the delivery of a new programme of investment in technology and digital services to support future transformation.

Other options considered and rejected:

None, the business benefits will include greater resilience through a cloud-based data recovery model and improved business intelligence through investment in data management.

CA.57 COMMUNITY HUB STRUCTURE

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the report which proposed that through Covid Contain funding, a Council delivery structure for Community Hubs be formalised initially on a fixed term basis across each of the five neighbourhood footprints. The Hub network was presently comprised of deployed staff from Bury Council and community volunteers, but the teams had grown in strength over time and made a significant contribution to the emerging Let's do it! vision of neighbourhood delivery and community empowerment. Members discussed the report, noting the importance for Ward Members to act as 'community connectors' given their unique role in supporting community groups.

Decision:

That the proposed staffing structure be agreed for immediate implementation.

Reasons for the decision:

Over the last two years, Bury has been developing its approach to neighbourhood working. The national requirement to establish of a network of Community Hubs to provide humanitarian aid during the present pandemic has provided an early opportunity to begin to mobilise this vision.

Other options considered and rejected:

The alternative arrangement is to seek to maintain the community response through staff deployment and volunteer cover. Experience shows that this is unreliable from a resource perspective however and further, does not harness the opportunity to progress the Let's do it! Strategy through a team of dedicated and skilled individuals.

CA.58 PUBLIC SECTOR DECARBONISATION SCHEME

Councillor Alan Quinn, Cabinet Member for Environment and Climate Change, presented the report regarding the Council's participation in the Greater Manchester Public Sector Decarbonisation Scheme funding bid. The report explained the importance of the scheme in the context of the ambition for Bury to be carbon neutral by 2038, which was a key commitment as part of the Let's Do It! Strategy, and the need for the Council to lead by example.

Councillor Quinn detailed very restrictive timescales for delivery, and thanked officers for their continued work in pushing this forward. In response to a Member's question regarding schools, it was noted that this scheme necessitated

ownership of buildings but that similar schemes in the future were expected and could be open to schools.

Decision:

1. Cabinet notes that:
 - The Council has received notification from Salix that the grant application has been approved and that £8.5m is to be awarded to Bury Council subject to formal sign-off of the grant conditions;
 - The formal approval and sign-off process for the grant was delegated by Cabinet in February to the Executive Director of Operations and the Council's S151 Officer in consultation with the Cabinet Member for Environment and Climate Change and the Cabinet Member for Finance and Growth;
 - The scheme will be added to the Capital 2021/22 Capital Programme;
 - In order to meet the challenging timescales for delivery, that some works have commenced at risk, however the full cost will be met from the grant once the formal approvals have been received and accepted;
 - Approval to award the required contracts to deliver the project were delegated by Cabinet in February to the Executive Director of Operations in consultation with the Cabinet Member for Environment and Climate Change and the Cabinet Member for Corporate Affairs and HR.

2. Cabinet approves the Council's participation in the Public Sector Decarbonisation scheme (as set out in Appendix 1), following the confirmation received on 26 February 2021 that the Greater Manchester bid had been successful.

Reasons for the decision:

The Let's Do It! Strategy approved by Cabinet on 23 February 2021 included a commitment for the whole borough to be carbon neutral by 2038, which responds to the Council's declaration of a Climate Emergency in 2019. This carbon neutral target aligns with the Greater Manchester target included in the 5 Year Environment Plan for Greater Manchester.

Other options considered and rejected:

The option described above in relation to the Greater Manchester Public Sector Decarbonisation Scheme provides 100% funding for new heating systems and low carbon measures. No other funding opportunities were identified.

CA.59 URGENT BUSINESS

It was noted that there were two reports submitted under urgency procedures.

On behalf of the Council, the Leader thanked Councillor Jane Black, Cabinet Member for the Cultural Economy, and Councillor David Jones, Cabinet Member for Communities and Emergency Planning, for their valuable contribution to the Borough through many forums.

CA.60 ADDITIONAL RESTRICTIONS GRANT - PHASE 3

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the urgent report which sought approval to a

modification to the Additional Restrictions Grant (ARG) programme prospectus to ensure full deployment of the resources provided by Government. Following further allocation of resource under the ARG the Council has a total of £5.73m to distribute to businesses which would be distributed to provide direct support for immediate and long term recovery. In response to a Member's suggestion, it was agreed that a wide view would be taken as to how best to advertise the opportunity.

Decision:

That the Phase 3 prospectus is approved.

