

The Executive

Minutes of the meeting held on 25 July 2018

Present: Councillor Leese in the Chair

Councillors: Akbar, Bridges, Craig, N Murphy, S Murphy, Ollerhead, Rahman, Richards and Stogia

Also present as Members of the Standing Consultative Panel:

Councillors: Sharif Mahamed, Ilyas, S. Judge, Leech, Midgley, Sheikh, Taylor

Exe/18/073 Minutes

Decision

To approve the minutes of the meeting held on 11 July 2018 as a correct record.

Exe/18/074 Northern Gateway - Draft Strategic Regeneration Framework

The area then defined as the “Northern Gateway” extended in a north-eastern arc from Victoria Station, taking in the neighbourhoods of NOMA, the Lower Irk Valley, New Cross and Collyhurst. This area covered 155 hectares, running from the City Centre to the intermediate relief route (Queen’s Road). It was bisected by the key arterial roads to Rochdale and Oldham, and the main trans-Pennine rail line and northern metrolink routes.

Plans for the regeneration of this area have been under consideration for some years. Approval had been given in September 2015 to identify and appoint a private sector investor and delivery partner to work alongside the council to unlock and deliver the significant residential potential of an area (Minute Exe/15/099). In March 2017 it was reported that the development partner had been found – the Far East Consortium International Ltd (Minute Exe/17/065). In March 2018 we noted the progress that was being made in the production of a draft SRF and Masterplan for the area (Minute Exe/18/028).

A report now submitted by the Strategic Director (Development) explained in detail the proposals set out in the draft of the Strategic Regeneration Framework. That draft document had been developed such that it was now appropriate for the proposals to be the subject of public consultation. A copy of the Executive Summary of the Framework was appended to the report.

This regeneration would lead to the creation of 15,000 new homes over a 15 to 20 year period. The objectives for the area as set out in the report were:

Building Residential-led City Neighbourhoods: creating inter-connected and sustainable neighbourhoods that offer a balanced mix of housing types and tenures

Delivering Social and Community Infrastructure: to deliver sustainable and liveable neighbourhoods to support the population growth planned for the area, incorporating education, health services, retail, parks, sports and leisure.

A Sustainable Movement Framework and Improving Transport Connectivity across the Northern Gateway and Beyond: to ensure that neighbourhoods are well connected and served by good quality pedestrian, cycle and public transport routes.

Creating Manchester's City River Park and create a network of linked green open spaces: harnessing the natural assets of the River Irk and the Irk Valley to create an exemplar series of connected green spaces from Angel Meadow to Queen's Park – and linked across through Sandhills to Collyhurst Village.

Urbanising Rochdale Road: Rochdale Road is a primary arterial route into and out of the city centre but it currently acts as a physical barrier restricting cross-movement and connectivity of pedestrians, cyclists and vehicles.

Building on the best of what is already there: the character of the Northern Gateway is profoundly influenced by the area's existing assets: the post-industrial legacy of railway structures and the remaining buildings of significance and/or architectural quality.

Promoting Place Management and Design Quality: the neighbourhoods will form an active part of the extended city centre, with each reflecting their own distinct character and identity, and high quality public realm.

Planning for a Low Carbon Future: neighbourhoods that can thrive in Manchester's Zero Carbon future, in accordance with the ambition reflected in the Our Manchester Strategy and the Manchester Climate Change Strategy 2017-2050.

The report explained that the intention was now for an extensive period of consultation over August and September, with a report on the outcome of the consultation to be reported later in 2018.

The report considered in March 2018 had also explained that consideration had been given to bringing forward a first phase of residential development within the Collyhurst area, which could be delivered in a 2 to 3 year period. This report explained that in order to progress that idea, the Council had been in dialogue with Government and Homes England regarding a funding contribution towards supporting this initial phase of housing development. In March 2018 the Government had announced a commitment to provide £10.25m for Collyhurst. This resource, together with Housing Revenue Account investment, would enable a first phase of development, comprising homes for market sale and up to 110 housing units for social rent to be delivered in Collyhurst. Options for the location of this first phase were being drawn up for consideration by councillors in advance of detailed consultations being undertaken with local residents as part of the wider SRF consultation.

We noted that the Economy scrutiny Committee had also considered these proposals at a recent meeting and had endorsed the recommendation in the report (Minute ESC/18/30).

Decisions

1. To endorse the draft Northern Gateway Strategic Regeneration Framework as a basis for public consultation.
2. To note that the outcomes of the consultation exercise will inform a final version of the SRF to be brought back to a future meeting of the Executive for approval and adoption.
3. To note that proposals for a first phase development area in Collyhurst will be consulted upon as part of the SRF consultation exercise with a formal planning application expected to be submitted within the next 12 months.

Exe/18/075 First Street Development Framework Update 2018

In July 2012 we had considered and endorsed the revised and updated First Street Development Framework (Minute Exe/12/082). In July 2015 we considered a report that provided an update on the implementation of that Framework and which had proposed a number of revisions to it (Minute Exe/15/087). We had agreed then that there should be public consultation on these proposed changes. In November 2015 we had considered the outcome of that consultation and approved the updated First Street Development Framework (Minute Exe/15/125).

