

The Executive

Minutes of the meeting held on 8 March 2017

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

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

International Women's Day

As it was International Women's' Day, at the start of the meeting the Leader celebrated the talent and the contribution of the women on the Council and of women in the city generally.

Exe/17/046 Minutes

Decision

To approve the minutes of the meeting held on 8 February 2017 as a correct record.

Exe/17/047 The Chief Executive, Sir Howard Bernstein

The Chief Executive was attending his last meeting of the Executive before his retirement from the Council at the end of the month.

Decision

To thank Sir Howard Bernstein for his outstanding service and contribution to Manchester and to the Council, and to wish him well for the future.

Exe/17/048 Director of Education and Skills, Mr John Edwards

The Director of Education and Skills was to leave the Council to take up the post of Regional Schools Commissioner for East Midlands and the Humber.

Decision

To congratulate John Edwards on his new role and to thank him for his contribution to improving the education of the young people in the city and the development of Manchester's schools, and to wish him every success in his next appointment.

Exe/17/049 Eastlands Regeneration Framework

A report submitted by the Chief Executive explained that the regeneration of East Manchester had been a long-term priority for the Council, It explained how, for 25 years, the Council had been seeking to transform the physical, economic, social and

environmental fortunes of the area. Since March 2010 the Council had been working in partnership with the owners of Manchester City Football Club, the Abu Dhabi United Group (ADUG), to develop a transformational plan for East Manchester focused on the area in and around the Etihad Stadium. This work had been guided by the Eastlands Regeneration Framework, approved in July 2011 (Minute Exe/11/080). The development of that Framework, and the activity arising from it, had been overseen by the Eastlands Strategic Development Company Ltd, a joint venture between the City Council and ADUG.

In 2014 ADUG had expanded its interests through a new commercial partnership with the City Council aiming to deliver the Council's wider residential strategy. The Manchester Life Development Company Ltd (MLDC) was established to deliver residential homes in an expansion of the city centre to the east, with the focus of investment initially being in the Ancoats and New Islington (Minute Exe/14/065).

The report recapped on the considerable success and achievements in recent years with new housing under construction, new sports facilities, and a collection of new community, education, and leisure facilities created (Minute Exe/13/081).

The report proposed that the Etihad Stadium and the area to the west of the stadium along the Ashton Canal Corridor now provided an extraordinary opportunity to develop a globally competitive sport, leisure and recreation economic cluster in and around the Etihad Stadium, and also to extend the vibrancy and success of this opportunity towards the city centre with commercial and residential development. Over the medium term there was considered to be significant development opportunities along the Ashton Canal Corridor which could establish new neighbourhoods with a very distinctive identity. The report also explained that a key component of unlocking this vision was the need to encourage the development of a leading higher education presence onto the Etihad Campus. A competitive university sports offer was considered to be important to the creation of a sports, leisure and recreation global centre of excellence.

To help achieve these ambitions, the report presented a draft of a new Eastlands Regeneration Framework which set out a future vision for Eastlands that built upon the extensive and successful investment in sports facilities and neighbourhood regeneration. This new Framework was to set out guidance for the next generation of private and public investment that was to realise the overall ambitions for Eastlands and the wider east Manchester area. A copy of the new draft Framework was appended to the report.

It was proposed, and we agreed, that this draft Framework now be subject to a period of public and stakeholder consultation. This would be undertaken in the spring, with the outcomes considered at a meeting of the Executive in the early summer of 2017. The importance of including the local Ward Councillors in that consultation was stressed at the meeting.

We noted that a recent meeting of the Economy Scrutiny Committee had also considered this report and had endorsed its recommendations (Minute ESC/17/18).

Decision

To endorse the 2017 Eastlands Regeneration Framework as the basis for further consultation with local stakeholders and landowners.

Exe/17/050 Changes to Lancasterian Sensory Support Service

A report from the Director of Education and Skills set out proposed changes to the Sensory Support Service which the Local Authority commissioned from Lancasterian School. These changes were to improve provision to children and young people in the city with a sensory impairment. The changes also sought to ensure that the Sensory Service was more aligned with services and provision for children and young people in the city with Special Educational Needs and Disabilities (SEND).

These changes would also reduce the overall cost of the commission and so release funding within the High Needs Block of the Dedicated Schools Grant where there was a need for more money to meet the statutory requirements for the Education, Health and Care plans of children and young people in the city.

Lancasterian School had been providing a city-wide Sensory Support Service since 2011, funded through the High Needs Block of the Dedicated Schools Grant (DSG). The value of this commissioned service has been £3.1 million each year. The Sensory Support Service currently provided support to 566 children and young people with different levels of hearing impairment; 369 children and young people with visual impairment and 15 children and young people with a multi-sensory impairment. The majority of children and young people supported by the Sensory Service were attending mainstream schools, with 190 attending Special Schools.

The report set out the current provision of support services and the changes now being proposed. An initial set of proposals had been developed in 2016, and there had been a period of public consultation on those between 8 June 2016 and 21 July 2016. The outcome of that consultation was described in the report. Having taken the views of the consultees into consideration, the proposals had been revised, with a second period of consultation on those revised proposal from 11 January to 8 February 2017.

The final proposal were set out in the report, along with the outcome of the consultation. The majority of the consultees disagreed or strongly disagreed with each of the proposed changes. The issues raised by the consultees and the responses of the Council to those issues were set out in the report. We noted the views that had been expressed and the responses to them. Detailed information on the 2016 and the 2017 consultations was provided in appendices to the report.

Also appended to the report was an Equality Impact Assessment that had been made for the proposed changes. We noted the conclusions of that assessment.

At the meeting it was also reported that a letter had been received from the National Deaf Children's Society (NDCS). Part of the letter was read out in the meeting by the presenting officer. The letter had said:

“We are seriously concerned that elements of the report are in breach of statutory guidance around changing special educational needs (SEN) provision.

Paragraph 4.19 of the SEN and Disability Code of Practice states that:

‘Local authorities must keep their educational and training provision and social care provision under review and this includes the sufficiency of that provision. When considering any reorganisation of SEN provision decision makers must make clear how they are satisfied that the proposed alternative arrangements are likely to lead to improvements in the standard, quality and/or range of educational provision for children with SEN.’”

The view of the presenting officer was that the NDCS was claiming in the letter that the report did not clearly evidence or justify how the proposed changes would lead to improvements in educational provision for deaf children.

In response to this the officer commented that the report references improvement that were to be made as a result of the proposals in paragraphs 1.3, also in the rationale for changes outlined in section 8, in paragraph 13.28 and also in the conclusion of the report paragraphs 17.1 and 17.2 of the report.

