

The Executive

Minutes of the meeting held on 29 July 2015

Present: Councillor– Leese in the Chair
Councillors Andrews, Battle, Chappell, Flanagan, N Murphy, S Murphy, S Newman and Priest

Also present as Members of the Standing Consultative Panel:
Councillors Akbar, Dar, Manco, Rahman, Rowles and Stogia

Exe/15/079 Minutes

Decision

To approve the minutes of the meetings held on 1 July 2015 as a correct record subject to including Councillor N Murphy in the list of members of the Executive present at the meeting.

Exe/15/080 Electoral Registration - Evaluation of the election and the next canvass

A report by the Chief Executive set out proposals for the 2015 annual electoral registration canvass of electors, an important part of the work to improve the completeness and accuracy of the electoral register.

Individual Electoral Registration (IER) had been introduced by the Political Parties, Elections and Referendums Act 2009. The implementation of IER was brought forward by the Electoral Registration and Administration Act 2013. We had considered a report on the planning and governance arrangements for the implementation of IER in Manchester in December 2013 (Minute Exe/13/167). The 7 May General and Local Elections were the first polls to be undertaken since the introduction of IER.

The Electoral Registration Officer has a duty to take all necessary steps for the purpose of maintaining the electoral register, including a requirement to undertake a full household canvass from July 2015 prior to publication of the electoral register on 1 December 2015. The report examined the range of issues that were likely to affect the accuracy and completeness of the register, and considered how they could best be addressed before and during the 2015 canvass period. It was explained that the canvass in 2015 was going to be significantly larger, more complex and more expensive than the 2014 canvass. The Government had committed to fund the additional cost of IER for 2015/16, indicating that funding of £254,576 was to be provided for Manchester. However, that would be £140,724 less than the funding provided for IER related work in 2014/15, and was forecast to be between £70,000 and £110,000 less than the actual cost of the work this year. Negotiations were ongoing with the government to secure an additional allocation of money to make good that predicted shortfall.

When IER had been introduced the transitional arrangements included provision for any elector on the register who, in June 2014 did not match against the other official data sources used to verify the register, would remain registered up to 1 December 2016. At the meeting it was explained that the end-date for these transitional protections was being brought forward to 1 December 2015. The report explained that in Manchester there were still 23,737 electors who were going to be de-registered at the end of that transitional protection, unless they registered in person before 1 December. Therefore, part of the work of the upcoming canvass was to try to reach those at risk who were still in the city, and to include them on register. Another important part of the work was to encourage the city's resident students to register, and also younger people who, although not yet 18, were able to register so that they were included in polls once they became 18 (referred to as attainers).

The report included an analysis of electoral registration data that explained why the prevalence of and risk of under-registration and non-registration were not the same across the city. The variation mainly related to the population churn in an area, the rate that property occupation normally changed in the ward and the likelihood that people would move into or out of the area. It was proposed that the work involved in undertaking the canvass be tailored and adapted as necessary in each ward, in relation to the perceived risks for that ward. This would ensure the most efficient approach was taken overall, avoiding duplication of effort and providing for more attention to higher risk areas.

The proposed timetable for the canvass was:

Activity	Date (2015)
Household Enquiry Forms (HEF) posted	from 6 July
Posting of Invitation to Register (ItR) forms begins	from 14 July
Reminder HEF posted to low risk Polling Districts	from 29 July
Reminder HEF hand delivery in high risk Polling Districts	from 11 August
Reminder ItR forms posted	from 25 August
Door-knock canvass for outstanding HEFs	8 October - 19 November
Door-knock canvass for outstanding ItRs	8 October - 19 November
Door knock canvass for late ItRs	11 November - 19 November
Publication of the Electoral Register	1 December

The report also explained that the review of parliamentary constituency boundaries was to begin again in December 2015. The Boundary Commission for England would have to use the electoral register published on 1 December 2015 as the basis of that review, reinforcing the importance of the register being accurate and complete.

We noted that the report had also been considered by the Finance Scrutiny Committee at a recent meeting, and that the committee had endorsed the report's recommendations (Minute FSC/15/41).

Decisions

1. To endorse the approaches agreed by the Elections and Registration Members' Working Group regarding proposals for delivery of the 2015 annual

registration process and door-knock canvass including resources, priorities for community engagement and options to embed integration opportunities into business as usual processes going forward.

2. To note that a full review of the cost and efficiency of delivery will be undertaken immediately after the conclusion of the canvass to identify value for money approaches to registration for the future.

Exe/15/081 Future of Children's Rights and Advocacy Service

The Director of Children's Services submitted a report proposing that the Children's Rights and Advocacy service be externally commissioned.

The report described how the in-house current service provided an advocacy service that promoted the rights of Looked after Children and young people. The current service's staffing level was 4.2 full-time equivalent employees, with annual staff costs of just under £191,000. The services it offered included providing information, representation, support and advocacy; access to an advocate to represent them, to support them through formal processes, or empower them to speak for themselves. The current service also included the independent visitors' scheme where a volunteer responsible adult 'befriender' is linked to an individual child or young person to offer that person support and advice. The service also undertook a limited range of engagement activities.