A report submitted by the Strategic Director (Development) explained that the development proposals for the area had continued to evolve as more and more of the original proposals were implemented. Therefore a further revised draft Development Framework had been prepared. The 2015 Framework had identified four core areas:

- First Street North - anchored by the major new cultural facility, HOME, and providing the footfall and amenities to attract occupiers to the rest of the site.
- First Street Central - a new office destination, providing flexible accommodation targeted at a range of commercial occupiers.
- First Street South – the opportunity to provide a quality residential offer to enhance and reinforce the wider neighbourhood, providing footfall and spending power.
- Creative Ribbon – the opportunity to build on the existing cultural facilities in the area, and the anchor provided by HOME, to further grow the creative business sector, and establish First Street as a new cultural district within the city centre.

The draft Development Framework now being proposed sought to update the development principles for the First Street Central area only. Those of the other three areas were unchanged from 2015. It was explained that plots 9 and 10 of the

masterplan were expected to form the next phase of development in the area and had been subject to further viability and design analysis. An increased scale and density of commercial development was now proposed on these two plots with buildings of up to 17 storeys on plots 9a and 10a, and 10-12 storeys on plots 9b. This would increase the density of office provision within First Street Central from 2.1 million to 2.47 million square feet, maximising the potential growth and employment benefits to be derived from the site.

The intention was for there to be a period of public consultation on these revised proposals, with the outcome of that consultation being reported to a future meeting. That was agreed.

Decisions

1. To endorse in principle the draft Development Framework for the First Street area.
2. To request the Chief Executive undertake a public consultation exercise on the Development Framework with local stakeholders, and report on comments received to a future meeting.

Exe/18/076 Financial Support for Care Leavers Including a Council Tax Discount

The Council has the discretion to reduce Council Tax liability for individuals or prescribed groups. This discretion is exercised in accordance with section 13 A (1) (C) of the Local Government Finance Act 1992. Under that discretion, in July 2017 we had agreed to provide up to 100% discount of the Council Tax that is due to care leavers who live in the city aged 18, 19 and 20 years, up to the date of their 21st birthday (Minute Exe/17/106). A policy to that effect had been approved at that time.

A report now submitted by the City Treasurer proposed revisions to this scheme. It explained that since the present approach had been agreed there had been further proposals that existing provision should be extended up until the date of the care leaver's 25th birthday. Those included:

- Legislation coming into force from April 2018, requiring all councils to have a documented care leavers' offer, including the right to ask for a personal assistant up until aged 25; and
- the inclusion of this in the Executive priorities (Minute Exe/18/061) and GM Mayoral priorities for the year ahead; and
- on-going work across Greater Manchester on an improved offer to care leavers.

The intention was for this change to be implemented by all ten of the unitary councils in the Greater Manchester area by means of a common protocol developed jointly by all the Councils. The report detailed how such a change could be incorporated into the Council's policy and explained that the likely cost could be managed within the existing budget provision for providing these discounts. The report also set out an equality impact assessment of the proposed change. That concluded that this proposal would result in more favourable treatment being applied to care leavers

living in the city in order to advance equality of opportunity, with the overall aim of removing financial barriers, resulting in increased opportunities for employment, education and or training as well as increase financial well-being and inclusion.

We noted that the Resources and Governance Scrutiny Committee had also considered these proposals at a recent meeting and had endorsed the recommendation in the report (Minute RGSC/18/39).

Decisions

1. To support the proposal set out in the proposed Greater Manchester protocol.
2. To agree that the following changes be made to Manchester City Council policies:

For any bills or charges relating to the 2018/19 financial year, the Council will award a Council Tax discount to care leavers of up to 100% of the Council Tax that is due, subject to the following points:

- The discount will apply until the care leaver reaches their 25th birthday.
- If the care leaver is joint and severally liable or becomes a member of a household where an exemption or discount is in place, such as a Single Person Discount or Student Exemption, the presence of the care leaver should be ignored so that the exemption/discount is not affected.
- Care leavers up to their 25th birthday are included as a specific vulnerable group in the Council's discretionary financial support policies including the Welfare Provision Scheme, the Discretionary Council Tax Support Scheme and the Discretionary Housing Payment scheme.
- For the purposes of this report, a care leaver is defined as an individual whom any Council has Corporate Parent responsibilities for. The care leaver should be resident in the Manchester area and have been in the care of a local authority (looked after) for at least 13 weeks since the age of 14 and who was in care on their 16th birthday.
- This decision is effective from the beginning of the 2018/19 financial year and, as such, any awards would be backdated to 1 April 2018 where appropriate. Care leavers who become responsible for Council Tax after this date will be granted the discount from the date of occupation.
- The Council has discretion to backdate the care leavers discount to April 2017 and this discretion is delegated to the Director of Customer Services and Transactions or their nominated representative. Each request will be considered on its own merits.

3. To note and approve the new policy document to support this scheme that was appended to the report.

Exe/18/077 Global Revenue Monitoring Report to end of May 2018

A report was submitted to provide a summary of the position of the 2018/19 revenue budget at the end of May 2018. The report gave details of the projected variances to budgets, the position of the Housing Revenue Account, Council Tax and business

rate collection, revised prudential borrowing indicators, and the state of the Council's contingency funds. Projecting forward from the position at the end of May 2018 it was forecast that by the year-end in March 2019 the revenue budget would be overspent by £13.749m. The report explained that the projected overspend was predicted to mainly arise in the children and adult social care budgets. More children than predicted were requiring residential placements, and external foster care placements had remained static rather than the planned-for decrease. In the adult social care budgets there was an increase in need with more costly care driven by a number of people with more complex needs, national living wage, discharge from hospital and continuing health care pressures.

