

The Executive

Minutes of the meeting held on 13 September 2017

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

Also present as Members of the Standing Consultative Panel:
Councillors Bridges, Dar, Judge, Rowles and Sheikh

Exe/17/110 Minutes

Decision

To approve the minutes of the meeting held on 26 July 2017 as a correct record.

Exe/17/111 Recognising Outstanding and Exceptional Contributions to Manchester

At the extraordinary meeting on 12 July 2017 the Council resolved to ask the Chief Executive to prepare a report proposing a new awards system to recognise exceptional and outstanding contributions to the life of the city, this to include the awarding of honorary citizenship for people living and working outside Greater Manchester (Minute CC/17/50).

The Chief Executive's report was now submitted for consideration. The report proposed the introduction of "**The City of Manchester Award**" to recognise the outstanding contributions and achievements of individuals and organisations whatever their field or expertise. There were to be two categories of this award:

Outstanding Contribution to Manchester: This was to be for an individual or organisation living, working or studying in the city that had made such an exceptional contribution to Manchester that it should be formally recognised and recorded in the city's history. Outstanding Contributions would be those having a significant positive impact on Manchester, its people or the city's reputation nationally or internationally. These contributions could arise from a one-off event, a specific achievement, or from consistent excellence.

Honorary Mancunian: This was to be for an individual not living or working in the city but who had, by their actions, made an exceptional contribution to the city, its people or the city's reputation nationally or internationally.

The report also explained the proposals for ensuring that there was a permanent public record of these honours being awarded. The main Shakespeare Hall entrance of Manchester Central Library had been identified as the most appropriate site for a board or for plaques to be installed to record the awarding of these two honours in a place where they would be readily seen by the people of Manchester.

Decision

To endorse proposals for the City of Manchester award scheme and to request that the Chief Executive submit a report on the City of Manchester Award and associated constitutional amendments to Council at its next meeting on 4 October.

Exe/17/112 Arena Bombing Recovery

In June we had considered and noted the Chief Executive report on the city's recovery from the suicide bomber attack at the Manchester Arena on 22 May 2017 (Minute Exe/17/077). The Chief Executive now submitted a further report providing an update on recovery work since June and on further steps that were to be taken.

The recovery work was being guided by the multi-agency Recovery Strategy which was addressing six areas of work: welfare and health; community recovery; business and economic recovery; communications; finance; and debrief and learning. A Recovery Action Plan was in place setting out the activity and actions to be taken. In addition, the Council and partner organisations were drawing upon national and international expertise to support the recovery.

At the meeting an update was provided on the work of and the awards made by the We Love Manchester Emergency Fund. A further update was provided on the work being done to identify the most appropriate means to create a permanent memorial in the city to the victims of the attack.

Decision

To note the report.

Exe/17/113 Grenfell Towers – Update on the Implications for Manchester

In June we had received the first report on the implications for Manchester of the devastating fire at Grenfell Towers in London, and the apparent rapid spread of that fire up the tower block's external cladding (Minute Exe/17/078). A further report of the Strategic Director (Development) provided an update on work to address any risks to residents in the city, and on remedial work on tall residential buildings in the city that had been clad in similar materials to those on Grenfell Tower.

The report described the on-going work to protect the residents of social housing blocks in the city that had been found to be at risk from similar external cladding materials, and also the stringent risk assessments being undertaken in other tall social housing properties.

The report also described the work being done to ensure that private sector high rise buildings were also safe, and the steps being taken to resolve concerns about four private-sector buildings that had been found to be clad in materials that, whilst not those used on Grenfell Tower, might still pose a combustion risk.

The meeting was addressed by Councillor Davies who represents the City Centre Ward. She spoke of the need for proper attention to also be given to blocks in the private sector, with many such blocks being within the city centre and the wards immediately surrounding it. She commented on the need to assess the risks to residents of blocks that might arise from other non-residential uses that also take place in the building, such as food preparation and retail sales. Reference was also made to the numbers of residents in some blocks, in particular residents of student accommodation, who might have English as a second language and who might not readily understand spoken fire safety advice and instructions.

The report explained that the Council's ongoing priority was to ensure that all our residents remained safe in their homes, that they felt safe in their homes and that they had access to all the information that they required. More work was going to be necessary and the outcome of the Grenfell Tower Public Inquiry was likely to have significant implications for refurbishment and remedial works on existing properties, all of which would continue to be kept under review and acted upon.