Performance information for the current service was set out in the report. It showed the low levels of engagement and take up of both the advocacy and independent visitors' schemes. The report examined the relative advantages and disadvantages of in-house provision compared to an externally commissioned service. It showed how the advantages of an externally commissioned service exceeded the benefits of the in-house provision. It also described how the Council was already externally commissioning the independent advocacy service for adults, which was working well. In comparison with other authorities, three of the other councils in Greater Manchester had an internal model and six commissioned the services externally. Of the seven other Core Cities only Birmingham City Council had an in-house service.

The report also described the consultation that had been undertaken with young people about the possibility of a change. Overall, the responses had been positive about the provision of the Children's Right's Service by an independent organisation. It had been expressed that it was more important for young people to have the right people available to them, when they need to speak to someone, and of less concern is whether the service is in-house or externally commissioned.

Having considered the advantages of both forms for service delivery we agreed that the case had been made for the external provision of the services in the future.

We were aware that the Young People and Children Scrutiny Committee had also considered the report at a recent meeting, and the committee had endorsed the report's recommendation (Minute YPC/15/43).

Decision

To agree that the Children's Rights and Advocacy Service be commissioned, rather than provided directly by the Council.

Exe/15/082 Policy on travel support access to education – for children and young people with Special Educational Needs and Disabilities (SEND)

This report submitted by the Director of Education and Skills proposed the adoption of a new policy on Travel Support to Access Education for children and young people with Special Educational Needs and Disabilities (SEND). The aims of this new policy were to promote independence, value for money, and sustainable, safe and healthy travel solutions. The policy would also support the decision made in the setting the Council's 2015/16 budget to achieve savings of £1 million, over two years, from the budget for home to school transport.

The present Home to School Transport Policy had been approved in July 2007 (Exe/07/82) and reviewed and amended in June 2009 (Minute Exe/09/73). A copy of the proposed new policy was appended to the report. The proposed policy included a number of important changes to the way in which children and young people with high levels of Special Educational Needs and Disabilities would be helped with travel to and from school. The focus of the new policy was on securing effective school travel and promoting independence. It included the allocation of Personal Travel Budgets for families, where that would be the most appropriate solution.

The report explained that under section 509AB of the Education Act 1996, the council has a duty to ensure that a suitable travel solution is made for an eligible child or young person. To be eligible that child must be permanently living in Manchester and attending a qualifying school named in their Statement of Special Educational Needs or Education Health and Care Plan. The council was obliged to set out how the arrangements would facilitate the attendance at a relevant qualifying school or college for a young person with learning difficulties or disabilities. The way that the proposed new policy would allow the council to meet these statutory requirements was described in the report, including the changes to the eligibility criteria, the process for each child or young person to be offered a tailored travel solution, and the appeal procedure for those who reject the single solution being offered, or who have an application declined. The new policy encompassed the consideration and provision of travel solutions for young people 16 and over, who were still in education.

We were also aware that the Young People and Children Scrutiny Committee had considered the policy in June 2015. We agreed to adopt the new policy.

Decision

To approve the new policy: Travel to Support Access to Education, as appended to the report.

Exe/15/083 Draft Manchester Strategy

The Manchester Community Strategy 2006-2015 was adopted by the Council in July 2006 (Minute CC/06/76). In February 2013 we approved a strategic narrative that had been developed to refresh the Strategy (Minute Exe/13/028). Then in August 2014 the Finance Scrutiny Committee had considered a report that set out a proposed process for developing a new Manchester Strategy to replace the existing (Minute FSC/14/35). The strategic narrative in 2013 had sought to realign the city's priorities under the themes of growth, people and place. Since 2013 work had been underway, directed by the Manchester Leaders' Forum, to produce a new Strategy to provide a refreshed vision for the city, and a framework to guide progress over the next ten years.

A report submitted by the Chief Executive presented a draft of the revised and updated Manchester Strategy and asked us to endorse the draft for wider public consultation. This new Manchester Strategy had been developed through the Manchester Partnership's structures which brought together public, private and third sector organisations across the city to deliver on Manchester's shared priorities.

The report explained how the current Greater Manchester Strategy had influenced the drafting of this new strategy for Manchester. The Greater Manchester Strategy set out a vision for 2020, with a new model for sustainable economic growth based around a more connected, talented and greener city-region, where all residents are able to contribute to and benefit from sustained prosperity and a good quality of life.

The new draft Manchester Strategy had also been influenced by the recent announcements by the Government regarding the establishment of a Northern Powerhouse. A key objective of the Powerhouse initiative was to enable the economies of the cities of the North of England to develop and deliver higher levels of productivity, thereby enabling them to provide a more effective counterbalance to the economy of London and the South East. Manchester was to have a pivotal in that objective and so the draft Strategy sought to provide a framework through which the city's growth could be harnessed for the benefit of all.

The vision for Manchester in 2025, as described in the draft, was for the city to be in the top flight of world class cities:

- with a competitive, dynamic and sustainable economy that draws on our distinctive strengths in science, advanced manufacturing, culture, creative and digital business, cultivating and encouraging new ideas;
- with highly skilled, enterprising and industrious people;
- that is connected, internationally and within the UK;
- that plays its full part in limiting the impacts of climate change;
- where residents from all backgrounds feel safe, can aspire, succeed and live well; and
- that is clean, attractive, culturally rich, outward looking and welcoming.