It was explained that these proposals were intended to:

- Consolidate resources and staff expertise across two primary resource bases for hearing impaired children, instead of three which are all very close together, while still offering the same number of places in resourced provision.
- Improve the knowledge and understanding of mainstream school staff and special school staff, so they are better able to teach and support their pupils with sensory impairments which will improve their educational outcomes. These teachers all work with pupils with a sensory impairment for the majority of their time in school and it is important that they have the appropriate awareness and skills to do this. 130 pupils receive support from a specialist teacher on a weekly or twice weekly basis – the rest access specialist support ranging from fortnightly to bi annual monitoring. Most of the strategies used for pupils with a sensory impairment are beneficial to all pupils in a class and particularly those with more minor sensory so there will also be wider benefits of this approach.
- Use an assessment tool which the majority (70%) of other local authorities use, alongside professional discussion by specialist teachers. The assessment tool will take account of a wider range of factors when allocating the amount of support, allow the sensory support service to benchmark against other areas and provide consistency both within the service and across local authorities.
- Give more flexibility in how special schools support their pupils with sensory impairments.
- Link parents/carers to wider SEN support Services developed in response to the Children and families Act – a more sustainable model of support in line with the principles of Our Manchester.
- Provide a more efficient use of SEN funding, which will enable the local authority to meet all its statutory requirements to children and young people

with SEND from the High Needs Block including funding for Education, health and care plans for CYP 0 to 25 and growth in special school places required.

The letter from NDCS also stated that the absence of an unconditional commitment to improving acoustics in Alma Park School remained a concern for the NDCS.

In response to this, the Executive was asked to note that Alma Park is a formally designated resource base for children with a hearing impairment and had been so since 2011. Although this base offered signing it also provided an aural approach for children for whom it was appropriate, and has done so for a number of years. The school's acoustic environment had never been raised as an issue previously. However, the Council had recently discussed with the headteacher some improvements which could be made to future acoustic provision in the school. Furthermore, St Andrews C of E Primary School would continue to provide a primary base for children requiring a purely aural approach and this had excellent listening conditions for its learners.

We accepted that the proposals, if implemented, would provide a more efficient use of SEN funding and would enable the Council to meet all its statutory requirements. By making these changes, the Sensory Support Service would cost £275,510 less in April 2018. The reduction would help ensure that the High Needs Block within the Dedicated Schools Grant was able to fund an appropriate balance of provision for children and young people in the City. This would also allow for expected growth in special school places in proportion to population growth, and increasing numbers of children in mainstream schools needing an Education, Health and Care Plan.

We noted that a recent meeting of the Children and Young People Scrutiny Committee had also considered this report and had endorsed its recommendations (Minute CYP/17/17).

Decision

That Lancasterian School be commissioned to deliver the Sensory Support Service as set out in the report.

Exe/17/051 Consultation on the Closure of Buglawton Hall School

A report from the Director of Education and Skills proposed that consultation commence on the possible closure of Buglawton Hall School, a residential special school for boys with social, emotional and mental health (SEMH) needs that is located near Congleton, East Cheshire, and owned and operated by the Council.

The report explained that the school offers residential care from Sunday evenings to Friday afternoons each week during term time (38 weeks per year). It has the capacity to accommodate around 20 pupils, with 11 pupils currently on roll: 9 from Manchester and 2 from Cheshire East, both of whom are not residential. The school is funded through the High Needs Block of the Dedicated Schools Grant. The budget for the school for 2016/17 was £ 1.6m. In 2012/13 the budget had been £1.962m, and some savings had been made in recent years. The number of pupils in the

provision had been reducing as demand had reduced. There had been 41 pupils on roll in 2008. There was now more demand for specialist SEMH day placements within the city with the needs of young people being better met in Manchester than in rural Cheshire.

Overall, the number of children in the city with SEMH as a primary need had been increasing, from 1,872 in 2014 to 2,526 in 2016. The range and types of provision for those children was described in the report. It was proposed that the reducing demand for Buglawton Hall over the last 5 years demonstrated the declining parental preference for this type of provision. It was anticipated that the whole of the £1.6m High Needs Block funding currently used to fund the school could ultimately be released, following a transition period, to fund provision for pupils with SEMH.

The statutory procedure for the closure of a maintained school, such as Buglawton Hall, was set out in the report. The first stage of the process was informal consultation and it was proposed that this be undertaken over eight weeks from 9 March to 5 May 2017. During this period the intention was to consult parents and carers of children at Buglawton Hall; the parent and carers SEND forum for the City; children and young people at the school; staff at the school; the school's governors; health commissioners and CAMHS; Trade Unions; other Manchester school; and Cheshire East Council and other Greater Manchester councils.

A decision on whether to proceed with further stages of the closure procedure would then be made after the outcome of the consultation had been considered. We agreed that the process for closing the school should be commenced as set out in the report.

We noted that a recent meeting of the Children and Young People Scrutiny Committee had also considered this report and had endorsed its recommendations (Minute CYP/17/18).

Decisions

1. To begin informal consultation on the closure of Buglawton Hall School as required at stage 1 of the statutory process for the closure of a maintained school.
2. To delegate to the Director of Education and Skills in consultation with the Executive Member for Children's Services the consideration of the outcome of the informal consultation, and if the decision is to proceed to publish the statutory notice for the closure of Buglawton Hall School and a full proposal in line with statutory guidelines, as required at stage 2 of the statutory process and to conduct appropriate consultation as required at stage 3 of the statutory process.

Exe/17/052 Grant of a new lease at Sycamore Court, 144 Sandal Street

A report submitted by the Director of Housing explained that Sycamore Court is a sheltered housing scheme at 144 Sandal Street in Miles Platting. It dates from 1983 and comprises a mixture of studio, one bedroom and two bedroom properties. The

property was built by Anchor Housing with a lease granted by the Council for a term of 99 years from 9th December 1980. The Council retains the freehold of the site.

It was explained that Anchor Housing had approached the City Council in January 2013 regarding the future of Sycamore Court, seeking the Council's support for the transfer of the scheme to an alternative sheltered housing provider. Following that, expressions of interest had been received from a number of other providers and Anchor's selection process had identified Arawak Walton Housing Association as being the preferred assignee. However, Arawak Walton wished to invest in Sycamore Court to incorporate design improvements including assistive technology to further support independent living and improve the provision of care. That investment could not be achieved with a remaining lease term of only 65 years. Sufficient investment borrowing could however be secured with a lease of 125 years.

An independent evaluation had concluded that such an extension of the lease to 125 years would justify a premium payment of £44,486. However, in order to support the continued provision of high quality accommodation for older households by a valued partner it was proposed that the grant of a new lease be completed at a premium of £1.

The consent of the Secretary of State would be required for this as the proposed new lease amounted to a disposal of land held under Part II of the Housing Act 1985, and also because the disposal at less than market value would amount to the City Council providing financial assistance to a Registered Provider under sections 24 and 25 of the Local Government Act 1988.

We agreed to the proposed transfer of the lease and that the consent of the Secretary of State should be sought.