It was explained that the Strategic Management Team had drawn up a budget recovery plan that included a range of measures in the current financial year to control spending and future commitments. The council was to work closely with colleagues in Manchester Health and Care Commissioning to determine the position across Health and Social Care. The work would also consider any unapplied one-off resources for this financial year and how these could be deployed. That plan was expected to reduce the projected over-spend to between £5m and £7m. Further actions would be identified for the remainder of the projected overspend.

The report proposed a number of budget virements to reallocate funds between areas of the Council's work. These were agreed:

- £10.352m for the transfer of responsibility for Health Visitors from Children's Services to Public Health.
- £4.193m for the transfer of the Performance, Research and Intelligence budgets from Corporate Services to Chief Executive's due to the change in reporting arrangements approved by the Personnel Committee (Minute PE/18/16).
- £3.066m adjustment between Children's Services and Adult Services in respect of business support costs to correctly apportion the cost across both directorates.
- £1.036 for the increase in the vacancy factor from 2.0% to 2.5% across all Directorates' pay budgets.
- £250K transfer for additional annual leave savings income target transferred from Cross Cutting Savings to Chief Executives budgets.
- £362K transfer of budget for Lord Mayor's and Civic functions from Executive Team to Communications Team.

When setting the 2018/19 budget the Council has agreed to hold some funds for contingencies, and other money that was to be allocated throughout the year. The report proposed the use of some of these budgets to be allocated and some of the contingency funds. These were agreed:

- The budget had proposed a shift in the use of external foster care and an increase in use of internal foster carers, Special Guardianship Orders, and the numbers of adoptions. A part of those changes was to be a more attractive offer for internal foster carers, an increase in-house foster care rates by 2%. That would require a further £306k, to be funded from the budget to be allocated for pay inflation.
- £710k allocation for the annual fee increase for homecare and residential care and £235k annual fee increase for nursing providers. Also, £4.26m allocated from the Real Living Wage funding for the increase in fee paid to homecare providers so they can pay staff the real living wage. A further £475k allocated from the non-

pay inflation budget to cover the costs of the non-framework homecare provision, where the framework was not able to provide the hours required.

- £490k from the Waste Contingency for additional street cleaning resource outside the contract with Biffa to address service requests in relation to fly tipping, dog fouling and hazardous waste, and an increase in street cleansing activity attributable to rough sleepers.

The report also addressed use of the Council reserves. It explained that the draw-down of £1.995m of reserves had been requested. These were approved:

- Enterprise Zone (EZ) Reserve – £75K each year for five years to fund a Growth Manager post.
- English Partnership Reserve - £346k for the demolition of two buildings, Former Hall and Rogers Warehouse and 366/368 Ashton New Road
- Town Hall Project Reserve – An additional £1.574m drawdown in addition to the £2.879m approved in the 2018 budget.

The report also explained that notification had been received in relation to specific external grants, the use of which had not confirmed as part of the 2018/19 budget setting process. Approval was given to the use of these funds:

- £199k for the Intelligent Urban Energy Marketplace for the period August 2018 to February 2021 to build on the work undertaken in the Triangulum project and the deployment of electronic vehicles by the University of Manchester and Manchester Metropolitan University as well as supporting the adoption of electronic vehicles by Manchester City Council.
- £30K from the Skills for Care Workforce Innovation Fund to benefit the Health and Social Care system to contribute the development and delivery of a system-wide strengths-based development programme.
- £418K Sleeping Rough Grant to support the three key areas of the City's new Homelessness strategy; increasing prevention, improving temporary and supported accommodation and increasing access to settled homes.

Decisions

1. To note the report.
2. To approve the proposed virements as set out above.
3. To approve the use of budgets to be allocated and contingency as set out above.
4. To approve the use of reserves in addition to that already planned of £1.995m, which includes the Town Hall Reserve as set above.
5. To approve the use of additional grants as set out above.

Exe/18/078 Capital Programme Monitoring

The City Treasurer's report informed us of the revised capital budget 2018/19 to 2023/24 taking account of agreed and proposed additions to the programme, profiling

changes, and the latest estimates of forecast spend and resources for the 2018/19 capital programme. The report explained the major variations to forecast spend, and any impact that variations had on the five-year Capital Programme.

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

Also appended to the report was a full schedule of all projects within the Capital Programme which set out the agreed budget for each project from 2018/19 to 2023/24.

Decisions

1. To recommend that Council approve the in-year budget transfers over £0.5m between capital schemes to maximise use of funding resources available to the Council as set out in the appendix to these minutes.
2. To note that approval of movements and transfers to the full capital programme, including projects on behalf of Greater Manchester, will reflect a revised total capital programme budget of £602.4m and a latest full year forecast of £579.5m. Expenditure to date is £54.5m.
3. To agree that the capital budget be amended to reflect movement in the programme, attributable to approved budget increases and updates to spending profiles.
4. To approve the in-year budget transfers below £0.5m between capital schemes to maximise use of funding resources available to the Council as set out in the appendix to these minutes.
5. To note that capital resources will be maximised and managed to ensure the capital programme 2018/19 remains fully funded and that no resources are lost.
6. To note that approval of movements and transfers to the Manchester City Council capital programme will reflect a revised capital programme budget of £457.0m and a latest full year forecast of £437.7m. Expenditure to date is £33.2m.
7. In relation to projects carried out on behalf of Greater Manchester, to agree that the capital budget be amended to reflect movement in the programme, attributable to approved budget increases and updates to spending profiles.
9. To note that approval of movements and transfers to the Greater Manchester capital programme will reflect a revised capital programme budget of £145.4m against a latest full year forecast of £141.8m. Expenditure to date is £21.3m.