The draft Manchester Strategy was structured under the five key themes of:

- a thriving and sustainable city
- a highly skilled city
- a progressive and equitable city

- a liveable and low carbon city
- a connected city

and under each of those themes a series of actions was proposed, together with measures of success to allow progress to be monitored.

We welcomed the proposed new Manchester Strategy and commended the involvement of the many partners and stakeholders that had been engaged in drafting it, including the Youth Council and the Age Friendly Board.

We were aware that the report and the draft of the Strategy had been considered at a recent meeting of the Finance Scrutiny Committee. The committee had endorsed it and provided its initial contribution to the consultation that was now to be undertaken (Minute FSC/15/40).

Decision

1. To note the progress that has been made, through working with the Manchester Partnership and Manchester Leaders' Forum, in updating the Manchester Strategy to reflect the changing context in which the city is operating.
2. To welcome the content of the draft document as appended to the report.
3. To delegate authority to the Chief Executive, in consultation with the Leader, to agree a final draft version of the document for the purposes of public consultation.

Exe/15/081 Global Revenue Budget Monitoring

A report was submitted to provide a summary of the position of the 2015/16 revenue budget at the end of May 2015. The report gave details of the projected variances to budgets, the position of the Housing Revenue Account, Council Tax and business rate collection, revised prudential borrowing indicators, and the state of the Council's contingency funds. Projecting forward from the position at the end of May 2015, an overspend of £790k was being projected by the year-end in March 2016.

The report also included information on additional grants announced or confirmed since the Council's budget was set earlier in the year. We welcomed these additional resources and approved their use as described in the report. These were:

- an anticipated Business Rates Grants of £747k,
- deprivation of Liberty funding of £284k,
- Transformation Challenge Award of £758k, part of £12.4m that had been awarded to Greater Manchester, and
- an Independent Living Fund allocation of £1.725m relating to the transfer of the function and covering the nine months from July 2015.

We agreed that the Business Rates Grants be credited to the business rates reserve and used for offsetting the business rates deficit in 2016/17.

The report also explained that there had been some requests for the release and utilisation of funds from the reserves. These were:

- £280k for the installation of a solar photo-voltaic arrays on Parrs Wood High school to be funded from the Climate Innovation Fund, and
- £70K for outstanding maintenance work to the waste vehicles that was required prior to transfer of the vehicles to Biffa under the new contract, to be funded from the Fleet Maintenance reserve.

We approved both of those requests.

The report also explained that the Council used a range of indicators to ensure that its borrowing is sustainable. An analysis of some of those indicators was appended to the report. These showed that Capital Financing Requirement for the HRA had been set at £220M but the report explained that this did not include the costs of Brunswick Private Finance Initiative, which now had to be included. It was therefore proposed that the HRA Capital Financing Requirement target be increased from £220m to £225m. We agreed.

Decisions

1. Note the contents of the report.
2. Approve the proposed use of grants as set out above.
3. To approve the use of reserves as set out above.
4. Approve the revised Prudential Indicator for the HRA Capital Financing Requirements as being £225M.

Exe/15/084 Capital Programme Monitoring

The City Treasurer's report informed us of the revised capital budget 2015/16 to 2017/18 taking account of agreed and proposed additions to the programme; profiling changes; of the latest estimates of forecast spend and resources for the 2015/16 capital programme. The report explained the major variations to forecast spend; and any impact that variations had on the three year Capital Programme. The latest forecast for capital spending in 2015/16 was £277.8m.

Appended to the report was a schedule of projects within the overall programme where the capital allocations needed to be revised, and funding allocations vired between projects. The appendix showed the virement needed for each scheme and project. We agreed to recommend to Council the proposed virements greater than £500,000, as set out below. Those virements of less than £500,000 we approved.

Directorate	Project Name	Virement £000
	Children's Services Basic Need Programme	
Childrens Services	Briscoe Land Academy	3,228

Directorate	Project Name	Virement £000
Childrens Services	Dean Trust Ardwick	3,615
Childrens Services	Ardwick PRU	2,377
Childrens Services	ULT Manchester Academy	1,400
Childrens Services	ULT William Hulme	7,300
Childrens Services	Basic need - Confirmed allocation 14-15 (Unallocated)	-1,553
Childrens Services	Basic need – Estimated 2015/16 allocation	-4,474
Childrens Services	Basic need – Estimated 2016/17 allocation	-13,990
	Highway Bus Priority Package Programme	
Highway Services	Bus Priority Package - Regional Centre	-857
Highway Services	Bus Priority - Unallocated	1,757
	Public Sector Housing	
Public Sector Housing	Northwards - External Work	736
Public Sector Housing	Northwards - Internal Work	-635

