

The Executive

Minutes of the meeting held on 16 November 2016

Present: Councillor– Leese in the Chair
Councillors Andrews, Flanagan, S Murphy, S Newman, B Priest and Rahman

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

Exe/16/138 Minutes

Decision

To approve the minutes of the meeting held on 19 October 2016 as a correct record.

Exe/16/139 Manchester – a Housing Strategy 2016-2021

A report submitted by the Strategic Director (Development) presented the proposed “Housing Strategy for Manchester 2016-2021”. The Housing Strategy had been commissioned and developed by the Council’s Strategic Housing Board, and the Board had consulted widely on earlier drafts of the Strategy. A copy of the final draft of the document was appended to the report.

The report explained how ‘Our Manchester’, the Manchester Strategy 2016-2025 recognised the direct connection between the housing offer in the city and the city’s sustainable economic growth. The right mix of housing was needed to support growth and ensure that the city’s growing population could live and work in the city and enjoy a good quality of life. The housing offer was also a fundamental part of any successful neighbourhood and community, often spanning a wide range of tenure, type and affordability.

The Strategic Housing Board had already been involved in the development of a range of strategic documents including the Market Rental Strategy; the Residential Growth Strategy; the Living Longer Living Better document; and the Homeless Strategy and Charter. Nevertheless, the Board had recognised that there were still key areas that could be strengthened, including the links between health, social care and housing; place management and access to good quality housing that was affordable to a range of households; and housing options, advice and support. Therefore the Board had commissioned the Housing Strategy with the vision:

“to create successful neighbourhoods that are well connected to areas of future opportunity and employment, and which attract and retain people from diverse communities where people feel secure and can reach their full potential”.

The housing strategy that was presented was based on ten principles which aimed to capture the breadth of work in and around the housing sector. These were:

- New homes - With a growing population and changing lifestyles we need to provide additional homes that are affordable for our residents, in the right place and of the right quality to meet future demand.
- Pathways to home ownership - Providing homes that people can afford encourages them to play a bigger role in the city's economy.
- A diverse and high-quality market rental sector - The private-rented sector makes an important contribution to the city's housing, provided it is well managed.
- Making best use of all our homes - While housing is in short supply we cannot allow homes to stay empty and must use our social rented stock to meet need.
- A strong sense of place - People need a well-designed and managed environment to achieve their full potential.
- Green homes: green neighbourhoods - Energy-efficiency is good for the city and can save households money and make people healthier.
- Informed choice for all - People need information and advice so they can take responsibility for their own housing and employment.
- Contributing to health and wellbeing - A good well-managed home is essential if people are to meet their full potential to be healthier, happier and wealthier.
- Enabling housing services for those households most at risk - There will be support for vulnerable households that need help to manage their housing journey.
- Contribution rewarded - There will be wider choices for those who raise their aspirations.

To enable the success of the Strategy to be measured it was being proposed that the Strategic Housing Board provide an annual report to the Neighbourhood and Environment Scrutiny Committee to describe progress against each of these ten principles. A group of indicators were also proposed for the ten principles above and a communications plan was to be developed to ensure that our residents, potential residents, partners, and fellow agencies could be aware of the progress being made. These proposed indicators were:

Principle	Measure
New Homes	2,500 new homes delivered per year
Pathways to home ownership	Number of new homes providing access to home ownership for households on the average income in the city
A diverse and high quality market rental sector	Numbers of high quality market rental units delivered through development schemes
Making best use of all our homes	Number of households downsizing through Manchester Move Number of households moving to more appropriate housing rather than adapting an unsuitable home
A strong sense of place	Outcomes from the proposed online residents survey
Green homes; green neighbourhoods	Percentage of CO ₂ emissions from domestic properties

Informed choice for all	Number of people accessing the Housing Options for Older People advice service Number of unique hits on Manchester Move
Contributing to health and wellbeing	Numbers of new homes delivered to support independent living
Enabling housing services for those households most at risk	To be agreed
Contribution rewarded	Numbers of ESA/Universal Credit claimants

We welcomed the development of the Strategy and agreed to commend it to the Council for adoption. The Strategy would provide leadership across the city and support the growth of housing provision and the reform of the existing housing stock.

