

SCRUTINY REPORT

MEETING:	Overview & Scrutiny
DATE:	14 September 21
SUBJECT:	Radcliffe Regeneration
REPORT FROM:	Councillor O'Brien, Leader of the Council
CONTACT OFFICER:	Paul Lakin (Director)/Rebecca Lord

1.0 BACKGROUND

- 1.1 Radcliffe is undergoing a period of significant transformation and has been identified by Bury Council as a focus area for regeneration and growth over the forthcoming years. In September 2020, a Strategic Regeneration Framework (SRF) was adopted for Radcliffe which set the long-term vision for the regeneration of the town through the delivery of a programme of capital investment projects.
- 1.2 The regeneration of Radcliffe supports delivery of the *Let's Do It* strategy and the five themes that underpin the plan. The five themes all have a correlation to how we design our Towns. As we move towards a future in urban areas where people travel less, buy locally, work and access local services, we need vital and liveable neighbourhoods. This means the Council must think carefully about neighbourhoods and how they can be either built or re-designed to work well. Strategic investment in Radcliffe town centre and the delivery of the new high school, Hub project, and residential developments as outlined in the SRF are fully aligned with this vision; with capital developments acting as enablers to realising key objectives and benefits in Radcliffe.
- 1.3 Our Corporate Plan 2020/22 sets out key themes, principles, and deliverables to support the Borough of Bury as it recovers from the local impact of the Covid-19 pandemic and builds a better and brighter future for our population, communities, and businesses. Major capital construction projects offer a significant opportunity to support local economic recovery and deliver tangible social value. In partnership with our selected contractors and development partners, Community Hub manager and council service leads, the Project Team will be seeking to support job creation, the implementation of apprenticeships, skill enhancement programmes and placement opportunities with local education providers. Wherever possible, we will seek to utilise a local supply chain for labour, services and materials. Moreover, our construction contracts will reflect within agreed KPIs, active engagement with and support for, a wide range of community based and charitably supported projects and programmes at a local level.

- 1.4 The regeneration proposals will also support national policy objectives relating to the 'Levelling Up' agenda. As signalled by the Levelling Up Fund (LUF), the Government has a significant commitment for regional growth to support 'levelling up' across the country. Bury is ranked as a priority 1 category area, while Radcliffe has pockets of severe deprivation, including town centre neighbourhoods which are ranked in the 1st and 2nd deciles on the 2019 IMD. In June 2021, Bury Council submitted two bids to the LUF, including proposals for the Radcliffe Hub project. A decision regarding the funding award is expected in Autumn 2021.