Decision

To note the report and endorse the actions being taken relating to fire safety in High Rise Residential buildings.

Exe/17/114 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). In March 2017 we received an update on the work and had noted 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 (Minute Exe/17/058).

A report now submitted by the Deputy Chief Executive provided an update on recent progress including the appointment of the design team, the recruitment of a client team and plans to procure a management contractor through a Competitive Dialogue process. It also described the latest position on the decant of the building and provided an update on the communications and engagement plans for the project, including proposals around the 140th anniversary of the opening of the building and events to mark the public closure of the building in January 2018 to enable the refurbishment works to proceed.

The report explained that recent changes to senior management arrangements had included the Director of Trading Services taking responsibility as Senior Responsible Owner for the Our Town Hall Project. To allow the post holder to fulfil that role approval was sought for delegated authority to appoint consultants, such as the design team. That was agreed.

We also noted that the report had been considered at a recent meeting of the Resources and Governance Scrutiny Committee and that the committee had endorsed its recommendations (Minute RGSC/17/46).

Decisions

1. To note progress with the Our Town Hall project with a design team now procured and in place, a client team recruited and the procurement of a management contractor underway.
2. To note that the Town Hall opened to the public on 13 September 1877 and that the 140th anniversary of Our Town Hall would be appropriately celebrated.
3. To note progress with the decant of staff, members and portable assets from the building, that the Town Hall was to close to the public on 15 January 2018 and that plans were in place to mark this important milestone and ensure the building was open to as many Mancunians as possible before the closure.
4. To delegate authority to the Director of Trading Services to appoint consultants to support the Our Town Hall Project.

Exe/17/115 “Manchester A Great Place to Grow Older (2010-2020)” – the refresh of Manchester’s Ageing Strategy

An updated version of the “Manchester A Great Place to Grow Older (2010-2020)”, Manchester’s Ageing Strategy, was put forward for consideration in a report submitted by the Strategic Lead, Age-Friendly Manchester. The report recommended the adoption by the Council of the updated strategy document.

The report explained the work that had been done and the consultation undertaken to review the original version of the Ageing Strategy. Through that work three priorities had been identified for the revised strategy to focus on. Those were:

- Age-Friendly Neighbourhoods and Communities
- Age-friendly Services
- Tackling Ageism

A copy of the revised strategy was appended to the report. It was explained that the intention was for this to be published in the near future and authority was therefore granted to allow any final revisions to be made to the document prior to its publication.

At the meeting reference was made to the fact that at a national level there was no government ministerial portfolio with responsibility for older people. It was therefore proposed and agreed the Prime Minister be asked to consider the creation of such a ministerial role as part of the government.

Decisions

1. To endorse and adopt Manchester's refreshed ageing strategy "Manchester A Great Place to Grow Older (2010-2020)".
2. To commend the strategy to the Council and recommend that the Council also endorse the strategy.
3. To agree that the case be made to Government for the appointment of Minister for Older People and to request that the Chief Executive write to the Prime Minister to urge her to do that and to Manchester MPs to ask them to support that case.
4. To delegate authority to the Director of Population Health and Wellbeing, Manchester Health and Care Commissioning to make any necessary changes to the text of the strategy for purposes of readability and proof reading prior to its publication.

Exe/17/116 Manchester Family Poverty Strategy 2017-22

A report from the Deputy Chief Executive (People, Policy and Reform) set out the rationale, development and process that had taken place to complete the Manchester Family Poverty Strategy 2017-2022. It described how the Strategy would support the delivery of the Our Manchester Strategy. In particular, it explained how the new "Our Manchester" approach had been used to develop the strategy in conjunction with existing data and intelligence. The intention was that, once adopted, the Manchester Family Poverty Strategy 2017-2022 would provide the overarching framework and priorities for the City Council and partners from all sectors over the next 5 years. A copy of the proposed strategy was appended to the report.

The report outlined the key themes of the strategy and the areas of work that were to contribute to those themes. These were:

Sustainable work as a route out of poverty

- Affordable, flexible and high quality childcare for parents
- The role of Anchor Institutions

Focus on the basics – raising and protecting family incomes

- Mitigating the impact of welfare reform on families with children
- Tackling the poverty premium
- Food and Fuel
- Improving Children's Health

Boosting resilience and building on strengths

- Strength based approach in communities (Belonging)
- Improving the identification and signposting of families in poverty (Coping)
- Poverty proofing services (Coping)
- Embedding careers advice and aspiration in schools (Learning)

When the Strategy was adopted the intention was for the working group that had drafted it to create the action plan to set out how it was to be implemented.