Decision

1. To accept the Housing Strategy.
2. To recommend that the Council adopt the Housing Strategy as part of the Council's formal Policy Framework.

Exe/16/140 Adapted Homes Policy

The Strategic Director (Development) presented a report that sought approval to establish a small specialist Adapted Homes Service team within the "Manchester Move" service. The service was to be known as the "Adapted Homes Service" (AHS) and its priorities were to be to assist people to live as independently for as long as possible in their current home, or find suitable adapted properties for them by matching applicants from the re-housing register to already adapted homes.

The intention was for the service to be delivered by Northwards Housing as part of the Manchester Move partnership. The service would be staffed by two nursing professionals and a by a further post created for the service. The two nursing professional posts would be transferred from the Manchester's Service for Independent Living (MSIL) to the new AHS, with TUPE arrangements applying to their change of employer from the Council to Northwards Housing. The cost of the new post, an Occupational Therapist role, was estimated at £45,000.

The report also sought approval the amendment of the Council's rehousing policy in order to improve the effectiveness of this new team. A copy of the proposed "Adapted Homes Service – within the Manchester Move Partnership - A Policy for Delivery" and of the "Adapted Homes 'Support to Move' Scheme" were appended to the report, and we endorsed these documents.

Decisions

1. To approve the transfer of two MCC posts currently based within MSIL to the new AHS to which TUPE arrangements will apply.

2. To approve the funding contribution to create a further post to manage the service.
3. To note the Adapted Homes Policy developed and agreed by the Registered Providers within the Manchester Move Partnership and MSIL.

Exe/16/141 Piccadilly Gardens

In March 2016 the Council had welcomed the campaign and petition launched by the Manchester Evening News to create a Piccadilly Gardens that Mancunians and visitors could be proud of (Minute CC/16/29). In July 2016 the Council had debated the petition which had been signed by 20,365 people who lived, worked or studied in Manchester. The petition asked the Council to work with the owner of the Gardens, Legal and General, to put together a plan for the Gardens which would be put out to public consultation. The Council had requested that the Executive take forward the actions requested in the Piccadilly Gardens petition (Minute CC/16/54).

The Chief Executive now presented a report setting out the plan that had been developed with Legal and General, proposing that this now be subject to public consultation in accordance with the Council's decisions. The proposals in the plan were to:

- create an area that is safe for the public and extends the use of the Gardens throughout the day and year;
- create additional seating throughout the Gardens for public use;
- create a safe and covered space within the Gardens for public use all year round;
- introduce additional low maintenance soft landscaping, shrubs and plants;
- address the issue of deteriorating hard and soft landscaping by raising the grassed areas of the Gardens and re-laying the pedestrian thoroughfares.
- enhance the public realm by providing a covered, safe and well-lit public space with seating;
- significant landscaping improvements and design changes to address existing problem;
- maintaining the thoroughfare to the tram and bus interchange;
- removing the existing Pavilion and feature wall;
- building two new Pavilion buildings which are linked by a covered area of new public space with the design of the new buildings to incorporate natural materials and a sustainable sedum roof; and
- bring restaurants or a coffee shop to the new Pavilion buildings.

The report explained that the proposals had been designed to address the increasing trend of anti-social behaviour occurring in and around the Gardens. It also explained that work was already underway to repair and improve the fountain area within the Gardens.

The funding for the works would in the main be provided by Legal and General. The total cost was estimated to be in excess of £10m, of which £2m would be invested in the Public Realm. The additional land required for the new Pavilion buildings was valued at £1.3 million which would be reinvested into the Gardens scheme.