Decisions

1. To recommend that Council approve the in-year budget transfers over £0.5m between capital schemes to maximise use of funding resources available to the City Council.
2. To agree that the capital budget be amended to reflect movement in the programme, attributable to approved budget increases and updates to spending profiles.
3. To approve the in year budget transfers below £0.5m between capital schemes to maximise use of funding resources available to the City Council as set out in the schedule appended to the report.
4. To note that capital resources will be maximised and managed to ensure the capital programme 2015/16 remains fully funded and that no resources are lost.
5. To note that approval of movements and transfers to the full capital programme will reflect a revised total capital programme budget of £330.7m, a latest full year forecast of £327.2m and an under-spend of £3.5m. Expenditure to date is £24.4m.
6. To note that approval of movements and transfers to the Manchester City Council capital programme will reflect a revised capital programme budget of £281.3m, a latest full year forecast of £277.8m and an under-spend of £3.5m. Expenditure to date is £23.9m.
7. In respect of projects carried out on behalf of Greater Manchester, to agree that the capital budget be amended to reflect movement in the programme, attributable to approved budget increases and updates to spending profiles.

8. Also in respect of projects carried out on behalf of Greater Manchester, to note that approval of movements to reflect budget reprofiling of £21m in relation to Greater Manchester projects will reflect a revised budget of £49.4m, and a current forecast of full spend against this budget in 2015-16. Expenditure to date is £0.5m.

Exe/15/085 Land at Viola Street, Clayton

In February 2007 we considered and approved the Ashton New Road Neighbourhood Plan, the focus of which was the physical regeneration of the area, together with the existing and future planning and site assembly considerations to bring about that regeneration (Minute Exe/07/26). The regeneration of the housing stock on Viola Street was one of the schemes encompassed within that overall plan. In February 2008 we had considered and approved a Compulsory Purchase Order for properties in Viola Street what were then considered to be an essential part of that larger plan (Minute Exe/08/33).

Following those decisions, ID4Living Limited (ID4) had been appointed as the preferred developer for the northern area of the Ashton New Road Neighbourhood, which included the Viola Street site. Their brief was to develop proposals for high quality, well-designed, eco-friendly homes. The City Council had then, in 2009, entered in to a Development Agreement with ID4 setting out the terms of the regeneration project. However, since 2009 there had been no significant progress due to a number of factors including title matters, scheme changes and market conditions.

We considered a report submitted by the Strategic Director (Strategic Development) that now proposed the means to bring about the redevelopment of the area without the need to the Council to compulsorily purchase the properties that were the subject of the 2008 decision. The land that had been originally required to progress the scheme had either already been acquired, or was no longer essential to the revised proposals that had been developed.

The report explained that over the last year there had been discussions between ID4 and Adactus Housing Group Ltd aimed at developing a joint scheme to bring forward the redevelopment, and the creation of high quality homes. The new scheme would involve a more flexible tenure offer than the original owner-occupancy that had been planned in 2009. To progress this, East Manchester Regeneration and Strategic Housing, supported Adactus, had made a successful bid for funding to the Homes and Communities Agency (HCA). However, in order to implement the more flexible tenure offer it was going to be necessary to vary the Development Agreement the Council had entered into with ID4 in 2009. That variation would allow ID4 to assign the Agreement to Adactus, with the building lease for the site then being granted direct to Adactus.

The proposal was for the lease to attach the Sales and Marketing Strategy that was appended to the report. That would ensure that initial sales were targeted at owner-occupiers on a shared ownership basis and would discourage purchases for

private renting. Then, two years the date of completion of the sale of the first residential unit on the site, Adactus would be able to also offer to-let properties on the site at affordable rents.

We approved the proposals.

Decisions

1. Note that that a Compulsory Purchase order is no longer required to carry out a comprehensive redevelopment of this site as a result of minor revisions to the site area of the Development excluding such parts as are not within the ownership of Manchester City Council.
2. Agree that the proposed development of the site for 22 properties that will be offered for sale in accordance with the revised Sales & Marketing Strategy as appended to the report, to include shared ownership, will still be in accordance with the Neighbourhood Plan adopted on 14th February 2007.
3. Authorise the Head of Development to:
 - (i) agree and finalise revised terms for the Development Agreement and subsequent Lease as detailed in this report (including revised overage provisions) with ID4Living Limited and Adactus Housing Group Ltd and any associated documentation necessary to effect such transactions, and
 - (ii) consent to the assignment of the Development Agreement to Adactus Housing Group Limited.
4. Authorise the City Solicitor to conclude and complete the documentation and any associated documentation referred to in 3 above.

Exe/15/086 New Cross Development Agreement

In March as had considered and endorsed the draft New Cross Neighbourhood Development Framework as a basis for consultation with local stakeholders and landowners (Minute Exe/15/041). A report submitted by the Chief Executive examined the outcome of the consultation and the Council's responses to the issues that had been raised by consultees.

The report described the extensive range of consultation events and media that had been employed in the five-week consultation period of 24 April to 29 May, and the wide-range of stakeholders and land owners that had been contacted. The report detailed the responses that had been received from consultees and the issues they had raised.

The report showed that the overall response to the Draft New Cross Neighbourhood Development Framework has been positive, with good levels of attendance at both public consultation events and further detailed feedback received from a wide range

of stakeholders. A number of other stakeholders had been engaged during the consultation who had then chosen not to leave any further detailed feedback, including people who had attended public events or who had accessed the consultation documents online.