Decisions

- 1 To approve the proposal detailed in the report for the grant of a new lease (with the effect of ending the existing lease) at undervalue to Arawak Walton Housing Association.
- 2 To recommend that Council authorises the City Solicitor to obtain the consent of the Secretary of State to dispose of the Property at less than best consideration.
3. Subject to consent being obtained, to authorise:
 - a) the Head of Development to finalise the terms of the transaction; and
 - b) the City Solicitor to finalise and complete the legal documentation in accordance with the agreed terms of the transaction.

Exe/17/053 Central Business Park: Way Forward

In September 2015 we had agreed to the acquisition of Homes and Communities Agency (HCA) land assets at Central Park (Minute Exe/15/103). That land acquisition had been concluded in March 2016. A report submitted by the Strategic Director

(Development) now sought approval to establish a budget of £250,000 so that the sites could be brought to the market. It was proposed that these funds would pay for property consultants and solicitors to advise the Council on master-planning, on site investigations if required, and on structuring the offer to the market and taking it through a selection process. It was proposed that the budget be funded through a virement from the Strategic Acquisitions capital budget to revenue. We supported the proposal.

Decisions

1. To approve the proposals for marketing the land and securing new investment.
2. To approve the virement of £250,000 from the capital programme to revenue for consultants fees to develop a new masterplan, site investigations as required, consultancy advice and marketing the site.

Exe/17/054 Hot Food Takeaway Supplementary Planning Document

In June 2016 we had endorsed a draft “Hot Food Take-Away Supplementary Planning Document” as the basis for public consultation (Minute Exe/16/058). It was agreed then that there should be a three month consultation period where representations could be made suggesting alternative approaches and other amendments. The Council had therefore invited representations from stakeholders, interest groups, businesses, organisations and members of the public.

The Deputy Chief Executive (Growth and Neighbourhoods) now presented a report setting out the outcomes of that consultation. The consultation had run for 12 weeks from 22 June to 19 Sept 2016. The report explained that 18 responses had been received: 11 were in support of the draft, 6 objected and 1 had been neutral. Appended to the report was a schedule of the responses of all the consultees. The appendix also set out the proposed response from the Council to the matter raised by the consultees.

The report set out the proposed amendments to the draft document to take account of the issues raised in the consultation. Those included clarification on what was meant by “district and local centres”; a change to better define all town centre uses and how the concentration of hot food takeaways should be measured; revisions to Policy 1 on the proportion of hot food takeaway business in a district centre; and a minor rewording of Policy 3 to clarify the use of the district centres defined in the Local Plan.

We agreed that the revised Hot Food Takeaway Supplementary Planning Document would seek to minimise harmful effects on vitality and viability of centres and promote healthy food choices around schools. The document was adopted.

Decision

To adopt the Hot Food Takeaway Supplementary Planning Document as attached at Appendix C of the report.

Exe/17/055 Capital Programme – Proposed Increases

A report concerning requests to increase the capital programme was submitted. We agreed to recommend that the Council approve three changes, and we approved a further change under delegated powers. Taken together, these four changes would increase Manchester City Council's capital budget by £2,247k in 2016/17, £1,567k in 2017/18, and £262k in 2018/19. They would also increase the capital budget of projects undertaken on behalf of Greater Manchester by £250k in 2016/17, £4,750k in 2017/18, £5,000k in 2018/19 and £3,922k in 2019/20.

The report also provided information on a change made by the City Treasurer using delegated powers. That was for an increase of £85K for Growth and Neighbourhoods Programme – Greater Manchester Casualty Reduction Partnership to improve the road surface at the Kingsway / Moseley Road junction.

Decisions

1. To recommend that the City Council approve:

Growth and Neighbourhoods – Princess Road Safety Review - Phase 1. This first phase of works is for a speed limit reduction along the entire length of Princess Road / Parkway and associated safety measures. To increase the capital budget by £375k (£46k in 2016/17; £317k in 2017/18; and £12k in 2018/19), funded by borrowing.

Growth and Neighbourhoods – Acquisition of Gala Bingo site. To increase the capital budget by £1,951k in 2016/17, funded by borrowing on an invest to save basis.

Projects undertaken on behalf of Greater Manchester – Greater Manchester Housing Fund. This project will provide loans for delivery of residential property developments across Greater Manchester. To increase the capital budget by £13,922k (£250k in 2016/17; £4,750k in 2017/18; £5,000k in 2018/19 and £3,922k in 2019/20), funded by borrowing from the Homes and Communities Agency (HCA).

2. Under delegated powers, to approve:

Growth and Neighbourhoods – Wythenshawe Hall. The restoration of the interiors of the Wythenshawe Hall damaged by the fire in March 2016. To increase the capital budget by £1,750k (£250k in 2016/17 funded by Revenue Contributions from the Insurance Fund; £1,250k in 2017/18 and £250k in 2018/19 funded by contributions from the Insurance company).

3. To note increases to the programme of £85k as a result of delegated approvals.

Exe/17/056 The Development of an Integrated Hub in Gorton

The plans for the integration of health and social care in the city included proposals to create 12 integrated health and social care teams across Manchester. Gorton had been identified as an area of the city that was deficient in health provision, with poor health outcomes for its residents.

A report prepared jointly by the Strategic Director (Development) and Joint Director, Health and Social Care Integration proposed that this deficiency be addressed by the creation of an Integrated Hub facility in the heart of Gorton district centre. This hub would then bring together primary care, social care and community care staff together. It would also include staff from One Manchester, Job Centre Plus and the local library. A council-owned site on Garret Way had been identified as the likely location for the Hub.

In addition to the health benefits, the Hub was also expected to bring about other benefits for the wider area including:

- increased footfall at the heart of Gorton helping to increase the viability of other businesses including small locally owner retailers and cafes;
- improved public realm, with the Community Hub designed to a high standard with high quality pavements and road crossings; and
- improved perceptions of the area, the increased vibrancy of the district centre and its importance as a place for health and community services.

The project was predicted to require capital investment of up to £15.4m and it was being proposed that the Council would provide the capital for the build through prudential borrowing. The borrowing costs were to be recovered in full by rental payments from the occupying partners. However, where funding gaps existed between the partners' current costs and the Hub costs then each partner would be responsible for resolving their own gap.

An outline business case for the Hub had been prepared and it was explained that the officers' joint report and the outline business case were to be considered by the Manchester Transformation Fund Accountability Board in March 2017.

Each of the partners involved in the project was now being asked to consent to the scheme progressing on to the RIBA State 3 that would prepare the developed design, including coordinated and updated proposals for structural design, building services systems, outline specifications, and cost information. It was agreed that the scheme should so proceed.

Decisions

1. To note the progress of the development of an Integrated Hub in Gorton and how this provides an exemplar for integrated working across Greater Manchester.
2. To note that the proposed construction of the Integrated Hub has been included as a priority project in the 2017/8 – 2021/2 Capital Programme.