Reasons for the decision:

The ARG (Phase 3) prospectus identified a series of new categories of support which have been designed to work alongside the timetable Government had set-out nationally for the ultimate lifting of restrictions by June 2021. The strategic approach of the Council contains a much greater focus on supporting the business community in a recovery phase and in particular our key town centres, which must overcome the impact of being largely closed for the past 12 months.

Other options considered and rejected:

None; this phase has been designed to reflect local and national priorities and to ensure that the ARG is strategically allocated to support those most severely impacted in line with the roadmap and recovery plans.

CA.61 CHANGE IN CONTRIBUTION TO THE BURY POOLED FUND

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the urgent report regarding additional health funding which had become available. He clarified that the funding totalled £4.5m, correcting a typo on the first page of the report. In order to benefit from this across Bury Council and Bury NHS Clinical Commissioning Group (CCG), it was noted that a change in the contributions to the pooled fund by both organisations in 2020/21 and 2021/22 was needed.

Decision:

To approve a variation in financial contributions to the pooled fund for 2020/21 and 2021/22 of £4.5m as set out in the report.

Reasons for the decision:

This decision is needed to be made in advance of the financial year end in order to secure the funding totalling £4.5m.

Other options considered and rejected:

None; a similar opportunity was used in March 2020 to access surplus funding.

CA.62 EXCLUSION OF PRESS AND PUBLIC

Decision:

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

CA.63 PRESTWICH TOWN CENTRE REGENERATION: PROGRESS UPDATE ON ACQUISITION AND PATHWAYS TO DEVELOPMENT - PART B

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the confidential report which provided an update on plans for the regeneration of Prestwich town centre.

Decision:

That Cabinet:

- Notes the progress made with the Prestwich Town Centre regeneration scheme.
- Approves the acquisition by the Council of the Longfield Shopping Centre subject to the detailed terms of the transaction and a best value report being submitted to Cabinet for approval before the end of June.
- Approves in principle to the Council entering into a Joint Venture agreement with the developer subject to detailed terms of the agreement being submitted to a future meeting of Cabinet for approval.
- Notes that the Council will submit a costed proposal for the interim property management of the Longfield Shopping Centre which will be subject to a competitive procurement process to be carried out in accordance with the Council Contract Procedure Rules.

Reasons for the decision:

The regeneration of Prestwich town centre is an opportunity to deliver much needed new homes, facilitate growth through high quality commercial spaces, and embed a new cultural offering within new public buildings, whilst also providing an opportunity to deliver operational savings for the Council by consolidating buildings and service delivery with wider public estate functions across the town.

Other options considered and rejected:

Other options have been considered and have been subject to external validation by the Council's advisers CBRE. The options have been considered in relation to risk, likelihood of development in the short to medium term and best value for the Council. These are:

- do nothing;
- buy the lease;
- developer to buy the lease as part of a Joint Venture approach
- Compulsory Purchase Order

The recommendation from the advisers is to purchase the long lease. The do-nothing option will continue to see the redevelopment of the centre frustrated. The Longfield Shopping Centre will remain in a dilapidated and run-down state with the current owners remaining in-situ. The Longfield Centre will be an abandoned building above the Centre, adding to the sense of a failing centre.

CA.64 RADCLIFFE STRATEGIC REGENERATION FRAMEWORK - ACQUISITION OF ASSETS - PART B

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Finance and Growth, presented the confidential report regarding the specifics of

the proposals for the continued development of the Strategic Regeneration Framework (SRF) projects.

Decision:

That Cabinet:

- Approves the heads of terms for the acquisition of the sites named in the report as set out in the appendix to this report, subject to financial and legal due diligence to complete the transaction.
- Approves the acquisition of the sites named in the report on the basis of the potential acquisition costs as set out in the appendix to this report, subject to financial and legal due diligence to complete the transaction.
- Delegates approval of the final acquisition agreements for the premises referred to in recommendations 1 and 2 above to the Chief Executive in consultation with the Council's Section 151 and Monitoring Officers and the Leader of the Council.

Reasons for the decision:

The Civic Hub project is a major regeneration priority project given the potential for the site to have a fundamental role in driving economic growth. To support a robust funding bid, it is critical that the Council should secure the ability to build on the subject land and ensure it is free of legal constraints.

Other options considered and rejected:

Doing nothing and leaving the town to market forces will not change the existing patterns of demand and won't provide the attractions to the centre that is needed to drive footfall and the growth. As set out in the SRF, intervention in the market is required and a development of the scale and nature proposed has the potential to be truly transformational for the town and will act as a catalyst for further development and investment in the town centre and wider Borough.

COUNCILLOR E O'BRIEN
Chair

(Note: The meeting started at 6.00 pm and ended at 8.30 pm)