

**Minutes of:** CABINET

**Date of Meeting:** 11 January 2023

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

**Also in attendance:** Councillors R Bernstein and M Smith

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

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**CA.108 APOLOGIES FOR ABSENCE**

There were no apologies received.

**CA.109 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**CA.110 PUBLIC QUESTION TIME**

There were no public questions.

**CA.111 MEMBER QUESTION TIME**

There were no Member questions.

**CA.112 MINUTES**

In response to a query on minute CA.105, Jacqui Dennis, Director of Law and Democratic Services, advised that costs from Counsel were still awaited but would be shared once available.

**It was agreed:**

That the minutes of the meeting held on 14 December 2022 be approved as a correct record and signed by the Chair.

**CA.113 APPOINTMENT OF DEPUTY MAYOR**

Councillor Eamonn O'Brien, the Leader of the Council and Cabinet Member for Strategic Growth and Skills, confirmed that Councillor Sandra Walmsley was currently Deputy Mayor and therefore Mayor elect for the forthcoming year, and he proposed that Councillor Khalid Hussain be appointed as Deputy Mayor. Members praised Cllr Hussain's work as a long serving Councillor, his active participation in the business of the Council, and his engagement with the local community.

**Decision:**

That Council be recommended to appoint Councillor Khalid Hussain as Deputy Mayor for the Civic year 2023/24.

**CA.114 DEVELOPMENT OF AN ONSIDE YOUTH ZONE**

Councillor Eamonn O'Brien advised that this report had been withdrawn from the agenda.

**CA.115 PROPOSED DISPOSAL OF TOWNFIELD'S CLOSE FOR THE DELIVERY OF OLDER PERSONS AFFORDABLE HOUSING SCHEME- PYRAMID PARK PHASE 1**

Councillor Claire Cummins, Cabinet Member for Housing Services, presented the report which proposed the use of a brownfield land site for development of 100% affordable housing for older people (c.35 properties). Members discussed the report and it was noted that this was part of the wider regeneration and the 100% affordable housing was secured through the Registered Provider framework proposed rather than open market.

In response to Members questions it was noted that funding would de-risk the site, so if funding were not secured the development would go ahead but with a reduced capital receipt to the Council. Members also noted that discussions with the chosen Registered Provider would secure the best deal in terms of housing standard, and conversations regarding nesting bricks were underway.

**Decision:**

Cabinet:

1. Approved the proposals for the disposal and redevelopment of Townfield's Close as set out within the report, to expedite delivery of the priorities within the Housing Strategy, Adult Social Care vision for housing and Town Centre Masterplan; and
2. Delegated the finalised terms of this disposal to the Council's Section 151 Officer, Director of Law & Democratic Services and Executive Director of Place in consultation with the Director of Housing and Cabinet Member for Housing Services.

**Reasons for the decision:**

- To facilitate the Councils 'brownfield first' approach to housing delivery and reduce revenue costs for holding, maintaining and securing long-term disused sites.
- To facilitate delivery of the Housing Strategy 2021, 'Let's Do It' strategy and Bury's housing vision for ASC, which puts the spotlight on making every decision about care, a decision about housing.
- To deliver much needed, low carbon affordable homes for older people to relieve pressures on housing waiting lists and address shortages of accommodation in the town centre for this demographic group.
- To prioritise residents of existing sheltered housing schemes as the first beneficiaries (following consultation) and offered the opportunity of improved housing at Townfield's Close.
- To unlock nearby underutilised sites for wider integration within master planning activity within the Market St area for further redevelopment.
- To support a Phase 1 of a wider Pyramid Park multi-generational living development.
- To promote innovation and ensure that the Council meets the obligations of the best value requirements of s123 of the Local Government Act 1972. Members noted a red book valuation would be obtained.
- Create wider social, environmental and financial benefits including additional council tax revenue.

**Alternative options considered and rejected:**

- Do nothing: Bury has high levels of need for affordable housing in general and older people specifically and supply is required in the marketplace immediately. This is a brownfield site suitable for housing in an area of high demand, to do nothing would not be an option.