It was explained that the responses from consultees had been carefully considered, with amendments made to the draft Framework to strengthen it where appropriate, or to make formatting changes to provide further clarity about how the document was to be interpreted and applied in future. A copy of the revised Framework document was appended to the report and we approved this final version.

The report also commented that the level of engagement with local stakeholders during the consultation represented a small percentage of the total number of residents and businesses, with low levels of representation from smaller land and building owners in key parts of the study area. To address that under-representation the next steps of framework delivery were to include a strategy for further engagement with stakeholders. The proposals for that were outlined in the report.

The Framework described New Cross as three different character zones, each of which presented different opportunities for the nature and pace of redevelopment:

- Zone A - the historic core of New Cross and sits between Swan Street, Thompson Street, Rochdale Road and Oldham Road. This zone retains its traditional urban grain and street pattern, with a mix of existing commercial and residential uses clustered towards the south and west of the site.
- Zones B and C - the remaining parts of the study area to the northwest and northeast of Zone A. They are characterised by larger consolidated land uses and vacant land, with a number of major commercial operators and the Manchester Central Fire Station.

The delivery strategy for the Framework was outlined. This would address a number of critical constraints that would otherwise impede the regeneration of the area:

- the fragmented nature of third party land holdings and the lack of consolidated ownerships in key parts of the framework area;
- the limited number of sites in public sector control through which influence on development can be exerted; and
- the poor quality and layout of the existing built form in key locations.

The delivery strategy would comprise a number of key strands of activity to support delivery of the Framework's objectives. These were:

- establish implementation agreements with third party landowners,
- identification of the major investor or developer partner for Zone A,
- establish a targeted land assembly strategy for Zone A,
- establish a place-making and public realm strategy for Zone A.

The report explained why Compulsory Purchase powers might have to be used to successfully deliver the vision set out in the Framework document.

At the meeting a ward councillor for Ancoats and Clayton, Councillor Manco, expressed his concern and disappointment about insufficient involvement of the local ward councillors during the consultation period. We noted his concerns.

We agreed that the vision articulated in the Framework would establish New Cross as a key edge of city centre neighbourhood; an area that was able to play a pivotal role in accommodating new residential and commercial development. We were aware that that further work was going to be required to ensure that this vision is achieved and we agreed that we would consider further reports and proposals as the delivery strategy was implemented.

Decisions

- 1 To note the comments received from stakeholders; including local land and property owners, residents, businesses as well as public and statutory consultees, and approve the final version of the New Cross Neighbourhood Development Framework to guide and co-ordinate the future development of the area, with the intention that it will be a material consideration in the Council's decision making as a Local Planning Authority.
- 2 To note the draft Delivery Strategy set out in the report and to authorise to the Strategic Director (Strategic Development) to further develop this strategy in dialogue with key stakeholders; including potential investors and developer partners, landowners and existing businesses.
- 3 To note that the Delivery Strategy is likely to include the requirement for the City Council to assemble land for redevelopment or to work in partnership with investor and developer partners to this end.
- 4 To note that land assembly activity in this location may ultimately need to be underpinned by the use of Compulsory Purchase Order powers.
- 5 To request that a further report on the development and implementation of the Delivery Strategy, including land assembly matters, be brought to a future meeting.

Exe/15/087 First Street Update

In July 2012 we had considered and endorsed the revised and updated First Street Development Framework (Minute Exe/12/082). A report submitted by the Chief Executive described the progress made since then on the regeneration of this area, situated to the south of the city centre. The 2012 Framework document had identified four core areas that comprised the scope of the overall First Street redevelopments.

- First Street North - the major new cultural facility now incorporating HOME, the merged Library Theatre and Cornerhouse.
- First Street Central - a new office destination targeted at a range of commercial occupiers, competitively priced to help distinguish the accommodation from other locations in the city centre.
- First Street South - the area identified as providing a significant opportunity for larger format retail units, including new food retail.

- Creative Ribbon - the area from Oxford Road along Whitworth Street West and through the First Street site to Knott Mill and Castlefield that contained a number of cultural and creative facilities and business, now anchored by HOME.

The report explained the progress made on each of these areas; what had already been built and occupied, what was being planned and brought forward for immanent development, and what schemes were still being evaluated.

The report also sought endorsement of an updated draft Development Framework for the area. The revision to the Framework was to set out the strategy for the next phases of development. The key elements and changes to the Framework were set out in the report, with the changes to each of the four core areas described.

The Framework had been updated to respond to changing market conditions and development objectives, the improved prospects for economic growth, increasing demand for high quality and flexible office accommodation in the city centre, and the surge in population growth. It sought to ensure that First Street was able to make an even greater contribution to the improved market conditions. Changes in ownership intentions within the area had also allowed sites close to Medlock Street to be incorporated into the First Street Framework area.

For First Street Central the key changes were in the size and density of the office accommodation that would be developed. The 2012 Framework had identified capacity for up to 1 million square feet of office accommodation, whereas around 2.1 million square feet of office floorspace was now envisaged in the draft 2015 Framework.