We agreed that the proposed Strategy be adopted by the Council.

Decision

To adopt the Manchester Family Poverty Strategy 2017-2022.

Exe/17/117 Proposed Closure of Buglawton Hall School

Buglawton Hall School was a residential special school for children with social, emotional and mental health (SEMH) needs that was located near Congleton, East Cheshire, and owned and operated by the Council. In March 2017 we had agreed that consultation should begin on the closure of the school and had agreed that the Director of Education and Skills could undertake the necessary steps required by the formal process for the closure of a school (Minute Exe/17/051).

The Interim Director of Education now submitted a report describing the steps that had already been taken and presenting the outcomes of the first three stages of the school closure process. Following the decisions in March, the decision to proceed with stages 2 and 3 of the process had been made by the then Director of Education and Skills on 5 May 2017 following the initial informal consultation at stage 1.

The report set out the reasons why the closure of the school was now being proposed. The annual budget for the school was £1.6m, with only 12 pupils on roll, with 8 as residential and 4 as day pupils. The school was currently managed by a Head of Centre and had 47 staff which included 22 care staff, 11 education staff, and 14 administration and support staff. It was considered that the needs of the 12 children could now be better met in other ways that would be more cost-effective, and that the savings arising from the closure of the school could be used to address other pressures on the special needs budget.

The report also examined the alternatives to closure that had been considered. None of these had been deemed to be a feasible means of securing the long-term operation of the site or of changing it to an alternative resource for the Council to use.

The report set out the outcome of the consultations that had been undertaken with those that would be affected by the proposed closure and the views and issues raised by the consultees, along with the response to these from the Council's Officers, were considered and noted. The implications of the proposed closure on the school's pupils, staff and the future options for the use of the site was all set out in the report. An Equality Impact Assessment had been undertaken for the proposal and a copy of that was appended to the report, which was also considered and noted.

We also noted that the Children and Young People Scrutiny Committee had also considered the report at a recent meeting and had endorsed the recommendation that the school should be closed (Minute CYP/17/39).

Having considered the information presented in the report it was agreed that the school should be closed in 2018.

Decision

To approve the closure Buglawton Hall Residential Special School with effect from 31 March 2018.

Exe/17/118 Revision of Community Right to Challenge Procedure

The Community Right to Challenge was one of the new community rights introduced by the Localism Act 2011. This provided community groups with a formal opportunity to express an interest in taking over and running a local authority service. The Council's current "Community Right to Challenge" procedure had been introduced in September 2013 (Minute Exe/13/127).

A report submitted by the City Solicitor explained the deficiencies with the current procedure that had become apparent since 2013 and put forward a revised procedure that would address those problems. It was also proposed that authority be granted to the City Treasurer to allow the procedure to be kept under review and revised and updated as proved necessary. A copy of the proposed new procedure was appended to the report.

Whilst the revised procedure was proposing that the 'window' for expression of interest should be 1 September to 1 October, for this year it was recommended that should be a month later, given the relatively short amount of time between this new procedure being introduced and the closure of that 'window'. We supported this adjustment to the procedure for 2017.

Decisions

1. To note the statutory provisions around the Community Right to Challenge.
2. To approve the revised Community Right to Challenge procedure set out in the Appendix to the report.
3. To grant delegated power to the City Treasurer to change this procedure in future, should the circumstances warrant changes.
4. To agree that for the year 2017 the specified 'window' for the receipt of expressions of interest be 1 October - 1 November. For the year 2018 and thereafter that the 'window' be 1 September - 1 October.

Exe/17/119 Capital Programme – Proposed Increases

A report concerning requests to increase the capital programme was submitted. We agreed to recommend one change to the Council and approved two other changes

under delegated powers. These changes would increase Manchester City Council's capital budget by £10.6m and be funded by a range of sources.

The report also explained that using powers delegated to the City Treasurer, the following schemes had also been approved:

- Highways Programme – Kingsway Speed Cameras. An increase to the capital budget of £70k in 2017/18 has been approved, funded by contributions from Greater Manchester Combined Authority (Greater Manchester Casualty Reduction Partnership).
- Growth and Neighbourhoods Programme – Newton Heath Library. An increase to the capital budget of £187k in 2017/18 has been approved, funded by Clean City funding.

