

**Manchester City Council  
Report for Resolution**

**Report to:** Executive – 11 September 2013  
**Subject:** Holt Town: A Draft Regeneration Framework  
**Report of:** The Chief Executive

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**Summary**

This report presents a draft Holt Town Regeneration Framework that seeks to update the existing frameworks that were developed and encapsulated in the 2008 – 2018 East Manchester Strategic Regeneration Framework.

**Recommendations**

The Executive is recommended to:

- Endorse the draft Holt Town Regeneration Framework as a basis for consultation with local stakeholders and landowners;
  - Note that the outcomes of consultation and a final version of the Holt Town Regeneration Framework will be reported to a future meeting of the Executive; and
  - Note the progress in relation to the successful relocation of all tenants from Chesshyre Avenue and Sidwell Walk.
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**Wards Affected:**

Bradford

<b>Community Strategy Spine</b>	<b>Summary of the contribution to the strategy</b>
Performance of the economy of the region and sub region	The proposals for the Holt Town area and its wider environs offers the potential for, amongst other things, commercial development to be brought forward enabling the area to add to the performance of the sub-regional and regional economy and create new employment opportunities.
Reaching full potential in education and employment	The Holt Town area will continue to provide direct employment opportunities and offer a potential for job growth.

Individual and collective self esteem – mutual respect	Not Applicable
Neighbourhoods of Choice	The Holt Town area and its wider environs offers the potential to help deliver the Manchester Residential Growth prospectus, helping contribute to and meet the demand for new homes in the city. The development of the Holt Town area will involve the creation of high quality new environments and the provision of facilities that are accessible to the local community.

**Full details are in the body of the report, along with any implications for:**

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

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### **Financial Consequences**

There are no financial implications for the City Council arising from this report.

### **Contact Officers:**

Name: Sir Howard Bernstein  
Position: Chief Executive, Manchester City Council  
Telephone: 0161 234 3006  
E-mail: h.bernstein@manchester.gov.uk

Name: Eddie Smith  
Position: Strategic Director, Strategic Development  
Telephone: 0161 234 3030  
E-mail: e.smith@manchester.gov.uk

Name: Steve Thorncroft  
Position: Interim Head of Corporate Property  
Telephone: 0161 234 1202  
E-mail: s.thorncroft@manchester.gov.uk

Name: Anne Taylor  
Position: Regeneration Manager (East), Manchester City Council  
Telephone: 0161 234 1100  
E-mail: a.taylor@manchester.gov.uk

Name: Linda Comstive Coar  
Position: Head of Regeneration (Legal)  
Telephone: 0161 234 4599  
E-mail: l.comstivecoar@manchester.gov.uk

**Background documents (available for public inspection):**

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above.

- The Regeneration of the Bradford Road Triangle, Executive, 14th September 2005
- The Implementation Strategy for the Regeneration of Holt Town, East Manchester, Executive, 17th January 2007
- East Manchester Strategic Regeneration Framework, Executive, 19<sup>th</sup> December 2007
- The Disposal of the Chesshyre Avenue Estate – Holt Town Regeneration, Executive, 25th June 2008
- Disposal of Chesshyre Avenue Estate – Holt Town Regeneration, Executive, 26<sup>th</sup> October 2011

## **1.0 Introduction**

- 1.1 Over the last eight years the City Council has taken steps to help facilitate and enable development to be brought forward in the Holt Town area of East Manchester via Cibitas Investments Ltd, the City Council's development partner for this initiative. The financial crisis of 2007 – 08 along with the subsequent economic recessions, and the lack of any development momentum as a consequence of these events, has seen no meaningful development activity within the Holt Town area over the last six years.
- 1.2 To provide a platform for a new planning application to be submitted by Cibitas Investments Ltd by June 2014 the City Council have engaged Urban Strategies to revise that part of the 2008 – 2018 East Manchester Strategic Regeneration Framework which they developed and to refresh it in respect of the Holt Town area, taking into account the wider development dynamics along the Great Ancoats Street corridor and at the Etihad Campus. This report sets out a draft Regeneration Framework for the Holt Town area of East Manchester. Subject to the comments of the Executive, this draft Framework will then be subject to a period of public consultation in the Autumn. The outcomes of this consultation will be reported to a future meeting of the Executive, along with a final version of the Framework to which approval will be sought.