3. To delegate to the Treasurer, in consultation with the Executive Member for Finance and Human Resources, and subject to securing the formal approval of each of the partners to progressing with the scheme, approval to the Council funding progressing the project to RIBA stage 3 pending the outcome of a funding bid to One Public Estate.
4. To approve the further development of the Gorton Integrated Hub and delegate to the Strategic Director, Development, the Joint Director, Health and Social Care Integration and the Treasurer in consultation with the Deputy Leader and the Executive Members for Adult Health and Well Being and Finance and Human Resources the necessary approvals to take the project to RIBA stage 3 at which point a further report will be presented.

Exe/17/057 HS2 Manchester Piccadilly SRF Update: Portugal Street East Masterplan

A report by the Chief Executive described a draft masterplan for the Portugal Street East area, which was a component of the HS2 Manchester Piccadilly Strategic Regeneration Framework.

In December 2013 we had endorsed the approach then set out within the Strategic Regeneration Framework (SRF) for the Manchester Piccadilly area, with that SRF responding to the opportunity provided by HS2, the Northern Hub, and Northern Powerhouse Rail (NPR) to create a world class transport hub and arrival point into the city.

The area included in the draft masterplan for the Portugal Street East area is within the "Piccadilly Central" neighbourhood of the SRF and adjacent to the proposed new High Speed Rail station entrance and the Ashton Metrolink line. This land linked the Piccadilly Station area to key regeneration opportunities beyond the Inner Relief Road to East Manchester, including Lower Medlock, the Ashton Canal Corridor and Holt Town. At present the area is mainly characterised by privately owned light industrial uses and, in general, a poor physical environment.

The vision for the draft Portugal Street East masterplan was therefore to shape and realise the SRF ambition to regenerate and transform the neighbourhood surrounding Piccadilly Station. The ambition was to create a new and vibrant mixed-use neighbourhood that would complement the arrival of high speed rail and strengthen the regeneration of the eastern side of the city. The report set out the key development principles that were included in the draft masterplan. Both the council and TfGM have land ownership in the area and both parties had agreed to promote their respective interests in land for development in order to contribute to its comprehensive redevelopment.

It was proposed, and we agreed, that this draft masterplan should now be subject to a period of public and stakeholder consultation.

Decisions

1. To consider and endorse the principles set out in the draft HS2 Strategic Regeneration Framework Update: Portugal Street East Masterplan.
2. To request the Chief Executive undertake a public consultation exercise on the draft HS2 Strategic Regeneration Framework Update: Portugal Street East Masterplan with local residents, businesses and other stakeholders, and report on the outcome of the consultation.
3. To note the principal terms for the disposal of the Council's land interests within the Masterplan area.

Exe/17/058 Manchester Town Hall and Albert Square: 'Our Town Hall'

In November 2016 we had approved the basis of the refurbishment and repair of the Town Hall as being the option to "Fully refurbish and upgrade to modern standards and partial restoration" (Minute Exe/16/142). Since then work had been underway to examine in greater detail the commercial opportunities and the financial benefits flowing from those various opportunities. This was to help allow a decision to be taken on the appropriate future mix of uses for the building, as well as the preferred delivery mechanism and procurement route for the project. The Deputy Chief Executive (Growth and Neighbourhoods) now presented a report that summarised the conclusions reached through the market testing exercises that had been carried out.

The report described the progress that had been made with the evaluation of the possible future options for how parts of the refurbished Town Hall might be used. The principal function of the building was to remain as the home of the Council and the location for key civic events in the city. The possibility of also turning part into a hotel had been discounted. So too had the extensive conversion of the basement into food outlets. The favoured options involved the provision of a better visitor experience with ancillary food and drinks provision on the ground floor, a venue for events and functions, and some rooms on the upper floors being let out as office space. The precise extent and arrangements for these facilities would be refined as the project planning progressed.

Addressing how the project was to be procured, the report also explained that 'management contracting' was being recommended as the preferred procurement route for the project. In this it is the management contractor that appoints the works contractors and therefore the contractual relationship and associated liability rests with them and not the Council. The management contractor also assumes the financial and contractual burden associated with administering works packages. Furthermore, external legal advice had been sought on procuring the Our Town Hall project via the OJEU process. That had confirmed that management contracting was the preferable procurement route for a project of this size and complexity. The report also explained that the Council was likely to attract interest from bidders and the associated supply chain if the Management Contracting approach was adopted. The intention was to start the procurement process for a management contractor in June with the aim of having procured a management contractor by November 2017.

The report set out the progress that had been made on the planning for the transfer of users out of the Town Hall into alternative locations and buildings. Particular reference was made to the Coroners Service which occupied around 8,500 ft² across levels 1 and 2 of the Town Hall. The service required an accessible and central location, with public access a key requirement. The space requirements would include public spaces (a large main court for jury hearings and smaller second court, public access counter, public waiting area and interview rooms) and private spaces (back-office space for the Coroner and staff team, a separate space for the Coroners Liaison Officers, who are Greater Manchester Police employees, and a separate Jury room) as well as the usual welfare facilities. The Coroners Service's bespoke court furniture and audio visual equipment could all be transferred to new temporary accommodation. The report explained the many issues to be addressed in finding alternative provision for the Coroner's Service. It also described the tight timetable involved to allow the service to have relocated before the Town Hall is closed. Therefore it was proposed, and we agreed, that authority be delegated to the Deputy Chief Executive (Growth and Neighbourhoods) to agree the relocation option, conclude negotiations and secure the premises.

Decisions

1. To note the progress to date in procuring a design team, assemble a project team and maintain the momentum of the project to keep to the agreed work programme and timelines.
2. To note the further work undertaken to assess and appraise commercial opportunities and agree the conclusions reached by the work undertaken as set out in the report.
3. To note the results of market testing with creative partners that determined that the Council should retain overall responsibility for the project during the construction phase and for the complex in operation but that private sector support should be sought.
4. To agree that the most appropriate form of construction procurement is through management contracting and to note that this procurement will commence in June and will be concluded in November.
5. To delegate authority to the Deputy Chief Executive (Growth and Neighbourhoods) as Project SRO, in conjunction with the Head of Development, City Solicitor and City Treasurer and in consultation with the Deputy Leader and Executive Member for Finance and Human Resources, to agree alternative accommodation, conclude negotiations and secure the appropriate premises so that the Coroners service can be relocated in line with the requirements of the Our Town Hall Programme.

Exe/17/059 Belle Vue Speedway: Update

The April 2013 we approved the principle of the development of the Belle Vue Sports Village. Those investments in the Sports Village were to incorporate the National Speedway Stadium, a national centre for Basketball and new playing fields (Minute Exe/13/061).