Exe/18/079 Capital Programme Update

A report concerning requests to increase the capital programme was submitted. We agreed to recommend two changes to the Council and approved ten other changes under delegated powers. These changes would increase Manchester City Council's capital budget by £1.346m in 2018/19, and decrease the capital budget by £0.374m in 2019/20.

The report also addressed the provision of homes for homeless families. In March 2018 we had approved capital expenditure of £5m that would attract match funding from seven Registered Housing Providers to deliver approximately 70 units of settled accommodation across the city for larger families currently in temporary accommodation (Minute Exe/18/045). The Council's intention at that time had been to secure the first charge on the property for its 35% contribution to each purchase. However, these properties were to be included on the respective Registered Provider's balance sheet with a charge against a property applied by the Registered Provider's funders. We therefore agreed that the Council would hold a second charge on properties in the circumstance where the Registered Provider had applied a charge on the property to secure funding. The risks this created were explained in the report, as was the mitigation that would be applied.

Decisions

1. To recommend that the Council approve the following changes to Council's capital programme:
 - (a) ICT – New Intranet. A decrease in the capital budget of £0.270m in 2018/19 and £0.293m in 2019/20 and the transfer of these values to the revenue budget, funded by capital fund.
 - (b) Strategic Development - Lincoln Square. A capital budget allocation and transfer of £1.200m in 2018/19 from the Sustaining Key Initiatives budget, funded by borrowing.
2. To approve the following changes to Council's capital programme:
 - (a) ICT - IRIS Migration. A decrease in the capital budget of £0.014m in 2018/19, and the transfer to the revenue budget, funded by capital fund.
 - (b) ICT – GDPR. A decrease in the capital budget of £0.080m in 2018/19 and £0.081m in 2019/20 and the transfer to the revenue budget, funded by capital fund.
 - (c) Growth and Neighbourhoods - Age Friendly Benches. An increase to the capital budget of £0.018m in 2018/19, funded by a Section 106 contribution.
 - (d) Adult Education – Greenheys Toilets. An increase to the capital budget of £0.67m in 2018/19, funded by Revenue Contribution to Capital (RCCO).

- (e) Growth and Neighbourhoods – Somme Memorial. A virement of £0.030m in 2019/20 from the Parks Investment Programme, funded by borrowing.
- (f) Housing – Disabled facilities Grant. An increase to the capital budget of £0.578m in 2018/19, funded by external grant.
- (g) Redrow Housing. An increase to the capital budget of £0.300m in 2018/19, funded by capital receipts from property sales.
- (h) Children’s – Schools Capital Maintenance. A capital budget allocation and transfer of £0.111m in 2018/19 from Schools Capital Maintenance Unallocated budget, funded from external grant.
- (i) Our Town Hall - Coroners Audio Visual Equipment. An increase to the capital budget of £0.069m in 2018/19, funded by a £0.069m Revenue Contribution to Capital.
- (j) Strategic Development - Brazennose House. An increase to the capital budget of £0.678m in 2018/19, funded by £0.650m capital receipts and £0.028m capital fund.
3. To note and agree that the Council's contribution for the Settled Accommodation for Homeless Families scheme will be a second charge, with the Registered Provider funder taking the first legal charge.

Exe/18/080 Chorlton – New Development Opportunities

In July 2017 we had considered three potential opportunities to promote new residential growth within the Chorlton area (Minute Exe/17/101). Those were the site of the former Leisure Centre in Chorlton; the Chorlton Cross Shopping Centre; and a site on Ryebank Road that had been once part of the Manchester Metropolitan University estate. At that time we had agreed the steps needed for the Council to dispose of the former Leisure Centre site. We had also endorsed both the draft Chorlton Cross Development Framework and the draft Ryebank Road Development Framework for further public consultation, stressing that the consultation had to be successful and engage the community, residents and business in the area, and involve the local councillors.

The Strategic Director (Development) now submitted a report on the outcome of the consultation on the two draft Development Framework documents. The report also provided an update on the consultation on plans for residential development on the site of the former Leisure Centre.

The report explained the different media and events that had been employed as part of the consultations, including the website, emails, the local press, leaflets and flyers, and ‘drop-in’ consultation events. In total there had been over 1,260 responses received.

The report examined the response for each site. For the Precinct Shopping Centre the general themes of the responses were described as being:

- a majority of respondents indicated that there was a need for new homes within Chorlton and that there was a need to make provision for affordable homes within any new provision;
- there was support for the Precinct redevelopment to be a mixed use development of new residential and new retail;
- there was strong support for the Precinct to be the subject of new investment and regeneration;
- similarly, there was strong support for existing retail businesses to be retained and that there should be a mix of independent and national retailers within any new development; and
- support for new improved car parking and provision for cyclists was also raised.

For the Ryebank Road proposals the themes of responses were described as being:

- a majority did not agree with promoting the development as set out in the draft Framework;
- the potential for highways issues in the locality to be exacerbated by the proposed development were raised by a significant number of respondents;
- the impact of the proposed development on Longford Park, including increased use of the Park, the relationship between the boundary of the Park and the development site, and the maintenance of the Park;
- a significant proportion of respondents did not support the proposals to link the residential development into Longford Road with the preferred approach being a dual road connection onto both Longford Road and Ryebank Road to the north of the site;
- the conservation of green space and the protection of the Nico Ditch which runs through the Ryebank Road site was also raised;
- the impacts of new homes on local facilities such as local school places and access to GP Patient Lists was also flagged as a concern;
- a majority of respondents did not support the proposals for 70 homes on this site; and
- that any planning application process should be informed by a meaningful participatory based approach involving local resident groups.