For First Street South the 2012 Framework envisaged an integrated anchor destination at the southern end of the site, incorporating a large foodstore, 350 student bedspaces and a 120-bed hotel, together with car parking and retail space. The revised draft now envisaged a mix of low, medium and high-rise housing, set within a traditional grid pattern, providing a mixture of townhouses and apartments. The first phase of this development was likely to be designed, and planning permission sought, sometime up to early 2016.

We noted and endorsed those changes and agreed that there should now be public and stakeholder consultation on the revised and updated draft Framework.

Developments around Oxford Road Station that could complement the function and setting of First Street were also explained in the report. In partnership with Network Rail, a process had begun to procure a development partner to bring forward a strategy for redevelopment of the area around the station, including the former Cornerhouse buildings. It was reported that short-term occupation of the Oxford Road Cornerhouse building had been secured, and occupation should be secured soon for the former Cinema 1 building on the other side of Station Approach.

Decisions

1. To note the progress made on delivering the First Street regeneration scheme.

2. To endorse the principles set out in the draft updated First Street Development Framework for taking forward the next phases of development at First Street.
3. To request the Chief Executive to undertake a public consultation exercise on the updated Development Framework with local residents, businesses and other stakeholders, and report back to a future meeting.
4. To note that the next phase of work is due to start shortly at First Street Central, comprising a new office building (Number Six First Street).
5. To note the proposal for the redevelopment of the area around Oxford Road Station.

Exe/15/088 Former BBC site – Delivery Strategy and Phasing Plan

It had been reported to us in April that the former BBC site on Oxford Road had been acquired by Bruntwood, and that Bruntwood had produced a revised masterplan for the area. At that time we had endorsed the new owner's revised proposals for the site, and requested a further report on how the land consolidation issues would be addressed, and to present a delivery strategy to us (Minute Exe/15/057). The Chief Executive now submitted that report.

In order to allow for delivery of the masterplan, and Phase 1 in particular, it was now proposed that the Council take freehold ownership of the remainder of the former BBC site, and then grant back to Bruntwood a 999 year lease. This would remove potential barriers to the proposed comprehensive development of the site that might have otherwise arisen as a result of potential restrictive covenants and easements. We supported that proposal.

It had initially been envisaged that the BBC site would accommodate the proposed Sir Henry Royce Institute for Materials Research and Innovation that had been announced by the Government late in 2014. The report explained that analysis by the University of Manchester had now concluded the Royce Institute would be better situated closer to the existing National Graphene Institute and within the University's own estate, not on the BBC site.

The report described how each phase of the proposed developments on the site would proceed, and the elements within that phase. The schedule was:

Enabling Phase (Q2 2015 - Q1 2016)

Planning application (1) submitted - pre-development enabling works	July 2015
Car park operator removed, vacant possession secured	Aug 2015
New branding launched	Aug 2015
Target planning application (1) approval	Sep 2015
Site hoarding erected	Sep 2015
Enabling works commence	Sep 2015
Enabling works/remediation completed	Jan 2016

Phase 1a (Q1 2016 - Q3 2017)

Planning application (2) submitted - public realm, serviced apartments Blocks 10a, 10b & 11	Sept 2015
Target planning application (2) approval	Dec 2015
Phase 1a works commence	Qtr 1 2016
Phase 1a works completed	Qtr 3 2017

Phase 1b (Q3 2016 - Q4 2017/2018)

Planning application (3) submitted - residential Block 7 & 8	Qtr 4 2015
Planning application (4) submitted - commercial Block 2 & 3	Qtr 4 2015
Planning application (5) submitted – multi-storey car park and commercial block 15	Qtr 1 2016
Planning application (6) submitted - commercial Block 13	Qtr 2 2016
Target planning application (3-6) approvals	Qtr2/3 2016
Phase 1b works commence	Qtr 3 2016
Phase 1b works completed	Qtr 4 2018

Phase 1c (Q4 2017 - Q4 2019)

Planning application (7) submitted - residential Block 5	Qtr 1 2017
Planning application (8) submitted - residential Block 6	Qtr 1 2017
Planning application (9) submitted - commercial Block 4	Qtr 1 2017
Planning application (10) submitted – serviced apartment Block 9	Qtr 1 2017
Target planning application (7-10) approvals	Qtr 2 2017
Phase 1c works commence	Qtr 4 2017
Phase 1c works completed	Qtr 4 2019

Phase 2 (Q1 2019 - Q1 2021)

Planning application (11) submitted -commercial Block 12	Qtr 2 2018
Target planning application (11) approval	Qtr 3 2018
Phase 2 works commence	Qtr 1 2019
Phase 2 works complete	Qtr 1 2021

Phase 3 (Q1 2021 - Q1 2023)

Planning application (12) submitted -commercial Block 1A, 1B, 1C	Qtr 2 2021
Target planning application (12) approval	Qtr 3 2021
Phase 3 works commence	Qtr 1 2023
Phase 3 works complete	Qtr 1 2023

Decisions

1. To note, and welcome, the accelerated delivery strategy and phasing plan proposed by the new owners.
2. To endorse the proposed approach to bringing forward individual planning applications in line with the approved masterplan and phasing strategy.
3. To authorise the Chief Executive and Head of Development to negotiate the necessary land consolidation/disposal in order to facilitate delivery of the masterplan, and to bring back a further report setting out the proposed terms.