## **2.0 Background**

- 2.1 Holt Town, formerly known as Bradford Road Triangle, lies along the Ashton Canal Corridor and is, today, an area of many underused, derelict and historic buildings. In recent years the Holt Town area has been identified as one which is bounded by Bradford Road, Carruthers Street, Merrill Street/Ashton New Road, and New Viaduct Street. The area, which has been the subject of proposals supported by the City Council and New East Manchester Ltd in recent years, comprises approximately 95 acres (38 hectares) and has long been regarded as framing the "missing link" in the regeneration of the Ashton Canal Corridor from the City Centre to the Etihad Campus.
- 2.2 Holt Town, then referred to as the Bradford Road Triangle, was the subject of a report to the Executive on the 14th September 2005. That report set out proposals for the regeneration of the Bradford Road Triangle (Holt Town) area of East Manchester, sought approval to develop a detailed masterplan and implementation strategy for the area, and it also sought authority to enter into a partnership with Cibitas Investments Limited. A subsequent report, setting out the Heads of Terms for a Development Agreement with Cibitas Investments Limited, was submitted to and approved by the Executive at its meeting on the 25th October 2006.
- 2.3 A further report to the Executive in January 2007 set out a vision for Holt Town that sought to redefine urban family living and to create Holt Town as a sustainable, mixed use community and a family friendly neighbourhood. This vision was incorporated into a Holt Town Development Framework and masterplan for the area.

- 2.4 In January 2007 outline planning permission was granted for the Holt Town regeneration scheme, a mixed use initiative delivering a maximum of 4348 residential units. One of the conditions of the permission required Cibitas Investments Ltd to submit a reserved matters planning application for the "Initial Phase" by 2<sup>nd</sup> July 2011. Under the terms of the Development Agreement with Cibitas Investments Ltd, which was the subject of the report to the Executive on 25th October 2006, it was agreed that they would develop 30 new homes for social renting in the "Initial Phase" of the scheme to provide replacement homes for the Chesshyre Avenue / Sidwell Walk tenants. The phasing of the redevelopment would ensure that the new social housing provision was ready before the tenants were required to move. In June 2008 the Executive agreed to conclude a variation of the Development Agreement with Cibitas Investments Ltd so as to include the Chesshyre Avenue/Sidwell Walk area within the Cibitas proposals for the area without prior transfer to Eastlands Homes . At the time of the report to Executive in June 2008 it was anticipated that this "Initial Phase" would be completed by March 2010.
- 2.5 With the passage of time and no prospect of the development proceeding, Cibitas submitted a planning application to renew the planning permission in effect extending the deadlines for submission of the reserved matters. As part of the review of that application it was determined, supported by legal opinion, that replacement provision for the Chesshyre Avenue / Sidwell Walk units was a material consideration in the determination of this application. With this in mind officers negotiated a strategy with Cibitas Investments Ltd to resolve the relocation of the Chesshyre Avenue / Sidwell Walk tenants.
- 2.6 On the 2<sup>nd</sup> June 2011 the Planning & Highways Committee considered the application from Cibitas Investments Limited which sought to extend the planning permission deadlines. The Committee resolved that they were minded to approve an eighteen month extension subject to conditions including the satisfactory conclusion of a legal agreement, namely a second Deed of Variation to the Development Agreement to deal with the relocation and other costs associated with the Chesshyre Avenue/Sidwell Walk residents.
- 2.7 A further report to the Executive on the 26<sup>th</sup> October 2011 set out proposals to relocate residents from Chesshyre Avenue/Sidwell Walk, secure vacant possession and progress the demolition of the vacant buildings. The report also set out a new programme to bring forward a new scheme and a new Development Agreement with Cibitas Investments Ltd.
- 2.8 In respect of the Chesshyre Avenue/Sidwell Walk estate the City Council has now relocated all the tenants out of the premises, and has secured the acquisition of the two private properties. Vacant possession of all the properties has been achieved and the City Council is progressing the preparatory works required to demolish the buildings. Under the terms of the second Deed of Variation to the Development Agreement Cibitas Investments Ltd will transfer their interest in 18 Sidwell Walk to the City Council prior to

demolition. This will enable a comprehensive demolition and complete land assembly of the development site.