For the former Leisure Centre site, the consultation responses were characterised as being:

- a significant proportion of those responding wished to see the building used for a community use or for a leisure use; and
- in respect of housing an affordable housing offer was supported with social rented being the one form of affordable housing that was highlighted.

As well as the analysis of the site-specific responses, the report explained that some overall themes had clearly been seen in the consultation replies that applied across the whole area. Those were:

- the development of new homes in Chorlton;
- the impact of housing growth on school places and on access to primary care services;

- the impact of residential development on the highways system and car parking; and
- the need to secure a vibrant retail offer that sustains and enhances the functioning of Chorlton as a place to live, work and visit.

The report explained that the views expressed in the public consultation had made it clear that if new homes were to be delivered in Chorlton then any residential development must respond to the issue of housing affordability. Any development must also address the need for the delivery of key place-making services to respond to population growth, particularly for school places and primary health care.

To seek to secure some affordable housing development in the area the report proposed that Leisure Centre site offered a good opportunity to bring forward new homes for predominantly social rent. To achieve that the site's land value would be invested into the Council's Housing Affordability Fund to subsidise the provision of a social rent housing offer. Other sources of grant from Homes England would be sought as well as any Section 106 contributions that could be secured from the other two housing development in the local area.

The report also proposed that the land at Withington Road, previously approved by for extra-care housing (Minute Exe/15/126), now be set aside for a new primary school. This site would only be brought forward for a new school if there was an anticipated shortage of schools places in the Chorlton / Whalley Range network of schools sufficient to warrant investment in a new primary school.

With regard to the provision of new primary care services in the Chorlton area, it was proposed that the redevelopment of the Leisure Centre site should also provide for a health-related ground floor use in a new building.

In respect of the Development Framework for the Ryebank Road housing development, the report set out the proposed responses to the issues raised by the consultees. Specific mitigation measures were going to be required to address the impacts of new residential growth on the highways in and around the site. The intention was for the Development Framework to continue to support the development of about 70 larger family homes on the site, as had been proposed in the draft. There would be access provided from Longford Road and from the northern section of Ryebank Road in Trafford borough, but these two access points would not be connected for vehicle traffic, only for cycle and pedestrian through access. That would be subject to an agreement with Trafford Council. Other highways mitigation measures would also be considered as part of the any planning application process.

Recognising the significance of the site's setting next to Longford Park, the final version of the Framework would also seek to protect, enhance and create a parkland setting for the new homes. Measures to protect mature tree planting and introduce a new layer of vegetation to enhance the existing must be delivered as part of any development. The quality of the public realm on-site along with the how development on the site relates to and responds to the surrounding area, including the physical relationship with Longford Park, had to be reflected in the final version of the Framework and any subsequent planning application.

For the Development Framework for the Shopping Precinct, the report explained that discussions with the site's owners, Greater Manchester Property Venture Fund (GMPVF), had confirmed that the Fund would not be redeveloping the Precinct until after March 2021. Before then the Fund would procure a development partner and then bring forward a planning application, probably in late 2019 up to mid-2020. The Fund's intention was to maintain the occupancy of the Precinct as much as possible and for as long as possible prior to redevelopment commencing. The Fund had no predetermined views on the mix of business types for the ground floor and was open to a mix of occupiers including local independent traders and national multiple retailers. The mix of uses would reflect the market conditions at the time of the redevelopment as the fund aspired to maintain a viable and vibrant mix of occupiers. The Fund had stated that the mix and nature of the residential development had also not yet been confirmed. It too would respond to the market conditions prevailing at the time of the development, therefore the Framework would reflect the anticipated mix of apartments and houses, although the mix of sales and rental was not set. The Fund had also acknowledged that any proposals would need to address the Council's affordable housing policy that was extant at the time of a planning application.

The meeting was addressed by Councillor Hacking, a ward councillor for the Chorlton Ward. Councillor Hacking referred to Councillor Strong's address to the meeting in July 2017 which had emphasised the need for meaningful consultation on the development proposals and which had called for the concerns of residents to be listened to and addressed. Councillor Hacking thanked those who had planned and taken part in the consultation and all the residents and business that had given up some of their time to respond. He also thanked the other two Chorlton ward councillors who had also been heavily involved. He asked for a fuller report on the outcome of the consultations to be produced and made available, although he recognised the work that would be involved in doing that given the number of responses received. He said the report showed that the plans for the sites had advanced from the proposals first set out in the draft Development Frameworks, but that there was still more progress that was needed as each of these schemes was taken forward:

- there was still some local opposition to any housing development on the Ryebank Road site;
- whilst welcoming the site owner's proposal for a participatory development process, there should be a rethink of the type and tenure of the housing proposed for the Ryebank Road site and that residents and local housing groups should be involved as early as possible in the development of the plans, with the owner and ward councillors having a meeting early on the process;
- there had to be a viable plan to mitigate the problems that could be caused by an increase in traffic in the Ryebank Road area; and
- the need to provide more affordable and social housing for rent across all three of the proposed developments.