Exe/15/089 Cornbrook Hub

Manchester Ship Canal Developments (MSCD) has a significant landholding in the Cornbrook area, and was proposing to develop large scale residential schemes around the Pomona area in Trafford. In December 2013 we had endorsed, in principle, the new Strategic Regeneration Framework for The Cornbrook Hub area and requested that the Chief Executive undertake a public consultation exercise on the proposals (minute Exe/13/176). The Framework was for land on the western fringe of the city centre, part of a ribbon of development around the Bridgewater Canal and railway lines that link the city centre with other parts of Salford and Trafford. The area is adjacent to Chester Road, the Bridgewater Canal and the Cornbrook Metrolink station. It is partly in Manchester and partly in Trafford, the area in Manchester being around 1ha of land bounded by Chester Road, the railway viaduct and Cornbrook Road. In September 2014 we had considered the outcome of the consultation and then approved the final draft of the Strategic Regeneration Framework for the Cornbrook Hub area (Minute Exe/14/085).

The Strategic Director (Strategic Development) now submitted a report on the proposed approach to delivering the regeneration of the Cornbrook Hub site. This was to consist of five delivery phases, including the development of the adjacent Pomona Island site in Trafford. The phases were:

- Phase 1a (being the part of the Cornbrook Hub site falling within Manchester): creation of a new hotel and retail destination: Start on site proposed for mid 2018;
- Phase 1b (being the part of the Cornbrook Hub site falling within Trafford): Site clearance, demolition and remediation work for a new commercial business hub: Works could commence mid 2017;
- Phase 2: Development of the first residential apartments at Pomona Island: Proposed start on site early 2016;
- Phase 3: Delivery of a new commercial business centre at the Cornbrook Hub: Proposed start on site 2019; and
- Phase 4 : Delivery of future residential phases at Pomona Island will be over a period of approx. 5-10 years.

These timescales assumed that land assembly would be completed in 2016. The report explained the steps already taken by MSCD to acquire the occupied sites needed for the land assembly. MSCD had already secured vacant possession of a number of small sites at Cornbrook which have been cleared and secured in readiness for future redevelopment. However, three long-term interests still remained and the report explained that a formal Cornbrook Hub Compulsory Purchase Order (CPO) was contemplated so as to ensure that MSCD would be able to comprehensively deliver the Cornbrook Hub regeneration plans. Extensive efforts would continue to be made with these remaining owners and occupiers to assist with the relocation of affected persons and businesses to alternative premises, and to protect the jobs currently based in the area.

It was also likely that Trafford Council was going to have to rely on CPO powers to ensure the land within Trafford is also available for the project. Ideally Trafford and the City Council should coordinate the making of the CPOs. Five options were put forward, some for how the two councils could coordinate the Orders, others for another agency to use similar CPO powers in a way that encompassed the whole

area. From the five, the preferred option was for one council to take the lead in drafting both Orders. The report explained the mechanism that would be used to ensure that both councils' costs for seeking and implementing the Compulsory Purchase Orders would be underwritten and indemnified by MSCD.

The meeting was also addressed by Hulme Ward councillor, Councillor Igbon. She spoke of her disappointment about insufficient involvement of the local ward councillors during the development of the delivery proposals. We noted her comments.

Decisions

1. To endorse the approach to the delivery of the Cornbrook Hub Site as set out in this Report.
2. To provide in principle approval to the use of compulsory purchase powers (CPO) to deliver the regeneration of the Cornbrook Hub Site.
3. To request that, in the event of compulsory acquisition becoming expedient for the regeneration of the area, officers to bring a further report to the Executive.
4. To authorise the service of Requisition for Information upon all owners, occupiers and those with any other interests in the Cornbrook Hub site pursuant to Section 16 of the Local Government (Miscellaneous Provisions) Act 1976.
5. To authorise the Strategic Director (Strategic Development) and City Solicitor to negotiate and complete a CPO Indemnity Agreement with Manchester Ship Canal Developments Limited to secure the funding needed to acquire all remaining third party interests in the Cornbrook Hub Site.

Exe/15/090 City Centre Strategic Plan

In March 2008 we had approved the current Manchester City Centre Strategic Plan 2008 - 2012 (Minute Exe/08/41). A report now submitted by the Chief Executive put forward a draft of a new strategic plan for the city centre for the period 2015 - 2018. The report explained that the purpose of the new plan was to set out progress made in recent years, to identify the key drivers that will influence growth and development over the next few years, and to explain the intentions for the future.

A copy of the draft plan was appended to the report. In it the vision for the city centre remained unchanged from the previous Strategic Plan: that was a place:

- to invest
- to work
- to live
- to shop
- people can get to and get around within
- that brings people together
- to enjoy

The draft Strategic Plan outlined the position and priorities for each of the city centre's 19 neighbourhoods, and the key infrastructure investments in transport, digital development and waterways that were going to be crucial to the success of the city centre, underpinning the development in the neighbourhoods.