Decisions

1. To note the proposals set out within the report.
2. To agree that the Chief Executive, working with Legal and General, should undertake a public consultation on the proposals, with the outcomes of the consultation and further details of any proposals submitted to the Executive in the 2017.

Exe/16/142 The Refurbishment of Manchester Town Hall and Albert Square 'Our Town Hall'

In October 2014 we had considered proposals for the initiation of a project to undertake essential works to protect and make safe the Town Hall. At that time we had agreed that an assessment be made of the existing condition of the building and the square (Minute Exe/14/098).

In July 2016 we had considered the outcome of those assessments and a range of possible approaches to the refurbishment project. The options were:

- Option 1 - do nothing,
- Option 2 - do only essential works,
- Option 3 - upgrade to modern office standards with potential for commercial space improvement,
- Option 4 – a comprehensive restoration,

and we had requested that more work be done on the feasibility of these, with option 3 then being put forward as the preferred approach (Minute Exe/16/087).

A report submitted by the Deputy Chief Executive (Growth and Neighbourhoods) set out the findings of the further work undertaken since July. The report provided a detailed comparison between options 3 and 4, examining the works involved, the changes they would bring about and the benefits that would be realised from each. The analysis concluded that option 4 would ensure that whilst the heritage value and Civic role of the Town Hall was retained, it would only deliver on the objectives relating to restoring and celebrating the heritage asset and would not secure the Town Hall's long-term future. Option 4 would limit the flexibility of use, commercial uses including existing events, and would limit the potential to develop new office space. It was also estimated that the restorations involved in option 4 would cost £70m more than option 3. The cost estimate for option 3 was £330m. Therefore option 3 was now the recommended option.

The report examined the cost estimates for option 3 and described how they had been arrived at. The range of possible costs was from £298.8m to £328.3m, and within the higher of these there was a significant element of contingency. The cost estimates would be improved as the project developed and more precise costing were produced for each element of the overall scheme of works. It should also be possible to reduce the contingency provision once more precise costs became available. The report explained that the cost estimates and the outline project plan had been subject to independent challenge and review by external construction

contractors with experience of projects of this nature. That external and independent review had not changed the programme and cost assumptions being used by the Council.

The analysis of the potential future commercial opportunities within the refurbished Town Hall had continued since July, but the report explained that further work was required before the Council would be in a position to make a decision as to how it should proceed. The intention was to report again on this part of the project in March 2017.

The next phase of works to take the project to more detailed design proposals was estimated to cost around £10m. The provision of the budget for that work was to be part of the Council's budget proposals for 2017/18, which would be considered by the Executive early in 2017.

We noted that the report had also been considered at a recent meeting of the Resources and Governance Scrutiny Committee where the Committee had endorsed its recommendations (Minute RGSC/16/36). The Committee had also requested that further work be done to explore Option 4, which we noted. The further consideration of option 4 would be contingent on the extra cost of that option being met by external sources of money.

Decisions

1. To note the further work that had been undertaken to test the costs, phasing and sequencing of the proposed refurbishment.
2. To note the work undertaken to soft market-test future commercial opportunities and the need for two further more detailed market-testing exercises to appraise the commercial opportunities in order to determine the optimum content and operating structure of the building which will be concluded in early 2017.
3. To delegate authority to the Deputy Chief Executive (Growth and Neighbourhoods), in consultation with the City Treasurer, Deputy Leader and Executive Member for Finance and Human Resources to procure and appoint a design team and assemble the project team to undertake the further work required to undertake the assessment and appraisal of commercial opportunities and continue the design work.
4. To approve Option 3 - "Fully refurbish and upgrade to modern standards and partial restoration" - as the Council's preferred option for the Town Hall and Albert Square to inform the market testing exercises and the procurement of the design team.
5. To note that in order to achieve RIBA stage 2 by September 2017 the estimated cost was approximately £10m for design fees, further professional fees, decant costs and other associated spend including a level of contingency. These costs being within the estimated financial envelope for the project and falling predominantly into 2017/18. The required budgets and

approvals were to be presented as part of the revenue and capital budget proposals early in 2017.