In discussing the report there was a general welcome from members for the degree of the participation in the consultation by local residents and businesses in Chorlton. The proposal for the use of the former Leisure Centre site for social rented homes was regarded as providing a very important contribution to the availability of affordable housing in Chorlton. It was hoped that an appropriate and balanced mix of

types, sizes and tenures of housing would now come forward for the other two sites. The need to address the concerns about potential traffic problems was acknowledged.

Given the changes that were to be made to the draft Development Frameworks to take into account the responses to the issues raised in the consultation, it was agreed that the approval of the final Development Framework documents be delegated to the Director.

Decisions

1. To approve the approach set out in the report that the Chorlton Leisure Centre site should be brought forward for affordable housing predominantly social rent and that consideration should be given to a primary and community healthcare facility being incorporated into the development.
2. To approve that the City Council owned land on Withington Road be held for a new Primary School.
3. To note the comments received from stakeholders and delegate authority to the Strategic Director (Development), in consultation with the Executive Member for Housing & Regeneration, to approve the final version of the Chorlton Cross Shopping Centre Development Framework with the intention that it will become a material consideration in the Council's decision making as a Local Planning Authority.
4. To note the comments received from stakeholders and delegate authority to the Strategic Director (Development), in consultation with the Executive Member for Housing & Regeneration, to approve the final version of the Ryebank Road Development Framework with the intention that it will become a material consideration in the Council's decision making as a Local Planning Authority.

Exe/18/081 Eastlands Management Company

Consideration was given to a report that sought approval to establish an Eastlands Management Company in partnership with Manchester City Football Club to deliver estate management services on the Etihad Campus. This proposal to establish an Eastlands Management Company would build on the existing partnership arrangements already in place with the Eastlands Strategic Development Company Ltd, and which were approved in March 2012 (Minute Exe/12/050). The new arrangement was intended to be a subsidiary company within this partnership structure.

This company was to facilitate the implementation of elements of the Eastlands Regeneration Framework that was approved in December 2017 (Minute Exe/17/151). The report explained that over recent months the City Council and City Football Group had reviewed a range of options to bring forward a single responsible vehicle for estate management services across the Etihad Campus. This work had

concluded that the simplest way forward would be to reactivate the existing Sport City Management Company and to rename it the Eastlands Management Company. In doing so the geographical remit of this Company would be extended to cover all of the public realm areas of the Etihad Campus including those parts of Alan Turing Way and Ashton New Road that pass through the Campus.

This role of the company would be:

- overseeing the maintenance of the common domain on behalf of the Campus partners;
- supporting the activity of the Campus partners;
- supporting the development of the Campus;
- supporting the delivery of events on the Campus;
- supporting co-working and cooperation between the Campus partners;
- providing for excellent communication across the Campus partnership;
- marketing the Etihad Campus partnership;
- maximising income from the Campus estate; and
- working to minimise community impacts arising from Campus events.

The report described the governance arrangements that would be put in place and the respective roles of the partners in the joint company.

Decisions

1. To agree to the establishment of the Eastlands Management Company through the reactivation and renaming of the existing, dormant, Sport City Management Company on the basis as set out in Section 4 of the report. The arrangements will be finalised subject to final due diligence and tax advice.
2. To delegate authority to the Chief Executive to nominate the two Directors as the first Directors of the Eastlands Management Company Board pursuant to section 323 of the Companies Act 2006.
3. To agree that the provision of the Company Secretary function of the Eastlands Management Company Board shall be provided by the Council and authorise the City Solicitor to make the necessary arrangements to provide the Company Secretariat.
4. To delegate authority to the Chief Executive, the City Treasurer and the City Solicitor in consultation with the Deputy Leader and the Executive Member for Finance and Human Resources to:
 - negotiate and agree the detailed terms of the Shareholders Agreement and Articles of Association of the Eastlands Management Company and such other ancillary contractual and other documentation required to give effect to the proposal;
 - agree the 2018/19 Business Plan and operational budget for Eastlands Management Company; and
 - agree any deployment arrangements with regard to two members of Manchester City Council staff affected by these arrangements.

5. To authorise the City Solicitor to take all steps and complete all transactions expedient to give effect to the above resolutions.
6. To agree that giving effect to the above resolutions will promote the social, economic and environmental wellbeing of Manchester.

Exe/18/082 The Manchester College Estate (Part A)

In November 2017 we had considered the Estates Strategy of Manchester College, noting the college's plans for the development of a new city centre Manchester College Campus Centre of Excellence to focus on creative and digital, business, financial and professional services (Minute Exe/17/140). A report submitted to this meeting sets out more detail on the plans for the Manchester College to develop a new City Centre Campus in a prominent city centre location. The specific site under consideration was commercially sensitive so could not be disclosed at this time.

Decisions

1. To support in principle Manchester College's plans to acquire a city centre site in order to deliver a new Manchester College Centre of Excellence Campus focusing on Creative & Digital and Business, Financial & Professional Services.
2. To note that the College has committed to work with the Council to ensure that new development proposals comply with and support approved planning policies for the City Centre and for specific sites.
3. To authorise the City Solicitor and City Treasurer to enter into the detailed contractual and commercial negotiations for the transactions as set out in the confidential report attached at Part B of this agenda (Minute Exe/18/085 below).

Exe/18/083 The Eastlands Regeneration Framework: Update (Part A)

As referred to above, the Eastlands Development Framework had been approved in December 2017 (Minute Exe/17/151). Those plans had included Manchester Metropolitan University's intention to establish the Manchester Metropolitan Institute of Sport within a new Sports and Innovation Zone on the Etihad Campus. A report now submitted by the Strategic Director (Development) provided an update on developments associated with the Sports and Innovation Zone including seeking approval of a Masterplan for the Sports and Innovation Zone. The report also set out progress on acquiring land interests within the Edwin Road Industrial Estate which were required to deliver the Zone.