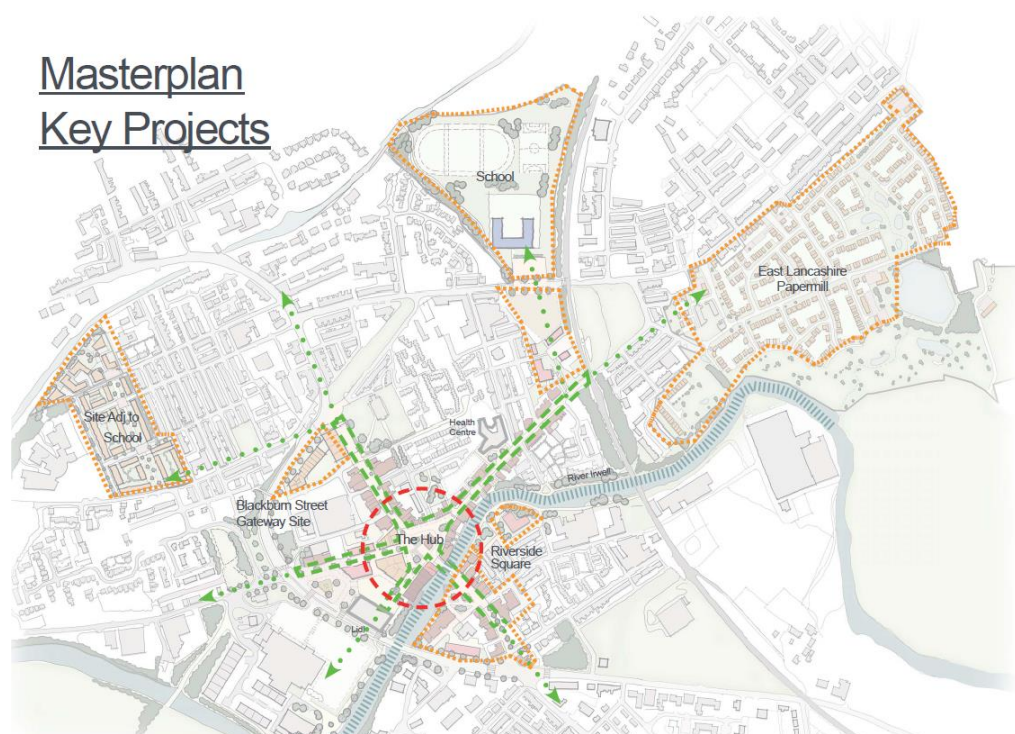
2.0 ISSUES

2.1 Radcliffe SRF

Bury Council published the Radcliffe Strategic Regeneration Framework in 2020 to guide the direction of the town's growth over the next 15 years. The programme objectives are underpinned by numerous strategic drivers:

- **Socio-economic need** - acute deprivation, poor health, low educational attainment, constrained opportunities for enterprise and employment
- **Environmental decline** - town centre decline, limited commercial offer, external investment constraints
- **Operational challenges** - fragmented civic estate, loss of the temporary leisure centre, constrained community facilities
- **Opportunities** – availability of brownfield land, OPE agenda, connectivity to GM, funding opportunities (public and private), success of Radcliffe Market, blue and green infrastructure

In response, the SRF outlines a series of realistic short, medium and longer-term actions to guide council investment to create a distinctive well connected healthy town, that unlocks hundreds of new homes, acts as a catalyst for the recovery of the high street and attraction of new investment opportunities, and facilitates employment growth.



Key SRF deliverables currently being developed are:

- Delivery of a new secondary school
- Creation of a new build civic hub that facilitates public services, education and wellness facilities all under one roof
- Refurbishing and repurposing the historic market chambers and Radcliffe Market basement to create commercial retail and F&B space, alongside events space for community use and private functions
- Creation of new employment space, business incubator enterprise centre and coworking space
- A whole town approach to housing – facilitating the comprehensive approach to residential development
- A programme of strategic investment projects to improve and enhance multi- modal transport provision – supporting sustainable future growth and active travel

2.2 SRF Programme Delivery - Progress to date

2.2.1 Radcliffe Secondary School

The DFE recently approved a funding tranche to support the aspiration for a new school in Radcliffe.

Working with Star Academies, who will be responsible for all planning, design and delivery of the school construction project, the BGI Project, Property and Planning Teams have progressed work to agree the site development boundary, indicative programme and heads of terms.



Concept Sketch of the Secondary School site

Star Academies have outlined the following indicative programme milestones for their procurement, design and approvals processes:

Star Academies' Feasibility Study	September – December 2021
DfE Approval to proceed	January 2022
Pipeline and PITT	February – March 2022
ITT procurement stage 1-3	March – April 2022
Enter into PCSA	April – May 2022
ITT procurement stage 4-6	May – June 2022
Design review and approval with DfE	June – July 2022
Planning Submission	July – August 2022
Finalise contractor's proposals	August – December 2022
Contract finalisation	December – February 2023
Funding Agreements	February – March 2023
Mobilisation and Construction	March 2023 – July 2024