5. To note that a further report will be submitted in March 2017 setting out in greater detail the commercial opportunities and the financial benefits flowing from them, enabling a decision to be taken on the appropriate mix of uses, the preferred delivery mechanism and procurement route for the project.

Exe/16/143 Capital Programme Monitoring 2016/17

The City Treasurer's report informed us of the revised capital budget 2016/17 to 2018/19 taking account of agreed and proposed additions to the programme, profiling changes, and the latest estimates of forecast spend and resources for the 2016/17 capital programme. The report explained the major variations to forecast spend, and any impact that variations had on the three-year Capital Programme. Total expenditure to date was £78.9m, including spending on behalf of Greater Manchester. The latest forecast for capital spending in 2016/17 was £258.0m, with a further £62.4m forecast for spending on behalf of the Greater Manchester capital programme.

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

In-year budget transfers over £500,000	Virement
Northwards Housing Programme	£-1.776m
Housing Investment Proposals	£-0.881m
North Manchester Housing New Builds	£0.881m
Manchester Enterprise Academy	£-0.7m
Moston Lane School - re-roof	£1.353m
Schools Capital Maintenance -unallocated	£-2.555m

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, as set out above.
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 report.

4. To note that capital resources will be maximised and managed to ensure the capital programme 2016/17 remains fully funded and that no resources are lost.
5. To note that approval of movements and transfers to the full capital programme, including projects on behalf of Greater Manchester, will reflect a revised total capital programme budget of £319.1m and a latest full year forecast of £320.4m. Expenditure to date is £78.9m.
6. To note that approval of movements and transfers to the Manchester City Council capital programme will reflect a revised capital programme budget of £256.7m and a latest full year forecast of £258.0m. Expenditure to date is £52.9m.
7. To agree that the capital budget for schemes carried out on behalf of the GMCA be amended to reflect movement in the programme, attributable to approved budget increases and updates to spending profiles.
8. To note that approval of movements and transfers to the Greater Manchester capital programme will reflect a revised capital programme budget of £62.4m against a latest full year forecast of £62.4m. Expenditure to date is £26.0m.

Exe/16/144 Draft Greater Manchester Spatial Framework Consultation

The Greater Manchester Spatial Framework was an important part of the Greater Manchester Devolution Agreement. The Spatial Framework was to set out the scale and spatial distribution of new housing, employment land and associated infrastructure across Greater Manchester until 2035. The Greater Manchester Spatial Framework would thereby set the strategic context for the sustainable growth of Greater Manchester over this period, and would inform and help shape the Council's own local plan for the City of Manchester.

We noted a report that explained that consultation on a draft of the Framework had begun on 31 October and was to last until 23 December. The consultation was being carried out in line with the Statement of Community Involvements of the ten Greater Manchester local planning authorities. We also noted that there had already been some response and public discourse over the draft Framework, in particular the suggestions for the development of some of the Green Belt land in Greater Manchester. Reference was also made to the proposals in the draft Framework as they related to new housing and commercial development in Manchester.

We also noted that the same report had also been considered at a recent meeting of the Economy Scrutiny Committee where the Committee had endorsed its recommendations (Minute ESC/16/53).

Decision

To note the draft Greater Manchester Spatial Framework.

Exe/16/145 Decisions of the Greater Manchester Combined Authority

Decision

To receive and note of the decisions made at the meetings of the Greater Manchester Combined Authority on 30 September 2016 and 28 October 2016.

**Exe/16/146 Decisions of the Joint Greater Manchester Combined Authority /
AGMA Executive meeting 28 October 2016**

Decision

To receive and note of the decisions made at the joint meetings of the Greater Manchester Combined Authority and the AGMA Executive on 28 October 2016.