The draft plan also looked at predicted future trends in retail, commercial space, leisure, the night-time economy, and car parking. It examined how local residents could be equipped with the qualifications and skills needed to access the employment opportunities being created.

We welcomed the revision of the strategy and agreed that the draft should now be the subject of public consultation, the outcome of that consultation to be reported to us in the future.

Decisions

1. To note and welcome the content of the attached draft City Centre Strategic Plan 2015 - 2018.
2. To endorse the draft Strategic Plan for public consultation and request that a further report and final draft is brought back to a future meeting.

Exe/15/091 The Factory Manchester

In the Autumn Budget Statement of 2014 the Chancellor had announced support for the creation of The Factory Manchester as part of the Northern Powerhouse proposals. The Factory Manchester would comprise a large scale theatre space and also a large space for immersive, flexible use. The design was to allow these elements to be used together, or separately, with full acoustic separation. It would be multi-purpose with the ability to transform from a traditional sit down theatre to a more flexible standing audience environment in a matter of hours. It would host opera, ballet, theatre and visual art treasures. It was to be a new kind of large scale venue, capturing the extraordinary vision and depth of Manchester's arts culture and creativity, with the partnerships, production capacity and technical sophistication to present innovative contemporary works. The Factory Manchester was to be located at the heart of the St John's neighbourhood of the city centre, on the former Granada Studios site.

A report by the Chief Executive outlined the economic case for investment in The Factory. The economic benefits had been independently examined and the outline business case had been scrutinised and approved by government departments. The predictions were for The Factory to have a major economic impact on the city's economy, with a combination of the scale and quality of performances and a nationally significant clustering effect. It would lead to some 1,957 FTEs jobs at the end of five years, increasing to 2,453 by the end of ten years. The full Gross Value Added impact will be considerable, some £105m annually at the end of year five, increasing to over £138m at the end of year ten, taking account of multiplier effects in the economy.

The capital costs for the construction and fit out of the venue were likely to be up to £110m. The government had pledged £78m in the Autumn Statement 2014, and up to £3.5m of this external grant was being released in 2015/16 to meet project feasibility, set up costs, the initial fees for legal costs. The Council would be responsible for completing the funding package of up to £32m. In 2016 an application was to be made to Arts Council England's capital fund for up to £7 million. A variety of other funding opportunities were to be explored, including public subscription, philanthropic donation etc. There would, however, be a requirement for significant Council capital funding predominately through the re-cycling of net capital receipts. Funding proposals were to be brought forward as part of the detailed Business Case that would be presented to us in the future.

The report also addressed The Factory's place in the wider redevelopment of the St. John's area of the city centre. Allied London had already entered into a Joint Venture Arrangement with the Council in respect of all the sites available for development in St. John's area. One agreement with them related to the former Granada Studios site where The Factory was to be developed. Therefore, in order to effectively co-ordinate the design and build of The Factory as part of the development phases of the wider masterplan for the St. John's area, Allied London were to be appointed to carry out the role of Development Manager for the Factory. This was considered to be necessary to ensure that the legal, stakeholder, planning, highways, stopping up, servicing, incoming utilities and diversions, heating networks and other associated activities were properly co-ordinated. It was proposed that a new Development Agreement between Allied London and the Council be prepared to reflect the development obligations to deliver both The Factory and associated infrastructure. The Council was then to procure both the design team and the contractor for The Factory, supported by Allied London.

The report described the project governance arrangements that had been put in place. For the government, the project was to be overseen by the Department of Culture, Media and Sport and funding and project monitoring will be the responsibility of the Arts Council England, which had agreed to second to the project team its Executive Director for Arts and Culture for up to two days a week.

We welcomed the report and agreed that The Factory Manchester project had the potential to transform the artistic landscape, not just of the City, but of the wider region, building upon an existing diverse range of outstanding cultural facilities in Manchester and in the region.

Decisions

1. To welcome The Factory Manchester proposal, which will significantly enhance the City's cultural infrastructure.
2. To note the analysis that has been undertaken to develop The Factory proposition, and the submission of a Green Book Appraisal to HM Treasury for approval of the business case, and note that the business case will be similarly presented to us for approval.

3. To endorse the management arrangements and delivery mechanisms for the Factory as an integral part of the St John's masterplan, including the appointment of Allied London as the Development Manager.
4. To note the progress made with the issue of a contract notice and pre-qualification questionnaire for the provision of the full scope of design and other services for The Factory.
5. To agree to progress design and development matters, and produce a detailed Business Case, to be reported back to us for formal consideration.
6. To note that Arts Council England (ACE) will be the responsible monitoring body, and that the ACE Executive Director, Arts and Culture will be seconded to work on the project in Manchester on a part-time basis.
7. To note that up to £3.5m of the external £78m government grant will be available in 2015/16 for fees and feasibility costs.

Exe/15/092 Greater Manchester Combined Authority

Decision

To receive and note the Decision Notice of the meeting of the Greater Manchester Combined Authority on 26 June 2015.

Exe/15/093 Joint meetings of the Greater Manchester Combined Authority and the AGMA Executive Board

Decision

To receive and note the Decision Notice of the meeting of the joint meeting of the Greater Manchester Combined Authority and the AGMA Executive Board on 26 June 2015.