Since the December 2017 the Rugby Football League had confirmed their intentions to consolidate their existing offices in Leeds and Salford onto the Etihad Campus within the Sport and Innovation Zone.

The report also explained that since December 2017 good progress has been made on land assembly for the development of the Zone. All key interested parties were engaged with the Council and it seemed likely that that businesses were likely to extinguish their business and retire; seek to find new premises for their business without support from the Council or were wanting to work pro-actively with the Council to find suitable premises for their business and their employees. The second report below provided more detail on individual acquisitions.

Appended to the report was a draft of a Framework Masterplan for the Zone. This set out the preferred location for the Manchester Metropolitan Institute of Sport, at the north stand of the regional athletics arena, together with options for the location of the House of Sport to accommodate existing and future National Governing Bodies. The draft also set out a number of options for the future redevelopment of the Edwin Road Industrial Estate area to provide up to 1,000 student accommodation bed spaces together with the potential for providing a modest amount of accommodation for athletes, subject to further consultation with existing and future National Governing Bodies. The proximity of the student accommodation to the Manchester Metropolitan Institute of Sport would provide a safe and attractive campus environment and the intention was for the area to have priority for pedestrians and cyclists. The options showed a variety of traffic calming proposals, all of which included a proposal to stop up New Viaduct Street to create a safe link between the academic and sports facilities around the Etihad Stadium to the student village area.

The intention was for there to be public consultation on this draft, with the outcome reported to a future meeting. That was agreed.

We noted that the Economy scrutiny Committee had also considered these proposals at a recent meeting and had endorsed the recommendation in the report (Minute ESC/18/32).

Decisions

1. To welcome the decision of Rugby Football League, Rugby League's governing body, to relocate their Headquarters onto the Etihad Campus helping to deepen and broaden the range of international and national sports organisations based there.
2. To note the progress being made to assemble land within the Sports and Innovation Zone as set out in Section 3 of the report.
3. To endorse the draft Masterplan for the Etihad Campus Sport and Innovation Zone as a basis for consultation with residents, organisations and businesses, landowners and other statutory stakeholders who would be affected by these proposals.

Exe/18/084 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/18/085 The Manchester College Estate (Part B) (Public Excluded)

Further to the report considered earlier, a report explained in detail the LTE Groups' proposals to finance, acquire, develop and operate a new city centre campus site for Manchester College. The funding of the site was to include loans from the Council to the College. The arrangement of those loans, security and repayment terms were all described in the report, and would be subject to a further report in September.

Decisions

1. To support in principle Manchester College's plans to acquire land within the site in the city centre, in order to deliver a new Manchester College Centre of Excellence Campus focusing on Creative & Digital and Business, Financial and Professional Services.
2. To note that the Manchester College will promote a new Development Framework for the site, the new Framework to take into account the new development already being brought forward elsewhere on the site, as well as the Strategic Regeneration Framework under consultation for the Great Ducie Street area which is immediately adjacent to the site.
3. To note that LTE Group will be making a submission for Greater Manchester Combined Authority (GMCA) skills capital funding on 10 August, with the final decision due late September or early October.
4. To authorise the City Solicitor, City Treasurer and Strategic Director (Development) in consultation with the Executive Member for Finance and Human Resources, to progress detailed contractual and commercial negotiations for the transactions set out in the report.
5. To note that the final terms of the commercial arrangements will be proposed to the Executive in September and, if supported, will be considered by the Council in October.

Exe/18/086 The Eastlands Regeneration Framework: Update (Part B) (Public Excluded)

A report submitted by the Strategic Director (Development) set out in detail the land transactions being pursued as part of the assembly of the land needed for the Sports

and Innovation Zone and the implementation of the Eithiad Campus redevelopment as part of the Eastlands Regeneration Framework (Minute Exe/18/083 above). The overall capital requirements to acquire the sites were described in the report, as was the potential loss of revenue as lease holders vacated sites the presently occupied and paid the Council ground rent for. The report explained that in all these negotiations Officers had endeavoured to work collaboratively with business owners to agree terms beneficial to all parties and to mitigate where possible disruption to business continuity. Where possible officers would work to provide suitable relocation options to retain jobs in the local area catchment within fit for purpose buildings let on modern fundable leases. Some landowners had elected to take an up-front premium to then secure their own relocation, and others had taken the opportunity to exit for their own personal or business reasons.

We noted that the Economy scrutiny Committee had also considered these proposals at a recent meeting and had endorsed the recommendation in the report (Minute ESC/18/34).

Decisions

1. To note the progress being made to assemble land within the Sports and Innovation Zone.
2. To approve the acquisition by the Council of the long leasehold and freehold interests identified in the body of the report.
3. To delegate authority to the Strategic Director Development with the City Solicitor and City Treasurer in consultation with the Leader and the Executive Member for Finance and Human Resources] to agree and finalise the detailed terms for the property acquisition and commercial arrangements as outlined in the report.
4. To note the proposal to fund capital acquisition costs, associated capital fees and revenue holding costs from the existing Strategic Acquisitions budget, the latter of which would require a funding switch from capital to revenue funded by Capital Fund.
5. To authorise the City Solicitor to conclude and complete all documents and agreements necessary to give effect to the land transactions and commercial agreement set out in the report.