Decisions

1. To recommend that the City Council approve:
 - (a) Growth and Neighbourhoods Programme – City Labs 2. An increase to the capital budget by £3,675k in 2017/18 funded by borrowing which is to be repaid from an increase in Business Rates income generated from the Enterprise Zone as a result of the investment.
2. Under delegated powers, to approve:
 - (b) Highways Programme – MSIRR Growth Deal Great Ancoats Street. An increase to the capital budget by £8,025k; £184k in 2018/19, £6,736k in 2019/20 and £1,105k in 2020/21 funded by external contributions from Transport for Greater Manchester (TfGM).
 - (c) Highways Programme – Gully Cleansing. A decrease to the capital budget of £1,100k and approve the transfer of £1,100k to the revenue budget; £100k in 2017/18, £600k in 2018/19 and £400k in 2019/20, funded by Capital Fund.
3. To note increases to the programme of £257k as a result of delegated approvals.

Exe/17/120 Manchester City Centre Business Improvement District 2018-23

A Business Improvement District (BID) is a specific area where businesses work together and invest in agreed services, projects and special events. A number of cities within the UK and around the world operate BID models.

In 2012 Manchester's City Centre Management Company (CityCo) had put forward proposals for Business Improvement District for the retail core of Manchester city centre. The proposal then was for that to run initially for five years from April 2013. It was to be retail focused and designed to further develop Manchester's retail performance. It would provide for investment within the retail centre through an

additional levy on the business rates, which would be controlled by the retail businesses through a dedicated, not-for-profit BID company. The Revenue and Benefits service within the Council would administer the levy and pass it onto the BID company. That proposal was endorsed in July 2012 (Minute Exe/12/084) and the BID had been created.

The Strategic Director (Development) now reported that CityCo had submitted proposals to continue the BID for a further five years, from 2018 to 2023. The report explained that these new proposals had arisen from consultation that CityCo had undertaken with all the existing financial contributors to the BID. From that a draft business plan had been created with actions focusing on events, marketing and PR, operations such as street washing and street cleansing, lobbying and campaigns, and internal communications within the contributors to the BID.

The process to be followed for the creation of the BID was the same as that in 2012, with a ballot of all businesses in the proposed area that would be required to pay a levy under the proposals. We welcomed the proposed continuation of the City Centre BID and agreed the steps necessary for the ballot to be undertaken.

Decisions

1. To note the receipt of the BID 2018-23 proposals from Cityco.
2. To confirm that the proposals did not conflict with any policy formally adopted by, and contained in a document published by, the Council.
3. To delegate to the City Treasurer the authority, upon receipt of notice in writing from Cityco requesting the Council to instruct the Ballot Holder to hold a BID ballot, to give such an instruction.
4. To note that if the BID was approved, the City Treasurer would be responsible for collecting the BID levy in accordance with the BID arrangements.

Exe/17/121 Great Jackson Street Strategic Regeneration Framework Update

The Great Jackson Street area is located in the south of the city centre and adjacent to Castlefield. It is bounded by Chester Road and the River Medlock to the north and west, the Mancunian Way to the south and the residential developments on City Road East to the east. In July 2015 we had considered and endorsed a Development Framework for the area (Minute Exe/15/078) and a report now submitted by the Strategic Director (Development) explained that since 2015 the masterplan design for the area had further evolved in order to enhance the quality of the neighbourhood and maximise the regeneration outcomes of future development. A revised framework had therefore been drafted that still adhered to all of the overarching principles set out in the 2015 document, but which updated those principles and provided more detail on how they were to be implemented in practice.

The report explained that the intention was for there now to be a period of public consultation on this revised framework, and that was supported.

Decision

To endorse in principle the updated regeneration framework for the Great Jackson Street SRF area and request the Chief Executive undertake a public consultation exercise on the regeneration framework with local stakeholders; and report the outcome of the consultation to a future meeting.

Exe/17/122 Central Retail Park

Central Retail Park on Great Ancoats Street on the eastern side of the city centre is an established retail destination in the city, occupying the strategically significant site since the late 1980s. In 2015 and 2016 consideration had been given to the possible redevelopment of the site and a Development Framework for the area had been approved in February 2016 (Minute Exe/16/013).

The Strategic Director (Development) and City Treasurer now submitted a report setting out a proposal for the Council to acquire Central Retail Park from its current owner TH Real Estate. The report also set out the intention to put in place a new Development Framework and commercial plan for the site in partnership with the Abu Dhabi United Group (ADUG) to secure the onward development of the site to meet the wider ambitions for this part of the city centre as set out in the Ancoats and New Islington Development Framework.