In April 2014 we had approved amendments to the funding strategy with the total proposed capital costs of the Belle Vue scheme then estimated to be £11.954m (Minute Exe/14/043). In July 2015 we had agree to increase the capital programme for the works by £0.32m (Minute Exe/15/073), and again in September 2015 by a further £0.747m (Minute Exe/15/106). When completed the cost of developing the National Speedway Stadium had been around £8m out of an overall scheme budget of £13.3m.

A report submitted by the Chief Executive explained the £8m investment by the Council into the National Speedway Stadium development had been secured on the basis that BV Arena Ltd would enter into a full repairing and insuring lease of the whole facility from the Council at a commercial base rent of £350,000 per year. Part of the terms of the commercial arrangement between the Council and BV Arena Ltd had been the requirement for an injection of £500,000 of private equity investment into a ring-fenced investment account of BV Arena Ltd to ensure the long-term financial viability of BV Arena Ltd. The report set out the circumstances whereby that £500,000 investment had been secured, and then had been withdrawn.

The consequence of not having the £500,000 equity base available at the beginning of the 2016 Speedway season was that:

- the Belle Vue Group of Companies were in a vulnerable position given the trading risks;
- BV Arena Ltd was in breach of its legal agreement with the Council; and
- the full 60 year lease for the Stadium facility could only be drawn-down when a £500,000 equity base was in place, and an updated Business Plan was developed.

The report explained in detail the circumstance and financial transactions that had led to the voluntary liquidation of both BV Arena Ltd and Belle Vue Speedway Limited. That had left the stadium without an operator. The Eastlands Trust were requested and had agreed to take over the operations of the National Speedway Stadium from 1 November 2016. The Trust operated the Council's elite leisure facilities across East Manchester and, since the completion of the Belle Vue Sports Village, had been responsible for operating all other aspects of the site excluding the stadium.

The Council and the British Speedway Promoters Association (BSPA) had therefore been working together to identify a new preferred partner to take over the speedway franchise granted by the BSPA and to enter into a lease with the Council to occupy the stadium.

An appraisal of the bids had been undertaken by the Council which concluded that a consortium had offered the most commercial bid, having shown an interest in developing a business plan that would, in the short term, occupy and operate the stadium whilst seeking to develop a business plan to operate both the speedway

franchise as well as the stadium. That decision was supported by the BSPA who agreed to provide the required speedway promoter's licence to the new company. This consortium had then established Belle Vue Speedway 2017 Ltd in February 2017. The business backgrounds of the two investors behind the consortium were set out in the report.

The report set out the steps to be taken to seek to secure the immediate and the long-term viability of speedway at the Bell Vue Stadium. It was evident that the previous operators had not disclosed important information to the Council, and had been in breach of their agreements with the Council. The report showed that as a result of the BSPA's commitment to work closely with the Council a new speedway franchise had now been granted to new owners, and there was a realistic prospect of a successful future for Belle Vue Aces Speedway Team in addition to the delivery of the objectives as originally envisaged by the Council.

Decisions

1. To note the report.
2. To authorise the City Treasurer to write off the bad debts of £224,000 in the event they are not recoverable from the Liquidator.
3. To approve a grant of £30,000 from the Council to Eastlands Trust to be funded from the 2016/17 Strategic Development Budget.
4. To approve the virements of £356,000 from the Manchester Institute Health Performance (MIHP) budget and £82,000 from the Strategic Acquisitions budget to meet the identified capital costs in 5 below.
5. To approve capital expenditure of £438,000 from the capital fund, £209,000 for the acquisition of plant, machinery and IT equipment previously acquired by the Belle Vue Group of Companies and held by the Liquidator and Finance Companies; and £229,000 to deliver investment into the South Stand of the Speedway Stadium. It should be noted that a proportion of the £209,000 asset acquisition costs will be recoverable from Belle Vue Speedway 2017 Ltd should the parties enter into a long term lease arrangement for the Stadium.
6. To delegate to the City Treasurer the decisions on the accounting treatment of whether spend from the capital fund is capital or revenue.
7. To delegate to the Director (Strategic Development) and City Treasurer in consultation with the Executive Member for Finance and Human Resources the arrangements for the repayment of the invest to save costs for the stadium build, to be reported as part of the 2018/19 capital budget process.
8. In accordance with paragraph 14 of Part 4, Overview and Scrutiny Procedure Rules of the Council's constitution, and having consulted with the relevant statutory officers, approve the matter as urgent, in that any delay caused by the call-in process, would seriously prejudice the legal or financial position of

the Council or the interests of the residents of Manchester and exempt it from call in.

Exe/17/060 Extra Care Housing

We had considered the principles and benefits of Extra Care Retirement Living in September 2013 (Minute Exe/13/123). The “Living Longer, Living Better; Housing for an Age Friendly Manchester” strategy statement that we had approved in January 2015 (Minute Exe/15/005) also identified extra care retirement housing as a key element of the suite of housing options that would meet the future needs and aspirations of older households, assisting in the delivery of care services.

The provision of Extra Care Retirement Housing also offered opportunities for significant savings to Adult Social Care and Health budgets through providing accommodation in which older households are able to remain independent in their own homes with the provision of high quality onsite care.

In November 2015 we had approved four sites for the development of Extra Care Retirement Housing: Bellamy Court, Withington Road, Oakwood Lodge, and Millwright Street (now referred to as Silk Street) (Minute Exe/15/126).

A joint report from the Strategic Director (Development) and the Strategic Director (Children, Families, Health and Wellbeing) was presented to this meeting to provide an update on work being undertaken to develop viable delivery options for an MCC commissioned programme of Extra Care Retirement Housing. It explained that there was now delay and risk to the development of schemes due to a shortfall within the financial models that had been used for the schemes. The shortfall had arisen from uncertainty about the Government’s proposed changes to Housing Benefit for supported housing, and then the deferred implementation of those changes.

The uncertainty over the viability of the financing of these scheme had arisen from an announcement in the 2015 budget of changes to how housing benefit would be treated for people entitled to claim who were going to live in supported housing, restricting rent and service charge costs to the Local Housing Allowance Rate. The changes were to significantly reduce the amount of housing benefit payable for supported housing. The effect of that announcement had stalled the development of new supported housing schemes such as Extra Care. After much lobbying, the Work and Pensions Secretary announced in September 2016 that the implementation date for the changes would be deferred until April 2019 and a new ringfenced housing support fund would be devolved to local authorities from which the schemes could be funded. However, the announcement extended the scope of the change from just new tenants to all existing tenants. Consultation by the government on the principles and assumptions of how the housing support fund could work had only just closed and therefore the way in which funding was to be calculated and allocated to Local Authorities remained uncertain.

The report examined how the Council might be able to improve the extra care financial model. The options included: providing land at less than market value; making a capital contribution to a scheme; providing a loan through its prudential

borrowing powers; and underwriting risk to the housing provider through guarantees. The potential implications of each of these approaches were described, along with an assessment of how the Council's existing £6m allocation in the Capital programme might be utilised to support the most financial vulnerable schemes.