Exe/18/078 - Capital Programme Monitoring Capital Programme in-year budget transfers	2018/19 Virement	2019/20 Virement
Public Sector Housing		
Northwards - External Work		
External cyclical works phase 3a	-95	
Riverdale estate - External work and ECW (Phase 3 &4)	-18	
Charlestown, Clifford Lamb Court - External wall insulation and window replacement	-3	
Collyhurst Environmental programme	50	
Updating of Electricity Northwest distribution network phase 2 to multi storeys, maisonettes and retirement blocks	7	
Ancoats Anita St and George Leigh external cyclical works ph 3b	28	
Cheetham Halliwell Lane external cyclical works ph 3b	-3	
Harpurhey Lathbury & 200 Estates external cyclical works ph 3b	10	
Moston Mill estate (excl timber framed) external cyclical works ph 3b	-100	
Environmental works	13	
Harpurhey Shiredale Estate externals	15	
Moston Miners Low Rise externals	20	
Newton Heath Limestone Drive externals	-19	
Replacement door entry Clifford Lamb Ct and Monsall multi storey blocks	1	
External cyclical works ph 3b Harpurhey - Jolly Miller Estate ph 3b	79	
External cyclical works ph 3b Moston Estates (Chauncy/Edith Cliff/Kenyon/Thorveton Sq)	10	
External cyclical works ph 3b Ancoats Smithfields estate	-83	
External cyclical works ph 4b Charlestown Chain Bar low rise	98	
External cyclical works ph 4b Charlestown Chain Bar Hillingdon Drive maisonettes	3	
External cyclical works ph 4b Crumpsall Blackley Village	30	
External cyclical works ph 4b Higher Blackley South	-22	
External cyclical works ph 4b Newton Heath Assheton estate	71	
External cyclical works Ph 4b Newton Heath Troydale Estate	-159	
External cyclical works Ph 5 New Moston (excl corrolites)	-41	
Environmental improvements Moston corrolites	40	
Charlestown - Victoria Ave multistorey replacement door entry systems	5	244
ENW distribution network phase 4 (various)	9	91
Dam Head - Walk up flats communal door renewal	69	4
Delivery Costs	55	2
Northwards - Internal Work		
2 and 4 blocks heating replacement with Ground source heat pumps - Phase 1	-86	
Decent Homes mop ups phase 8 and voids	115	
One off rewires, boilers, doors, insulation etc	15	
Retirement blocks lift programme	2	
Multi-storey lift replacement	8	
Boiler Replacement at Cheetham Hill Local Services Office	1	
Lift replacement / refurbishment programme	-108	

Exe/18/078 - Capital Programme Monitoring Capital Programme in-year budget transfers	2018/19 Virement	2019/20 Virement
Replacement warden call to Edward Grant Court	1	
Fire precaution works - installation of fire seal box to electric cupboards on communal corridors in retirement blocks	7	
Community Room emergency lighting at Victoria Square	3	
Decent Homes mop ups ph 9 and decent homes work required to voids	-17	
One offs such as rewires, boilers, doors, insulation	127	
Whitemoss Road and Cheetham Hill Road Local Offices - Improvements	-233	
Ancoats - Victoria Square lift replacement	215	50
Job 40502 Aldbourne Court/George Halstead Court/Duncan Edwards Court works	241	13
Install intercom systems to replace buzzers (various)	172	9
Crumpsall - Bennet Rd flats fire upgrade works	12	1
Collyhurst - Rainwater pipes/guttering rectification work	92	196
Boiler replacement programme - Job 40491	861	333
Kitchen and Bathrooms programme	1,700	3,310
Decent Homes mop ups phase 10 and voids	254	746
One off work - rewires, boilers, doors	100	200
Fire precautions multi storey blocks	500	2,000
Installations of sprinkler systems - multi storey blocks	2,000	3,759
Delivery Costs	1,186	1,237
Northwards - Off Debits/Conversions		
Delivery Costs		12
Improvements to Homeless accommodation city wide	-240	237
Plymouth Grove Women's Direct Access Centre	22	
Delivery Costs	73	54
Northwards - Acquisitions		
Stock Acquisitions	-17	
Delivery Costs	19	
Northwards - Adaptations		
Disabled Adaptations	145	
Adaptations - Northwards	75	
Adaptations - 18/19	280	720
Northwards Housing Programme 2017/18	-7,595	-13,218
Total Public Sector Housing (HRA) Programme	0	0
Children's Services Programme		
Basic Need Programme		
Fulmead CC	-75	
Basic need - unallocated funds	75	
Schools Maintenance Programme		
Abbott Primary School Fencing	11	
Armitage CE Primary	160	
Higher Openshaw Comm School - Renew Boiler	126	
Cheetwood PS - Rewire	499	
Schools Capital Maintenance -unallocated	-796	

Exe/18/078 - Capital Programme Monitoring Capital Programme in-year budget transfers	2018/19 Virement	2019/20 Virement
Education Standalone Projects		
Boxgrove Daycare Nursery	-164	
Community Minded Ltd	28	
Early Education for Two Year Olds	136	
Total Children's Services Programme	0	0
ICT Capital Programme		
ICT Infrastructure & Mobile Working Programme		
Mobile Device Refresh	-42	
Data Centre UPS Installation	-11	
Corporate Reporting Tool (Business Objects)	-42	
Internet Resilience	-189	
ICT Investment Plan	284	
Total ICT Programme	0	0
Total CAPITAL PROGRAMME	0	0