The report explained that the Council holds the freehold in the site which is subject to a 200 year lease, and this has 170 years unexpired with permitted primary use of non-food retail and ancillary uses such as car parking, fast food, banking, crèche, toilet facilities.

Since the adoption of the Development Framework in 2016 TH Real Estate had engaged with the market to establish the likelihood of the investment needed to bring about the ambitions set out in that document. The response had been that both TH Real Estate and the Council should give consideration to a more fundamental shift in the development profile of the site away from the mix of retail and residential as set out in the 2016 Development Framework. TH Real Estate had therefore explored with Council officers the option of the Council acquiring back the lease on the site so as to allow the Council to lead on a more fundamental redevelopment.

The Council's objectives in acquiring this site would be:

1. to secure full control over the future redevelopment of this site in a manner that would accord with the extant and any future iteration of the wider Ancoats and New Islington Neighbourhood Development Framework;
2. to shape the development strategy to ensure that the site made a significant contribution to the future growth of the city in line with the Council's Residential Growth and wider economic growth ambitions; and

3. to promote the redevelopment of the site in a timely manner and appropriately sequenced ensuring that the Council's interest in its wider land portfolio across Ancoats and New Islington was protected and potentially enhanced.

If the site was acquired then the intention was to bring forward a new Development Framework for the site by mid-2018 that would guide the redevelopment of the site and would seek to promote:

- a comprehensive, planned redevelopment of the entire site that is sensitive to the wider site context;
- the creation of a new, high quality predominantly residential led mixed use neighbourhood, with complementary uses to activate frontages and support a thriving living environment;
- high quality design that promotes low carbon outcomes, and in terms of residential development, provides for a housing offer that broadens and deepens the existing city centre offer;
- increased permeability through the site through the creation of high quality, dedicated pedestrian routes north – south to improve connectivity between Great Ancoats Street and Cotton Field Park / New Islington Marina and strengthening east – west connectivity from Old Mill Street towards the Rochdale Canal; and
- an enhanced public realm and landscaping throughout the site, for the benefit to residents of the site and also to the wider city centre community.

Another report also being considered at this meeting set out the property, commercial and financial details associated with this acquisition (Minute Exe/17/126 below). The intention was for the eventual redevelopment of the site to be brought forward with ADUG under the existing commercial arrangements that were approved in June 2014 (Minutes Exe/14/065 and Exe/14/067).

We noted that the Resources and Governances Scrutiny Committee had also considered this report and had endorsed its recommendations (Minute RGSC/17/48).

Decisions

1. To approve the acquisition of Central Retail Park on Great Ancoats Street from TH Real Estate.
2. To approve the establishment of a partnership type arrangement with ADUG to work with the Council in relation to the future masterplanning, use and redevelopment proposals for the site.
3. To delegate authority to Chief Executive, the City Treasurer and the City Solicitor, in consultation with the Deputy Leader of the Council (Housing & Regeneration) and the Executive Member for Finance and Human Resources, to negotiate and finalise details and terms of the acquisition and the property and commercial arrangements, including where appropriate a business plan and the establishment of any formal partnership type arrangements and the Council's participation in such arrangements.

4. To delegate authority to the City Solicitor to enter into and complete all documents or agreements necessary to give effect to these decisions.

Exe/17/123 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 30 June and 28 July 2017.

Exe/17/124 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 meeting of the Greater Manchester Combined Authority and the Association of Greater Manchester Authorities Executive Board on 28 July 2017.

Exe/17/125 Exclusion of the Public

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

Decision

To exclude the public during consideration of the following item 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/17/126 Central Retail Park

A report submitted by the Strategic Director (Development) and City Treasurer set out the property, commercial and financial details associated with this acquisition (Minute Exe/17/122 above).

Decisions

1. To approve the acquisition by the Council of the long leasehold interest Central Retail Park, Great Ancoats Street from TH Real Estate on the terms outlined in the report.

2. To note that the acquisition monies and associated acquisition and holding costs will be met from the Eastern Gateway capital budget.
3. To approve a transfer from the Eastern Gateway capital budget of £2.0m for the holding costs for the site.
4. To approve the capital investment into the proposed partnership type arrangements with ADUG in relation to the future masterplanning, use and redevelopment proposals for the site as outlined in the body of this report.