To mitigate the risk of not achieving the necessary savings to the Health and Social care budget, and to ensure access to grant funding for schemes, a set of proposal was put forward in the report for approval 'in principle' for how the Council could now support Extra Care Housing costs. The proposed conditions for such support were:

- A full strategic fit and cost benefit analysis be undertaken.
- Support may be in the form of discounted land, provision of capital finance by way of grant, loan, equity investment or a combination of these. The relevant approvals for these would be sought before progressing.
- Any disposal of land at a sale price at less than best value to be subject to Registered Providers working on an open book basis by providing a satisfactory and detailed development appraisal and the User Clause was to be restricted to extra care.
- A financial model to be used to appraise the development costs of each scheme, identifying and measuring the risks and financial benefits of each proposed scheme business plan. The risks assessed to include, but not be restricted to interest rate changes, uncertainty over the future of supported housing, build cost inflation, and fees potentially increasing.
- That any funding provided by MCC would be clawed back should funding be available through Local Housing Allowance funding, or where circumstances change over time which enable the funding of the schemes to be self-supporting by the registered providers.
- Registered providers to use affordable rent conversions from elsewhere, or recycled capital grant funds (RCGF) to support the model wherever possible.

On that basis, the report proposed and we agreed, that the Bellamy Court site should transfer to Southway Housing Trust (SHS) for £1 to enable the Abbey Hey Extra Care scheme to be delivered. The market value of the site was £630,000. Any residential development on this scheme would therefore be restricted to Extra Care.

Decisions

- 1 To approve the principle of Manchester City Council, as commissioner of supported housing services, providing a specified capital subsidy and where necessary and appropriate making available loan finance, subject to agreement through the capital spend approval processes, in order to enable the earlier development of extra care schemes to meet evidenced need across Manchester.
- 2 To support the principles above to guide decisions on the scope, funding and conditions applied to any form of support provided by the City Council, taking into account potential risk presented set against benefits to be achieved.
- 3 To delegate authority for the final approval of the terms and conditions to the Director of Housing, the City Treasurer and the Head of Development, in

- consultation with the Executive Member for Housing and Regeneration and Executive member for finance.
4. To authorise the City Solicitor to conclude and complete all documents and agreements necessary to give effect to the terms and conditions approved and agreed.
 5. To note that should any additional capital outlay to the £6m allowed in the Capital Budget be required then this will be pursued separately through the capital approvals process and may be subject to Executive or Council approval.
 - 6 To approve the disposal of the site of Bellamy Court, Abbey Hey at an undervalue of £630,000 on condition of it being used for the purpose of providing Extra Care.

Exe/17/061 Evaluation of phase 1 and 2 of 20mph programme

A report from the Interim Director of Highways presented an analysis of the impact of the introduction of 20mph speed limits in some neighbourhoods in the city. The principle of introducing 20mph speed limits on some roads had been agreed in May 2013 (Minute Exe/13/075).

Phase 1 of the implementation had seen 20mph speed limits introduced on residential roads in Ancoats and Clayton, Bradford, Fallowfield, Gorton North, Gorton South, Hulme, Longsight, Miles Platting and Newton Heath, Moss Side and Rusholme. That work had been completed in August 2014 with speed monitoring undertaken in advance of implementation. In 2014 a further £500k had been allocated to 20mph implementation from DfT local growth funds. That funding was used for the second phase, covering roads in between the three Phase 1 areas, as well all wards in the south of the city.

The analysis of the speed monitoring on the roads where speed limits had been introduced showed that on most roads there had been only a marginal change, both up and down in road speeds. There were a small number of roads where the degree of change had been significant. The average reduction had been 0.7mph. That broadly corresponded with the introduction of 20mph limits in other cities: the London Borough of Islington has reported an average 1mph reduction on non-principal roads; Bristol had reported a 0.9mph reduction.

The analysis of accidents and casualties information showed that casualties in the phase 1 20mph area had not reduced as much as the casualty numbers across the whole city. Appended to the report was a schedule of all the roads where speed limits had been introduced and the results of the monitoring undertaken.

The conclusion was that the speed reduction results and casualty reduction levels for phases 1 and 2 of the 20mph implementation had been less than originally anticipated. The report made the case for considering other forms of road safety improvements as well as the completion of Phase 2 of the speed-limit programme.

The report explained that the Council was able to apply for a further £687k grant funding from TfGM for road safety schemes. That funding could, subject to grant conditions, be applied to other schemes which had the primary purpose of improving road safety. We supported that proposal.

Decisions

1. To note the results of the evaluation of the phase 1 and 2 roll outs of the 20mph limits.
2. To agree the completion of Phase 2 of the 20 mph programme.
3. To continue supporting completed Phases 1 and 2 of the 20 mph scheme as approved in 2012 and 2013.
4. To agree to monitor and review road safety and if necessary prioritise funding on alternative road safety schemes through the creation of tailored community lead projects, which will be evaluated over time to help inform future decisions about where investments should be placed to achieve reduced accidents and an improved sense of place.
5. Subject to grant approval processes, to approve the reallocation of existing funding from the development of new 20mph schemes to alternative types of road safety measures involving speed reduction.
6. To delegate authority to the Interim Director of Highways, in consultation with the Executive Member for the Environment, to determine what future evaluation is required and subject to constitutional limitations, use of existing funding reallocated to alternative types of road safety measures as they think necessary.

Exe/17/062 North Campus Strategic Regeneration Framework

In December 2016 we had endorsed in principle the regeneration framework for the Corridor Manchester North Campus area and agreed that there should be public consultation on the draft of the Strategic Regeneration Framework (SRF) document (Minute Exe/16/151). The Chief Executive now presented a report setting out the outcomes of the consultation that had followed those decisions.

The report explained that consultation letters had been sent out to 1,726 local residents, businesses, and stakeholders. The SRF had also been available on the Council's website where comments were invited.

The consultation had lasted for six weeks and had closed on 14 February 2017. There had been 93 responses received:

- 87 from individual residents
- 3 from interest groups
- 1 from a business stakeholder

- 1 from a statutory/public organisation
- 1 from city centre ward Councillors

The issues that had been raised by consultees included

- green space and public realm
- heritage and existing buildings
- proposed uses
- building heights
- connectivity and sustainability
- the draft SRF document itself
- the consultation process

It was explained that a significant proportion of the individual responses received related to green space within the SRF area. Many, including the response of the Friends of Angel Meadows interest group and City Centre Councillors, were opposed to any reduction in green space within the SRF area, in particular reducing the size of the area known as Vimto Park. The details of that opposition were set out in the report along with analysis of the other issues that had been raised.