- 2.9 In accordance with the recommendations of the October 2011 Executive report, the parties completed the second Deed of Variation to the Development Agreement on 11 December 2012. Under the terms of this variation, Cibitas Investments Ltd must submit an outline planning application for an agreed new scheme by June 2014. Furthermore the principles for a new Development Agreement, which would include the principles of a new scheme, are to be agreed by December 2013 and with the new Agreement being entered into by June 2014.
- 2.10 As part of the ongoing discussions with Cibitas Investments Ltd officers have been of the view that any new scheme brought forward in line with the deadlines should:
- acknowledge the dynamics of the residential and commercial markets in East Manchester along the Great Ancoats Street corridor;
  - take into account the emerging opportunities at the Etihad Campus;
  - be cognisant of the significant opportunities for new commercial and residential development that will emerge around Piccadilly Train Station and which will broaden and deepen should HS2 be confirmed; and
  - reflect the realities of the public sector investment landscape and the shift away from the availability of significant gap funding resources.

To facilitate this officers have agreed with Cibitas Investments Ltd that a Regeneration Framework should be developed. As such a new Holt Town Regeneration Framework will update the 2008 – 2018 East Manchester Strategic Regeneration Framework and set out the parameters and help frame any new scheme that Cibitas Investments Ltd wish to bring forward. Annex 1 of this report sets out the draft Framework.

- 2.11 In parallel with development of a new Holt Town Regeneration Framework officers will continue negotiations with Cibitas Investments Ltd on the principles for a new Development Agreement. A further report will be brought back to the Executive in due course outlining the principles of the new Development Agreement when these are sufficiently advanced.

### **3.0 Holt Town: A draft Regeneration Framework**

- 3.1 Annex 1 of this report sets out the Draft Regeneration Framework that has been developed for the Holt Town area.
- 3.2 It is intended that this draft Framework, subject to the comments of the Executive, will then undergo a period of public consultation in the Autumn of 2013. The final version of the Framework should seek to take into account the outcomes of the separate consultations that will be held in respect of the

Mayfield Strategic Regeneration Framework and the HS2 Manchester Piccadilly Strategic Regeneration Framework covered elsewhere on this agenda. It is anticipated that the final draft of this Regeneration Framework will be submitted to the Executive in late 2013 / early 2014.

#### **4.0 Concluding Remarks**

4.1 The expansion of the city centre from the Piccadilly Station area eastwards along the Ashton Canal corridor to the Etihad Campus will play a key role in helping the city achieve its longer term growth ambitions. The Holt Town area and its wider environs will play a pivotal role in accommodating new residential and commercial development and creating an environment that seamlessly knits this neighbourhood into the growth and extension of the city centre eastwards over the ten to fifteen years. The draft Holt Town Regeneration Framework attached to this report has been developed within that context, clearly reflecting the potential that the area can make to the long term transformation of the city.

4.2 Detailed recommendations appear at the front of this Report.

#### **5.0 Contributing to the Community Strategy**

##### **(a) Performance of the economy of the region and sub region**

5.1 The proposals for the Holt Town area and its wider environs offers the potential for, amongst other things, commercial development to be brought forward enabling the area to add to the performance of the sub-regional and regional economy and create new employment opportunities.

##### **(b) Reaching full potential in education and employment**

5.2 The Holt Town area will continue to provide direct employment opportunities and offer a potential for job growth.

##### **(c) Individual and collective self esteem – mutual respect**

5.3 Not Applicable

##### **(d) Neighbourhoods of Choice**

5.4 The Holt Town area and its wider environs offers the potential to help deliver the Manchester Residential Growth prospectus, helping contribute to and meet the demand for new homes in the city. The development of the Holt Town area will involve the creation of high quality new environments and the provision of facilities that are accessible to the local community.

#### **6.0 Key Polices and Considerations**

##### **(a) Equal Opportunities**

- 6.1 The Regeneration Framework and subsequent planning arrangements will all be prepared and introduced through appropriate consultation, giving all stakeholders opportunities to engage in the process.

**(b) Risk Management**

- 6.2 Not applicable

**(c) Legal Considerations**

- 6.3 The City Council will receive a final version of the Holt Town Regeneration Framework later in the year which will include the results of a public consultation. In due course a planning application will be made. In its role as Local Planning Authority, the City Council will consider and determine planning applications for the area.