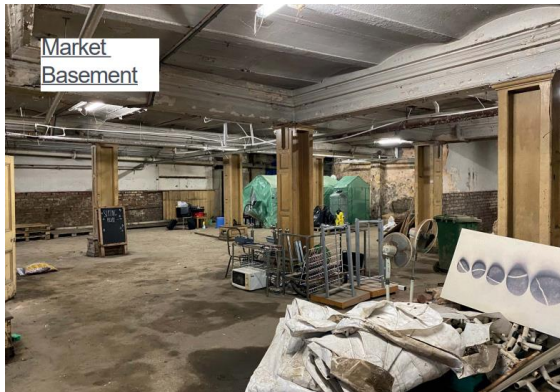
The Council Project Team are currently reviewing options to ensure the alignment of delivery programmes to enable continuity of leisure service provision, with vacant possession dates for the school site under review.

2.2.2 **Radcliffe Hub, Market Chambers & Market Basement**

Creation of a Hub and refurbishment of the Market Chambers and Radcliffe Market basement space, are designed to promote integrated service delivery, including access to enhanced leisure, learning and skills provision, complemented by infrastructure to create a supportive environment for enterprise (co-working, incubator) and cultural engagement.



Existing leisure and town centre retail units



Existing Market Basement and Market Chambers Building

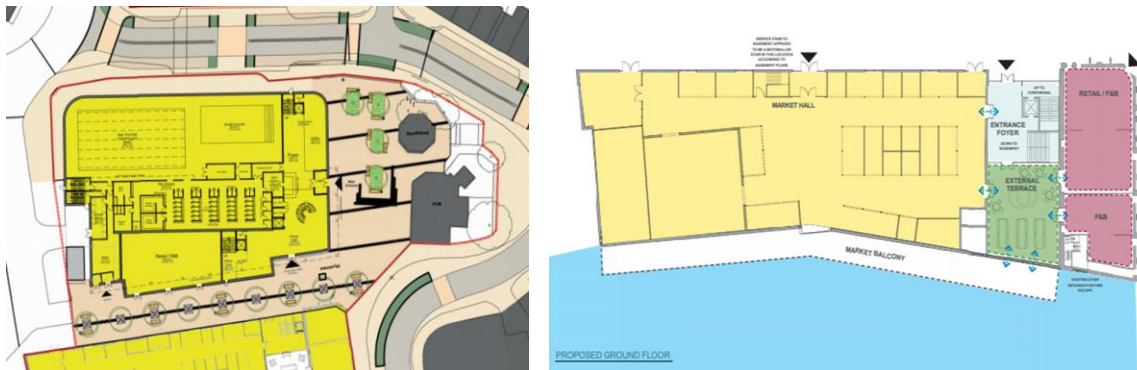
The project proposes significant investment to clear poor quality, obsolete stock and deliver high a quality hub as a focus for community leisure, recreation, learning, health and work. New facilities will be designed to exemplar standards of sustainability and inclusive and accessible design, with a focus on flexibility of use and maximising space utilisation.

The diversification of the offer in the town centre is intended to increase footfall and dwell time, thus supporting the prosperity of new and existing businesses within the core of the town, with a capacity to accommodate future growth. The provision of wet and dry leisure facilities, a library and information centre and community space will be set within a high-quality civic environment, and will act as a focus for wider investment, broadening the appeal of Radcliffe.



Proposed Hub CGI

The Hub will provide a platform for integrated service provision based on enhanced coordination between teams within the Council, CCG, other public sector partners and local community organisations. Flexible workspace will be open to these teams, supporting referral and joint action to ensure the most challenging groups benefit from Levelling Up.



Proposed concept designs for the Hub, Market Chambers and Market Basement

Refurbished and new build high quality commercial retail space will be created within this central campus of buildings, benefitting from an enhanced public realm with improved access to both the piazza, new courtyard and balcony spaces adjacent to the River Irwell, and improved connectivity to public transport and active mode infrastructure.