The report proposed responses to the issues that had been raised, and described how the SRF had been changed to take into account the views expressed. These included:

- an amended to detail the retention of the entire length of Vimto Park from Sackville Street to Cobourg Street. This amendment would ensure an overall increase in green space of all types within the North Campus area.
- The SRF now indicated the existing buildings which may have the potential to be retained and refurbished.
- The illustrative drawing of the Sackville building had been altered to better demonstrate the proposed intervention.
- The Hollaway Wall had been added to the diagram on page 34 of the SRF.
- Further annotation to the illustration included on page 43 of the SRF had been made.

Having considered the views expressed by the consultees, the proposed responses to this issues that had been raised, and the revisions made to the SRF document, we endorsed the principles in the revised North Campus Strategic Regeneration Framework.

Decisions

1. To note the comments received on the Strategic Regeneration Framework and the response to these comments.
2. To agree the proposed amendments to the Strategic Regeneration Framework arising from the comments received.
3. To endorse the principles in the revised North Campus Strategic Regeneration Framework and request that Planning and Highways Committee take the

Framework into account as a material consideration when considering planning applications in the area.

Exe/17/063 Securing the Future Development of Ancoats

In 2014 the Council had set out its ambition to drive and coordinate development momentum within Ancoats and New Islington as a Priority Investment Area to be guided and delivered via the Manchester Place partnership with the Homes and Communities Agency (HCA) and the Manchester Life Development Company (MLDC) (Minute Exe/14/065). Following the recent endorsement of the Ancoats and New Islington Neighbourhood Development Framework (Minute Exe/16/153) a report submitted by the Strategic Director (Development) described the considerable progress that had been in the regeneration of the area, and proposed further steps that could be taken to help realise the Council's vision for the area.

The Homes and Communities Agency (HCA) had acquired a number of underused commercial assets in the area with the aim of revitalising them and securing appropriate commercial uses and tenants to support the wider regeneration objectives for this key neighbourhood. The report explained that consideration had been given to the Council acquiring those assets from the HCA. There was confidence that demand for commercial property in the area would continue to rise therefore driving rental growth. Accordingly, the HCA's Commercial Portfolio in Ancoats was seen as an attractive investment for the Council. Therefore the principal terms for the acquisition of the HCA's Commercial Estate had been agreed with the HCA.

The HCA also owned 44 individual freehold plots in the area, known as the Ancoats Estate. The Estate comprised both new developments and listed buildings, public realm and estate infrastructure. Each plot was held under an estate lease and the majority of the leases contained obligations for the head lessee to contribute towards an estate charge for the upkeep and maintenance of the estate. As the majority of these plots had now either been sold or were under development the HCA was now seeking a controlled exit from the area.

Therefore, consideration had been given the Council acquiring these sites. The Council's growing role in the area through the Manchester Life joint venture had led the HCA to agree a right of pre-emption in favour of the City to provide it with first refusal on the sale of the Estate's freehold. To that end the principal terms for the acquisition of the HCA's freehold interests had been agreed. It was anticipated that these plots might then be made available to allow the Manchester Life Joint Venture to continue development in this part of the city.

We agreed that these acquisition proposals for Ancoats and New Islington would contribute to the delivery of residential and commercial development that will support the city's economic and residential growth objectives and contribute to the performance of the local and regional economy.

Decisions

1. To note the progress being made in securing investment and residential development momentum in the Ancoats neighbourhood, including the Phase One of activities being delivered by the Manchester Life Joint Venture Initiative.
2. To agree that, subject to the outcome of appropriate due diligence, the City Council acquires:
 - the HCA's Commercial Investment Portfolio in the Ancoats neighbourhood; and,
 - the HCA's Freehold land interests in the Ancoats neighbourhood.
3. To agree to the City Council entering into further land disposals into the Manchester Life Joint Venture to enable the progression of the next phase of Manchester Life development activity provided that, in the opinion of the Head of Development, the disposals are the best consideration that can be reasonably obtained.
4. To delegate authority to the Strategic Director (Development), City Treasurer and the Head of Development, in consultation with the Leader of the Council, the Executive Member for Housing and Regeneration and the Executive Member for Finance and Human Resources to negotiate and finalise the terms of the proposed acquisitions and disposals taking into consideration any risks associated with such acquisitions and the legal requirements and relationships and business case necessary for the establishment of an Estate Management Company for the Ancoats estate, which can be funded in full through an estate charge levied on existing leaseholders.
5. To authorise the City Solicitor to conclude and complete all documents and agreements necessary to give effect to:
 - a) the terms agreed, and
 - b) these decisions,as to the proposed acquisitions and disposals.

Exe/17/064 Civic Quarter Heat Network

In July 2015 the Council had approved a capital release of £500,000 from the Climate Innovation Fund Reserve to fund the revenue costs of the Civic Quarter Heat Network project (Minute CC/15/53). The Council made that decision on a recommendation put to it from a meeting of the Executive in July 2015 that had considered four Heat Networks and District Energy Schemes that were being developed in the city, of which the Civic Quarter Heat Network was the most advanced (Minute Exe/15/075). Each of those scheme could contribute to the city's carbon reduction targets. The Civic Quarter Heat Network scheme was predicted to save the creation of 3,500 tonnes of CO₂ each year.

A report was submitted that provided an update on the progress since July 2015. The proposal that has been developed was for a 2.7MW Combined Heat and Power plant as the lead energy provider. That would be located in an energy centre within the Manchester Central complex. The existing 440KW Combined Heat and Power plant

within the Town Hall Extension might also be integrated into the scheme. The scheme would then provide energy to the Bridgewater Hall, Manchester Central, Heron House, Town Hall Extension and the Library, the Town Hall, the Art Gallery, and two private sector customers. It was explained that the supply and sale of the energy might involve the creation of a Special Purpose Vehicle as a separate legal entity from the Council and the other partners in the network.

The report explained the procurement exercise that had been undertaken. That had used the “Carbon and Energy Fund” Procurement Framework. That procurement framework was operated by the Carbon and Energy Fund which had been set up to fund, facilitate and project manage complex energy infrastructure upgrades for the NHS and wider Public Sector. The procurement exercise had identified a ‘Preferred Bidder’ to implement the Civic Quarter scheme.

The Business Case that had been developed for the project demonstrated that the capital costs of the Civic Quarter Heat Network project could be repaid through the energy savings generated for the City Council and income from selling energy to external stakeholders. The submission made by the preferred bidder had been analysed to ensure that it was in accordance with the overall business case, and that the rationale for the scheme remained sound.

The report also described the next steps to progress the scheme. The detailed terms for funding awards and for the appointment of the preferred bidder would now be drawn up. When complete these would be presented for final approval.