- Market the site on the open market: This option has been discounted. Given its location and future use of Pyramid Park, the site has been identified as an appropriate location as an affordable housing scheme for older people, and this model would not be delivered by a private developer in the current housebuilding marketplace.
- Direct development of the site in partnership with a Registered Provider (RP). This scenario would require the site to continue to be owned by the Council and managed by the RP. This option would require capital funding from the HRA and would generate revenue income back to the HRA from rents and service charges. This option has been rejected on the basis that it would require the council to contribute capital, take on ongoing maintenance liabilities for the site and provide development management resources.
- Develop the site as part of the wider Pyramid Park development. This option was discounted, as the wider site is subject to TfGM interchange and tram/train proposal due to come forward in 2026/27. Whilst Townfield's Close and Pyramid Park can be jointly remediated (in the interim), the housing scheme on Townfields section can be brought forward sooner as the site is unaffected by the interchange and tram/train proposal.

## **CA.116 PROGRAMME PLAN FOR FUTURE SPECIALIST RESOURCED PROVISION - UPDATE ON PROGRESS**

Councillor Lucy Smith, Cabinet Member for Children and Young People, presented the report updating on the progress made in relation to the delivery of the specialist place sufficiency plan contained within Project Safety Valve, which set out plans to increase specialist resourced provision in mainstream schools, alongside the development of new Free Special Schools. In response to Members' questions, Councillor Smith advised that the project was moving at pace and the target opening date of Autumn 2023 was realistic. With regards to Our Lady of Lourdes RC Primary, the first phase was complete but the second phase was dependent on the Diocese. With regards to Summerseat Methodist Primary, this had been experiencing falling roles so as it was not full there were opportunities.

### **Decision:**

Cabinet:

1. Noted the progress made to date in relation to the development of specialist resourced provision in mainstream schools.
2. Approved in principle the indicative capital commitments required to deliver the individual projects.

### **Reasons for the decision:**

- Development of additional resourced provision in mainstream settings – as set out in the Project Safety Valve agreement between the Council and the Department for Education, is a key element of the specialist place sufficiency strategy. Taken together, the Agreement and strategy set out the business case for the development of new provision to meet increasing demand for specialist provision and reduce the reliance on placements in Independent and Non Maintained Special Schools (INMSS).
- The PSV agreement between the Council and Department for Education (DfE) sets out the requirement for new specialist educational provision, including new Resourced Provision and new Free Special Schools. This includes a schedule of those mainstream schools where it is intended to establish new RP, the funding allocated to support delivery, and indicative timescales for delivery.
- The agreement has been subject to consideration by Cabinet and the Children & Young People's Scrutiny Committee and is subject to governance provided by the PSV Delivery Board and Schools Capital Board.
- The development of new specialist provision seeks to ensure access to a high quality continuum of provision, enabling the majority of children and young people with

additional needs to access local provision, with appropriate capacity and resources to meet need.

- Long-term value for money will be achieved by pupils having their needs met within appropriate mainstream provision with specialist support rather than in special school provision. This will free up special school places for pupils with the highest level of needs and provide the opportunity to place high need pupils within the borough, rather than in out of borough provision. Increased capacity for outreach will deliver support for pupils in mainstream settings, leading to fewer pupils being transferred to specialist provisions and improving inclusion opportunities in mainstream schools.

**Alternative options considered and rejected:**

The projects support the Council's programme of SEND transformation, in expanding in borough specialist provision, targeted at the right areas of need.

**CA.117 BURY BUSINESS IMPROVEMENT DISTRICT (BURY BID) - COUNCIL REPRESENTATION ON THE BURY BID BOARD OF DIRECTORS**

Councillor Eamonn O'Brien, Leader and Cabinet Member for Strategic Growth and Skills, presented the report which sought approval for Bury Council to be represented on the BID Board by the Assistant Director Regeneration Delivery (Economy & Business). In response to Members' questions it was noted that businesses in Bury had not resisted the levy but were concerned generally about rising costs.

**Decision:**

Cabinet appointed the Assistant Director Regeneration Delivery (Economy & Business) to represent the Council on the Bury BID Board of Directors.

**Reasons for the decision:**

The position of Bury BID Board Director fits the remit of the Assistant Director of Regeneration Delivery (Economy & Business) which includes the regeneration of Bury Town Centre as a key work area.

**Alternative options considered and rejected:**

That the current nominee the Executive Director of Place remains on the Board as the Council nominee; this was rejected as the Assistant Director is the strategic lead for the regeneration of Bury Town Centre.

**CA.118 MINUTES OF ASSOCIATION OF GREATER MANCHESTER AUTHORITIES / GREATER MANCHESTER COMBINED AUTHORITY**

**It was agreed:**

That the minutes of the Greater Manchester Combined Authority meeting held on 25 November 2022 be noted.

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

**(Note: The meeting started at 6.00 pm and ended at 6.24 pm)**