2.2.3 Levelling Up Fund

In June 2021, the Council submitted two bids to the LUF, including proposals for the Hub project. The fund operates on a competitive basis and is designed to support capital investment projects that are place focused and deliver transformational and regenerative change. The bid submitted was built around a Greenbook Five Case Model business case, and presented the strategic case for change, detailed option appraisal and BCR value analysis, a compliant and commercially competitive

procurement approach to market, financial modelling of capital and revenue forecasts, and a robust management methodology and governance structure to align successful project delivery with rigorous and evidence based decision making.

The bids were required to demonstrate compliance with programme requirements to ensure that spending of any monies awarded could commence within the current financial year, and be fully defrayed by March 2024.

2.2.4 Programme

The PMO workplan is being developed to meet the timescales stipulated by the LUF prospectus.

Activity	Timescales	Progress
LUF Bid Submission	June 2021	Completed
1 st Stage Tender Process	June – August 2021	Completed
Contractor Selection	August 2021	Completed
Agree & Enter into PCSA	September 2021	In Progress
Contractor Mobilisation	October 2021	
Commence Project Development (PCSA)	October 2021	
LUF Award Decision	October 2021	
RIBA Stages 2-4	October 2021 – June 2022	
Planning Submission	March-April 2022	
Stage 2 Tender Period (4 weeks)	June 2022	
Tender Analysis	July 2022	
Approvals	August 2022	
Enter into Main Construction Contract	September 2022	
Contract Completion (all phases)	Summer 2024	

2.2.5 Engagement and Development

As work gets underway to move design proposals forward, the Project Team will progress the development of several key plans. These include, but are not limited to:

- Stakeholder Engagement Plan – consultation and communications
- Commercial Strategy – lease agreements, decant and relocation provision, growth and start-up opportunities

- Benefits Realisation Plan – service delivery, integration and improvement
- Social Value Delivery Plan – job creation, apprenticeships/placements, skills and training opportunities, community project support.

2.3 Residential Developments

The SRF identified that successful towns provide the right mix of housing to support the local population. Radcliffe has a relatively young population and entrepreneurial spirit. There is an opportunity for new market creation in the core and periphery with the introduction of live-work units and higher density development. To retain residents in Radcliffe larger residential sites should look to provide home for families. Development should be sustainable and be of exceptional design quality, opportunities to include eco-homes should be considered. Increasing the resident population will provide footfall and increase expenditure in the core of the town. New housing developments therefore must provide strong linkages to the core.

2.3.1 Brownfield Developments



- **School Street Radcliffe**

94 new family homes - 25% affordable rent

Indicative Programme:

June 2021 GMCA BHF works complete

October 2021 Cabinet approval for disposal

November 2021 Planning submission

Q1 2022 Commence construction



- **Green Street Apartments**

133 new homes - 103 shared ownership, 33 private rented

Indicative Programme:

October 2021 Cabinet approval

December 2021 Planning submission

Q1 2022 Commence construction



- **East Lancashire Paper Mill**

Largest brownfield housing site in the district.
Collaboration with Homes England & BMBC.

400 new family homes 100 - 200 affordable homes

New riverside parkland

Upgraded cricket club

Indicative Programme:

Q2 2021 DPP4 tender (9 Sifting brief responses)