Decisions

1. To approve the proposals to recommend the ‘Preferred Bidder’ to deliver and operate the Civic Quarter Heat Network, and to progress the project through to contract completion / financial close.
2. To delegate authority to the Strategic Director (Development) and the City Treasurer, in consultation with Executive Member for the Environment and the Executive Member for Finance and Human Resources, to agree the detailed terms of potential funding award, finalise the terms of the contract with the Preferred Bidder in relation to the Civic Quarter Heat Network Project and report on the finalised terms for approval.
3. To note that any proposals to establish a project specific Special Purpose Vehicle (SPV) for the Manchester Civic Quarter Heat Network will be the subject of a further report.
4. To delegate authority to the City Solicitor to enter into and agree and complete on behalf of the Council all the necessary legal documentation giving effect to the above.

Exe/17/065 Northern Gateway & Collyhurst

In September 2015 we approved the strategy for identifying and appointing a private sector investor and delivery partner to work alongside the council to unlock and deliver the significant residential potential of an area of the city defined as the Northern Gateway (Minute Exe/15/099).

A report now submitted by the Strategic Director (Development) provided a summary of the progress that had been made since then. The report also provided an overview of the anticipated next steps associated with formalising partnership arrangements with an identified party and in bringing forward the initial phases of residential led redevelopment in the Northern Gateway area.

The report described the steps that had been taken to select the most appropriate partner and investor.

A competitive process had begun in the spring of 2016. This identified initial sites in the Council's ownership to be the basis of the initial development opportunity. Bids were submitted by interested parties and were subsequently reviewed against a bid invitation structure, resulting a shortlist of final bidders. Detailed discussions continued with the final bidders and further assessments of more detailed proposals was undertaken identifying the final positions of bidders who had submitted fully compliant and commercially attractive proposals. Those bidders made presentations to senior members and officers of the Council and it was agreed that formal contractual negotiations should be undertaken with one identified preferred bidder.

The Council was now in detailed negotiations with the preferred bidder with the intention of entering into contract. The report sought authority for officers to conclude these negotiations and to enter into formal contractual arrangements and to make public announcements at the appropriate time. We supported those proposals.

It was anticipated that the partnership would seek produce a full master-plan for the whole of the Northern Gateway. This master-plan was to consolidate the vision for the creation of a series of distinctive and interconnected communities on the northern edge of the City Centre that are supported by high quality facilities and green spaces.

Decisions

1. To note the contents of this report and the progress that is being made in identifying and appointing an investment partner.
2. To note that a preferred investment partner has been identified, subject to the finalisation of the commercial and legal arrangements.
3. To delegate authority to the City Solicitor, City Treasurer and Strategic Director (Development), in consultation with the Leader, the Executive Member for Housing and Regeneration, and the Executive Member for Finance and Human Resources, to finalise the details of the commercial and legal arrangements and to approve the business case and details of other necessary ancillary documentation required.

4. To delegate authority to the Chief Executive to dispose of the Council's interest in land at the Northern Gateway Site provided that in the opinion of the Head of Development the disposal is the best consideration that can reasonably be obtained.
5. To delegate authority to the City Solicitor to enter into and complete all documents or agreements necessary to give effect to these decisions.

Exe/17/066 Decisions agreed at the meetings 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 27 January 2017 and 24 February 2017.

Exe/17/067 Decisions agreed at the joint meeting of the Greater Manchester Combined Authority and the Association of Greater Manchester Authorities Executive Board

Decision

To receive and note of the decisions made at the joint meetings of the Greater Manchester Combined Authority and the AGMA Executive on 27 January 2017 and 24 February 2017.

Exe/17/068 Exclusion of the Public

A recommendation was made that the public be excluded during consideration of the next items of business.

Decision

To exclude the public during consideration of the following items which involved consideration of exempt information relating to the financial or business affairs of particular persons and public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Exe/17/069 Securing the Future Development of Ancoats
(Public excluded)

A report submitted by the Strategic Director (Development) set out the proposed terms for the acquisition of the Homes and Communities Agency's commercial portfolio and freehold sites referred to above (Minute Exe/17/063).

Decisions

1. To agree to the acquisition of the HCA Commercial Portfolio on the terms set out in Paragraph 2.10 of the report.
2. To delegate authority to the Strategic Director (Development) in consultation with The Leader, the Executive Member for Housing and Regeneration, and the Executive Member for Finance and Human Resources to agree terms for the acquisition of the HCA's Freehold interests within the Ancoats Estate as set out in paragraph 3.6 of the report.
3. To agree to the transfer by way of long leases to MLDC, or its wholly owned subsidiary, of the sites as set out in Section 4 of the report; and delegate authority to the Head of Development to finalise land disposals on the terms proposed.
4. To delegate authority to the Strategic Director - Development, City Treasurer and the Head of Development, in consultation with the Leader of the Council, the Executive Member for Housing and Regeneration and the Executive Member for Finance and Human Resources, to finalise the terms of and arrangements required to transact the land and progress the next Phase of Manchester Life.
5. To authorise the City Solicitor to conclude and complete all documents and agreements necessary to give effect to:
 - a) the terms agreed, and
 - b) these decisions.

Exe/17/070 Civic Quarter Heat Network
(Public excluded)

A report was submitted and considered that provided information on the 'Preferred Bidder' referred to in minute Exe/17/064 above, and explained the financial arrangements and the business case for the Civic Quarter Heat Network Project.

Decisions

1. To approve the proposals to recommend the 'Preferred Bidder' to deliver and operate the Civic Quarter Heat Network, and to progress the project through to contract completion / financial close.
2. To delegate authority to the Strategic Director (Development) and the City Treasurer, in consultation with Executive Member for the Environment and the Executive Member for Finance and Human Resources, to agree the detailed terms of potential funding award, finalise the terms of the contract with the Preferred Bidder in relation to the Civic Quarter Heat Network Project and to report on the finalised terms.

3. To note that any proposals to establish a project specific Special Purpose Vehicle (SPV) for the Manchester Civic Quarter Heat Network will be the subject of a further report.
4. To delegate authority to the City Solicitor to enter into and agree and complete on behalf of the Council all the necessary legal documentation giving effect to the above.
5. To note that a provisional offer (subject to cross Government approval) with conditions of a grant has been received from DBEIS, as described in section 3 of the report.

Exe/17/071 Northern Gateway & Collyhurst
(Public excluded)

A report was submitted and considered that identified the preferred bidder referred to in minute Exe/17/065. The report provided more detailed information on the bidding process and the other organisations and companies that had been evaluated during the process. It explained the rationale for the selection of the preferred bidder.

Decisions

1. To approve the company named in the report as the successful bidder for the Northern Gateway initiative.
2. To delegate authority to the Strategic Director (Development), City Solicitor and City Treasurer, in consultation with The Leader; the Executive Member for Housing and Regeneration; and the Executive Member for Finance and Human Resources to conclude the necessary legal agreements with Far Eastern Consortium International Limited to give effect to the arrangements.
3. To delegate authority to the Chief Executive to negotiate to dispose of the Council's interest in land at the Northern Gateway Site provided that in the opinion of the Head of Development the disposal is the best consideration that can reasonably be obtained.