Q3 2021 Second stage tender

Q4 2021 Evaluation

January 2022 Cabinet note successful tender

Q2 2022 Planning submission

2023 Commence construction

2.4 Transport

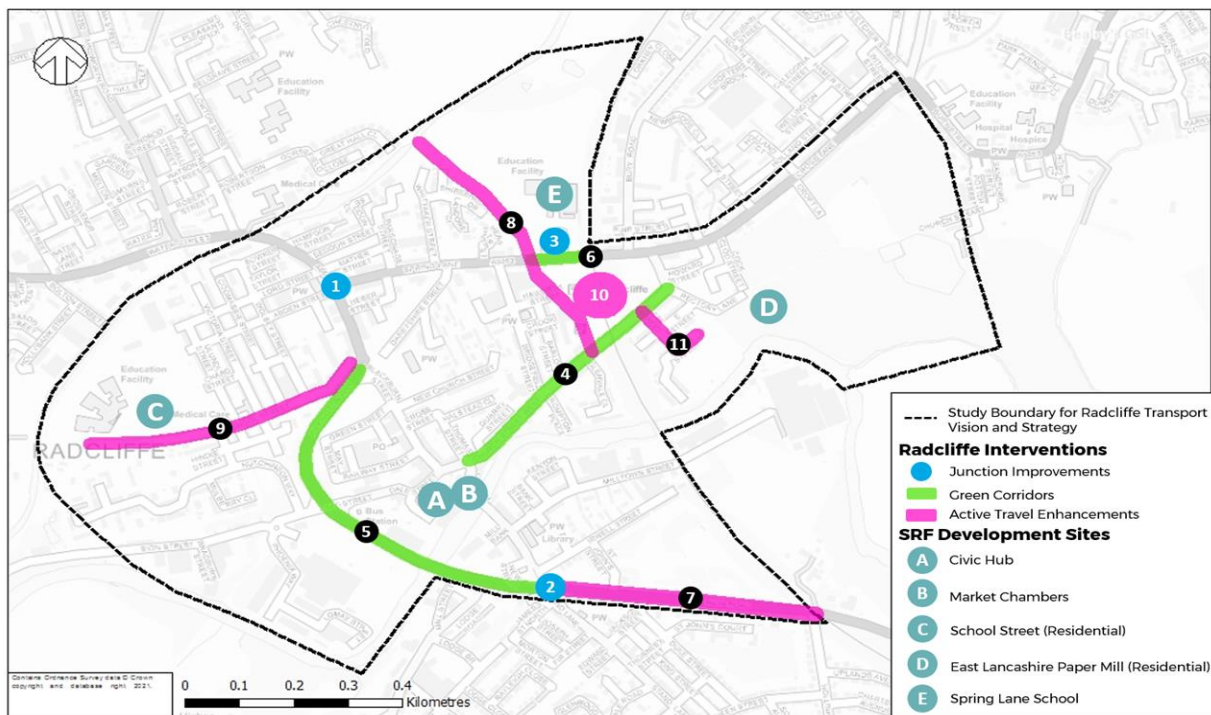
The development of a transport plan for Radcliffe is being undertaken in two phases.

Development of the initial Radcliffe Transport Vision focused on the types of access, movement and public realm interventions that will be delivered in Radcliffe to respond to current and future transport challenges, as well being able to support proposed new development and align to the transport aspirations set out in GM 2040 Transport Strategy.

Given the timescales for submission of Bury Council's LUF bid and the importance of developing the supporting public realm scheme for the Civic Hub, this vision document looked at an outline design and high level costs for the supporting public realm scheme in specific detail. Other key access and movement investment priorities identified will be developed further in the subsequent full strategy document.

Following on from the Transport Vision, the full Radcliffe Transport Strategy is being developed, taking a more detailed look at the specific access and movement interventions to be progressed over the next 10 years in Radcliffe. This longer term strategy document will consider the implications of relevant local and regional strategies and policies including the GM 2040 Transport Strategy, the GM Five Year Transport Delivery Plan 2021-2026 and Transport for North's (TfN) Strategic Transport Plan in more detail, including exploring delivery and funding opportunities that may be available to Bury Council to progress prioritised transport interventions in Radcliffe.

Further engagement with key stakeholders such as Transport for Greater Manchester (TfGM) will also take place to inform the Implementation Framework that will form a key output of the Transport Strategy. Read together, the Radcliffe Transport Vision and Radcliffe Transport Strategy will provide a coordinated plan for transport investment in Radcliffe over the next 10 years and beyond.



Proposed Transport Interventions

List of Background Papers:

- Benefits Realisation Plan – Radcliffe Hub Project
- Radcliffe Transport Investment – Aug 21

Contact Details:

Rebecca Lord

Major Projects Manager (Radcliffe)

Executive Director sign off Date: 3rd September 2021

Executive Team Meeting Date: