

**Manchester City Council
Report for Resolution**

Report to: Resources and Governance Scrutiny Committee –
1 February 2018

Subject: Overview Report

Report of: Governance and Scrutiny Support Unit

Summary

This report provides the following information:

- Recommendations Monitor
- Key Decisions
- Work programme
- Items for information

Recommendation

The Committee is invited to discuss the information provided and agree any changes to the work programme that are necessary.

Contact Officer:

Name: Mike Williamson
Position: Team Leader- Scrutiny Support
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E-mail: m.williamson@manchester.gov.uk

Wards Affected: All

Background documents (available for public inspection):

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

None

1. Monitoring Previous Recommendations

This section of the report contains recommendations made by the Committee and responses to them indicating whether the recommendation will be implemented, and if it will be, how this will be done.

Items highlighted in grey have been actioned and will be removed from future reports.

Date	Item	Recommendation	Action	Contact Officer
20 July 2017	RGSC/17/37 Council Tax Support Scheme – Treatment of payments from the We Love Manchester Emergency Fund and London Emergency Trust	To request that the City Treasurer, Head of Revenue and Benefits and the Executive Member for Finance and Human Resources investigate whether there is a suitable mechanism that the Council could use to inform other local authorities of residents who were living in their areas that were in receipt either payment.	A response to this recommendation has been requested and will be reported back once received.	Carol Culley City Treasurer Julie Price Head of Revenues, Benefits and Shared Services
12 October 2017	RGSC/17/52 Greater Manchester Combined Authority Governance	To request that Committee Members are provided with the report on the governance arrangements for the transportation arrangements that are being put in place	This report will be provided to Members when it becomes available	Liz Treacy City Solicitor

<p>9 November 2017</p>	<p>RGSC/17/60 The Roll out of Universal Credit Full Service in Manchester</p>	<p>To add circulate item for information on the ability for DWP to split UC payments.</p>	<p>Officers to provide an item for information when further information from DWP becomes available</p>	<p>Julie Price</p>
<p>7 December 2017</p>	<p>RGSC/17/63 Chancellors Autumn Budget update</p>	<p>Requests further information from the City Treasurer on the £3.5bn additional funding (of which £2.6bn will be for local Sustainability and Transformation Partnerships (STPs)) in relation to the capital investment in NHS frontline services.</p> <p>Requests that the City Treasurer circulate the allocations letter in relation to the DFG to Members of the Committee; and</p> <p>Requests an update from the City Treasure on the Mayoral Capacity Funding at an appropriate time.</p>	<p>Information to be provided to Members as soon as possible</p>	<p>Carol Culley</p>

<p>4 Jan 2016</p>	<p>RGSC/18/02 Capital Strategy Governance and Approval Process</p>	<p>To request that the responses to the DCLG consultation and the revised to CIPFA's Prudential and Treasury Management Codes are circulated to the Committee</p> <p>To request an item of information on how Manchester's Capital Approval Process compares to other Core Cities and the outcome of the Peer Review Process</p>	<p>Information to be provided to Members as soon as possible</p> <p>A response to this recommendation has been requested and will be reported back once received.</p>	<p>Janice Gotts</p> <p>Janice Gotts/Carol Culley</p>
<p>4 Jan 2018</p>	<p>RGSC/18/03 The Council's Operational Property Strategy</p>	<p>To request that Ward Members are provided with a briefing of the services to be delivered from the 12 multi-disciplinary Place Based Hubs which their residents will access</p> <p>To request an item of information on the cost comparisons of modular hubs at Hammerstone Road as opposed to a change of use of the existing building</p>	<p>A response to this recommendation has been requested and will be reported back once received.</p> <p>Information to be provided to Members as soon as possible</p>	<p>Carolyn Kus/David Regan/Nikki Parker</p> <p>Eddie Smith/ Richard Munns</p>

2a. Key Decisions

The Council is required to publish details of key decisions that will be taken at least 28 days before the decision is due to be taken. Details of key decisions that are due to be taken are published on a monthly basis in the Register of Key Decisions.

A key decision, as defined in the Council's Constitution is an executive decision, which is likely:

- To result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates, or
- To be significant in terms of its effects on communities living or working in an area comprising two or more wards in the area of the city.

The Council Constitution defines 'significant' as being expenditure or savings (including the loss of income or capital receipts) in excess of £500k, providing that is not more than 10% of the gross operating expenditure for any budget heading in the in the Council's Revenue Budget Book, and subject to other defined exceptions.

An extract of the most recent Register of Key Decisions, published on **16 January 2018**, containing details of the decisions under the Committee's remit is included below. This is to keep members informed of what decisions are being taken and, where appropriate, include in the work programme of the Committee.

Directorate - Corporate Services

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
Strategic Land Acquisition Ref: 15/003	The approval of capital expenditure.	City Treasurer	January 2018 or later	Gateway 5 (procurement document)	Sean McGonigle 0161 234 4821 s.mcgonigle@manchester.gov.uk

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
Collyhurst Regeneration Ref: 15/005	The approval of capital expenditure.	City Treasurer	January 2018 or later	Gateway 5 (procurement document)	Sean McGonigle 0161 234 4821 s.mcgonigle@manchester.gov.uk
Depots Programme Ref: 15/007	The approval of capital expenditure.	City Treasurer	January 2018 or later	Gateway 5 (procurement document)	Julie McMurray Tel: 0161 234 6702 j.mcmurray@manchester.gov.uk
Clean and Green Ref: 15/009	The approval of capital expenditure.	City Treasurer	January 2018 or later	Gateway 5 (procurement document)	Sara Todd 0161 234 3286 s.todd@manchester.gov.uk
Social Housing Infill Site Programme Ref: 15/011	The approval of capital expenditure.	City Treasurer	January 2018 or later	Gateway 5 (procurement document)	Sean McGonigle 0161 234 4821 s.mcgonigle@manchester.gov.uk
Factory Project Ref: 15/012	The approval of capital expenditure.	City Treasurer	January 2018 or later	Gateway 5 (procurement document)	Dave Carty 0161 219 6501 d.carty@manchester.gov.uk
CCTV Policy Ref: 15/019	To adopt a CCTV policy for the city.	The Executive	January 2018 or later	Report and recommendation	Poornima Karkera Principal Solicitor Tel: 0161 234 3719 p.karkera@manchester.gov.uk
Allocation of Central Contingencies/ Reserves	To fund currently unplanned expenditure or expenditure the exact amount of which	The Executive	January 2018 or later	Report to the Executive as part of the Global Monitoring Report	Carol Culley City Treasurer Tel: 0161 234 3590 carol.culley@manchester.gov.uk

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
Ref: 15/023	has yet to be determined.				
Allocations for General/Earmarked Reserves Ref: 15/024		The Executive	January 2018 or later	Report and recommendation	Carol Culley City Treasurer Tel: 0161 234 3590 carol.culley@manchester.gov.uk
Clean and Green Fund Ref: 15/025	Long-term improvements to cleanliness and environment of the city.	City Treasurer	January 2018 or later	Requests from Growth and Neighbourhoods Directorate	Carol Culley City Treasurer Tel: 0161 234 3590 carol.culley@manchester.gov.uk
Leisure Services – External Ref: 2016/02/01C	The approval of capital expenditure.	City Treasurer	January 2018 or later	Gateway 5 procurement document	Lee Preston 07852957286 l.preston2@manchester.gov.uk
Capital Investment in schools Ref: 2016/02/01D	The approval of capital expenditure.	City Treasurer	January 2018 or later	Gateway 5 (procurement document)	Amanda Corcoran Interim Director of Education and Skills Tel: 0161 234 4314 a.corcoran@manchester.gov.uk

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
<p>Our Manchester Strategy 2016-19</p> <p>Ref: 2016/01/14</p>	<p>To adopt the "Our Manchester ICT Strategy 2016-19".</p>	<p>The Executive</p>	<p>January 2018 or later</p>	<p>Our Manchester ICT Strategy 2016-19</p>	<p>Bob Brown CIO Information, Communication and Technology Tel: 0161 234 5998 bob.brown@manchester.gov.uk</p>
<p>Construction and Property Professional Services Framework (CAPPS) for the Capital Programmes and Property Dept.</p> <p>Contract TC859</p> <p>Ref: 2016/07/21</p>	<p>To seek approval to award Framework Agreements a range of professional services in connection with construction and property related matters. This will consist of 21 individual Framework Lots, each relating to a specific professional discipline, for the use of the Capital Programmes and Property Dept. Each will operate for 2 years with an option to extend for up to a further 2 years. The anticipated commencement dates for various Lots are phased between August and October</p>	<p>Chief Executive in consultation with the City Treasurer</p>	<p>Phased in batches of Lots according to priority, between September 2016 and September 2017 or later</p>	<p>Confidential contract report with recommendations and supporting documents.</p>	<p>John Finlay 0161 219 6530 j.finlay@manchester.gov.uk</p> <p>Neil Davies 0161 234 3005 n.davies@manchester.gov.uk</p>

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
	2016.				
Provision of licences for improved SAP provision Ref: 2017/02/02A	To seek approval to award a contract to a single supplier for licence provision allowing the Council access to an improved SAP interface.	City Treasurer in consultation with the Chief Executive	January 2018 or later	Confidential contract report with recommendations	Bob Brown Chief Information Officer Tel: 0161 234 5998 Bob.brown@manchester.gov.uk Michael Shields Procurement Manager Tel: 0161 234 1009 m.shields@manchester.gov.uk
Carbon Reduction Programme Ref:2017/06/30C	The Approval of Capital Spend in order to achieve a reduction in carbon emissions	City Treasurer	January 2018 or later	Gateway 5	Julie McMurray Strategic Development 0161 219 6791 Mobile : 07950 790533 j.mcmurray@manchester.gov.uk
Estates Transformation Ref:2017/06/30D	The approval of capital spend to ensure that the operational estate is fit for purpose	City Treasurer	January 2018 or later	Gateway 5	Julie McMurray Strategic Development 0161 219 6791 Mobile : 07950 790533 j.mcmurray@manchester.gov.uk
Framework Agreement for Senior Recruitment Ref:2017/06/30E	The appointment of Agencies to deliver Temporary and Permanent Senior Recruitment services	Deputy Chief Executive (People)	January 2018 or later	Report & Recommendation	Mike Worsley Procurement Manager mike.worsley@manchester.gov.uk 0161 234 3080

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
<p>The supply and delivery of waste and recycling containers (Contract TC922)</p> <p>Ref: 2017/09/04A</p>	<p>To seek approval to award a framework for the provision of waste and recycling containers. This will be split into 6 lots as follows:</p> <p>Lot 1 Caddy Liners Lot 2 Food waste containers Lot 3 Plastic wheeled bins Lot 4 Bin Liners Lot 5 Galvanised metal wheeled bins Lot 6 Split recycling bags</p>	<p>City Treasurer</p>	<p>January 2018 or later</p>	<p>Confidential contract report with recommendations</p>	<p>Stephen Polese Procurement Officer s.polese@manchester.gov.uk</p>

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
<p>Security Services (Contract TC888)</p> <p>Ref:2017/09/04B</p>	<p>To seek approval to appoint a company/s for the provision of Security Services, covering all city requirements within Manchester.</p> <p>The contract will be for a 3 year period with the option to extend for a further 2 years.</p>	<p>City Treasurer in consultation with the Chief Executive</p>	<p>January 2018 or later</p>	<p>Confidential contract report with recommendations</p>	<p>Steve Southern Head of Facilities Management Corporate Estates Team 0161 234 3683 s.southern@manchester .gov.uk</p> <p>Colin Butterworth Senior Procurement Officer 0161 234 3434 c.butterworth@manchester.gov.uk</p>
<p>Lincoln Square/Brazennose St</p> <p>Ref: 2017/12/04A</p>	<p>To approve the signing of a collaboration agreement among landowners, as a precursor to the Council investing £1.2m of a total of £4.08m in a new public square and public realm.</p>	<p>City Treasurer</p>	<p>January 2018</p>	<p>Draft collaboration agreement</p> <p>Draft public realm development plans</p> <p>High level cost schedule</p>	<p>Pat Bartoli Head of City Centre Growth and Regeneration 0161 234 3329 p.bartoli@manchester.gov.uk</p>

<p>The Provision of a Debit / Credit Card Service</p> <p>Ref: 2017/10/02B</p>	<p>To seek approval to award a framework agreement to a single supplier for the provision of a Debit / Credit Card Service</p>	<p>City Treasurer and Chief Executive</p>	<p>January 2018 or later</p>	<p>Confidential contract report with recommendations</p>	<p>Julie Price Head of Revenues and Benefits, Shared Services and Customer Services 0161 953 8202 j.price2@manchester.gov.uk</p> <p>Samantha Wilson Senior Procurement Officer 0161 234 4368 samantha.wilson@manchester.gov.uk</p>
<p>Asset Management Programme</p> <p>Ref: 15/001 (2017/10/02)</p>	<p>The approval of capital expenditure for the maintenance of the council's assets</p>	<p>City Treasurer</p>	<p>January 2018 or later</p>	<p>Gateway 5 (procurement document)</p>	<p>Julie McMurray Head of Client Relationships Tel no:01612346702 j.mcmurray@manchester.gov.uk</p>
<p>Our Town Hall – Fees for the Specialist Consultants & Client side costs</p> <p>Ref: 2017/11/01A</p>	<p>Approval to spend for the client side team to the end of the programme and the appointment of consultants to the technical assurance work and other specialist advisers after RIBA stage 2</p>	<p>City Treasurer</p>	<p>January 2018 or later</p>	<p>Executive Reports 16th November 2016- The Refurbishment of Manchester Town Hall & Albert Square 11th January 2017–Capital Programme Budget 2017/18-2021/22 8TH March 2017- Manchester Town</p>	<p>Paul Candellent Project Director-Our Town Hall</p> <p>0161 234 1401 p.candelent@manchester.gov.uk</p>

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
				Hall & Albert Square Our Town Hall	
Property Insurance (excluding Insurance Broking) Ref: 2017/11/01C	Appointment of a provider to deliver Property Insurance Services	City Treasurer	February 2018	Contract Report and recommendations	Louise Causley Procurement Officer 0161 234 4290 l.causley@manchester.gov.uk
Business Rates 17/18 Balance Ref: 2017/12/04F	Agree the estimated business rates surplus or deficit	City Treasurer, in consultation with the Executive Member for Finance and Human Resources	31/01/2018	Business Rates Base report	Sam Mcardle Corporate Finance Lead Strategic Revenue Budget & Financial Accountancy 0161 234 3472 s.mcardle@manchester.gov.uk
Business Rates Base Ref: 2017/12/04/D	To set the Business Rates Base	City Treasurer, in consultation with the Executive Member for Finance and Human Resources	31/01/2018	Business Rates Base report	Sam Mcardle Corporate Finance Lead Strategic Revenue Budget & Financial Accountancy 0161 234 3472 s.mcardle@manchester.gov.uk

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
Greater Manchester Waste Disposal Authority (GMWDA) - GM Waste Disposal Levy Allocation Methodology and Approval of a Revised Levy Allocation Model	Approve the revised GMWDA Levy Apportionment Methodology Agreement which is to be applied in full from 2019/20 and with transitional arrangements for 2018/19.	City Solicitor	January 2018	GMWDA Waste Management Levy Allocation Methodology (LAMA) Agreement	Fiona Worrall 0161 234 3926 f.worrall@manchester.gov.uk
North Manchester New Build	The approval of capital expenditure for the purpose of building 60 new housing units in North Manchester.	City Treasurer	January 2018	Gateway 5 (procurement document) and Business Case	Lucy Lovatt 0161 234 8485 l.lovatt@manchester.gov.uk
Ross Place Refurbishment	The approval of capital expenditure for the purpose of the refurbishment of Ross Place Resource Centre.	City Treasurer	January 2018	Gateway 5 (procurement document) and Business Case	Julie McMurray 0161 219 6791 j.mcmurray@manchester.gov.uk

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
Heaton Park Pay and Display	The approval of capital expenditure to install parking meters, relevant signage and drainage, tarmac and other works to formalise the existing car parks.	City Treasurer	January 2018	Gateway 5 (procurement document) and Business Case	Kylie Ward 0161 234 4961 k.ward@manchester.gov.uk
Heron House Refurbishment	The approval of capital expenditure for the purpose of refurbishment works to office space including the Registrars in Heron House	City Treasurer	January 2018	Gateway 5 (procurement document) and Business Case	Dominic Hayes 0161 234 1292 dominic.hayes@manchester.gov.uk
Velodrome Track	The approval of capital expenditure for the purpose of the replacement of the Velodrome Track.	City Treasurer	January 2018	Gateway 5 (procurement document) and Business Case	Lee Preston 0161 219 2545 l.preston2@manchester.gov.uk
Framework Agreement for Travel Services	The appointment of companies to deliver travel services	City Treasurer	January 2018	Report & Recommendation	Louise Causley Procurement Officer louise.causley@manchester.gov.uk 0161 234 4290

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
Provision of Gully Cleansing Framework 2017/12/13I	To seek approval to award a framework contract to a maximum of 3 suppliers to provide Gully Cleansing services to the Council	City Treasurer in consultation with the Director of Highways	January 2018	Confidential contract report with recommendations	Kim Dorrington Strategic Director (Highways, Transport and Engineering) Tel: 0161 234 4828 k.dorrington@manchester.gov.uk Michael Shields Procurement Manager Tel: 0161 234 1009 m.shields@manchester.gov.uk
Our Town Hall – Fees for intrusive surveys and advanced works 2017/12/13J	Approval to spend	City Treasurer	January 2018	Executive Reports 16th November 2016- The Refurbishment of Manchester Town Hall & Albert Square 11th January 2017–Capital Programme Budget 2017/18-2021/22 8TH March 2017- Manchester Town Hall & Albert Square Our Town Hall	Paul Candelent Project Director-Our Town Hall Tel 0161 234 1401 e-mail - p.candelent@manchester.gov.uk

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
Our Town Hall – fit out of Royal Exchange for decant 2017/12/13K	Approval to spend	City Treasurer	January 2018	Report and recommendations	Richard Munns Head of Corporate Estate 0161 245 7226 r.munns@manchester.gov.uk

Directorate – Chief Executives

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
Library Strategy 2020 Ref: 2016/05/13B	Capital expenditure approval.	City Treasurer	January 2018 or later	Gateway 5 procurement document	Neil MacInnes Tel: 0161 234 1392 n.macinnnes@manchester.gov.uk

Decisions that were taken before the publication of this report are marked * (none)

3. Resources and Governance Scrutiny Committee - Work Programme – January 2018

Thursday 1 February 2018, 2.00pm (Report deadline Tuesday 23 January 2018)				
Item	Purpose	Executive Member	Strategic Director / Lead Officer	Comments
Our Town Hall update	To receive an update on the progress with the planned refurbishment and restoration of Manchester Town Hall.	Councillor B Priest	Sean McGonigle	
Review of the Governance arrangements of the Our Manchester Voluntary and Community Sector (VCS) Funding	To review the governance arrangements of how this fund is managed, who makes the decisions and what procedures are in place to ensure fairness across its allocation process Nothing about why groups got what, polices or eia	Councillor S Murphy	Fiona Worrall Carolyn Kus Liz Goodger	
Refreshed budget and business plans	The Committee will consider the refreshed budget and business plans that were requested by the Committee at their November 2017 meeting. To include business plans for all other Directorates as an appendix	Councillor Flanagan	Carol Culley	
Delivering the Our Manchester Strategy	This report provides an overview of work undertaken and progress towards the delivery of the Council's priorities as set out in the Our Manchester Strategy for those areas within the portfolio of the Executive Member for Finance and HR	Councillor Flanagan	Councillor Flanagan	

ITEM FOR INFORMATION: School Funding	To request an item for information be provided to Resources and Governance Scrutiny Committee in addition to Children and Young People Scrutiny Committee regarding the implications of the Financial Settlement on schools at an appropriate time	Councillor Flanagan	Carol Culley	See minutes 3 January 2017
ITEM FOR INFORMATION Council's Heritage Assets Register	To receive a report on the Council's Heritage Register and plans for the restoration of other heritage buildings across the city	Councillor B Priest	Eddie Smith Julie McMurray	
Overview Report	The monthly report includes the recommendations monitor, relevant key decisions, the Committee's work programme and any items for information.		Mike Williamson	.

**Monday 19 February 2018, 10.00am
(Report deadline Thursday 8 February 2018)**

Item	Purpose	Executive Member	Strategic Director / Lead Officer	Comments
Budget Reports	To receive an update on the Councils Budget options.	Councillor Flanagan	Carol Culley	
Overview Report	The monthly report includes the recommendations monitor, relevant key decisions, the Committee's work programme and any items for information.		Mike Williamson	.

Thursday 1 March 2018, 2.00pm (Report deadline Tuesday 20 February 2018)				
Item	Purpose	Executive Member	Strategic Director / Lead Officer	Comments
Overview Report	The monthly report includes the recommendations monitor, relevant key decisions, the Committee's work programme and any items for information.		Mike Williamson	.

Items To be Scheduled (Items highlighted in grey indicate that these have been included in the work plan of one of the above meetings)				
Item	Purpose	Executive Member	Strategic Director / Lead Officer	Comments
GMCA Governance arrangements update	To receive a report that provides a further update on how the governance arrangements of the GMCA are working. To include how Manchester City Council Elected Members who are not appointed to a GMCA body can contribute to the governance arrangements	Councillor Leese	Liz Treacy	See October 2017 minutes To be scheduled for June 2018 meeting
Governance arrangements of the GMCA Transport Levy	To receive a report on the proposed governance arrangements for the transport levy to constituent council's in respect of expenditure reasonably attributable to GMCA's transport functions	Councillor Leese	Liz Treacy Carol Culley	See October 2017 minutes
Powers and Interventions available to the Council to address disproportionate increases in the housing rental markets	To receive a report that outlines what powers and methods of intervention the Council has to address the rapidly disproportionate increases in property rental prices compared to increases in Manchester residents salaries	Councillor Leese	Carol Culley	See October 2017 minutes
Energy	To request a report on the opportunity the Council is exploring to enter the energy market, which is being developed at the Greater Manchester level.	Councillor Flanagan	Carol Culley/ David Lea	See minutes of the Economy Scrutiny Committee on 14 January 2015

Transatlantic Trade Investment Partnership	To consider the issues raised at an appropriate time	TBC	TBC	See minutes November 2016 Invitation to petition organiser
ITEM FOR INFORMATION: Restrictions on Events and Publicity at Elections and Referendums	To receive an item for information regarding the generic guidance requested. To be scheduled March 2018 (TBC).	Councillor Leese	Liz Treacy	See minutes 3 January 2017
Global Revenue Budget Monitoring	To receive an update on the forecasted financial position for 2017/18 through to 2018/19	Councillor Flanagan	Carol Culley Janice Gotts	

**Manchester City Council
Report for Information**

Note to: Resources and Governance Scrutiny Committee –
1 February 2018

Subject: Update on the Council's Heritage Register

Report of: Strategic Director (Development) and Director of Development
and Corporate Estate

Summary

This note is produced at the request of the Resources and Governance Scrutiny Committee to provide an update on the Council's Heritage Register and plans for the restoration of other heritage buildings across the city.

Recommendations

The Committee is asked to note the report.

Contact Officers:

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

Name: Julie McMurray
Position: Head of Corporate Estate and Facilities
Telephone: 0161 219 6791
E-mail: j.mcmurray@manchester.gov.uk

1.0 Introduction

- 1.1 This report provides additional information in response to a request by the Resources and Governance Scrutiny Committee for more information on the Council's Heritage Register and plans for the restoration of other heritage assets across the City. This report is in addition to the information provided by the Director of Trading Service in his report to the Resources and Governance Scrutiny Committee on 9th November 2017, and the Director of Strategic Development in his Annual Property Report on 7th December 2017.

2.0 Background

- 2.1 Manchester City Council own a substantial number of heritage assets. **Appendix B** re-provides the schedule that was attached to the 9 November 2017 report of the Director of Trading Services.
- 2.2 Our heritage assets increase the attractiveness of our City and enhance and support our culturally rich offer as a world class city. Recognising the significance of the City's Heritage assets a Heritage Board has been formed, and a Register of Heritage assets compiled. Not all of Heritage Assets on the list are in the ownership of the Council, but the Board seeks to maintain and overview and support other parties/bodies with advice and guidance where requested/appropriate and where capacity allows. The Heritage Board meets every six months and there is a structured approach to review progress on property refurbishments, risks and future plans/programmes of work.

3.0 Approach to funding maintenance of Heritage Assets

- 3.1 There are clear governance arrangements in place, with the Heritage Board being a sub group of the Estates Board. The Deputy Chief Executive Chairs both the Heritage Board, Estates Board, and Executive Member Estates Board where decision are made in respect of investment in the Heritage Estate and other operational estate assets.
- 3.2 A re-focusing of the Estates Asset Management Programme sought to ensure that there was a balance of investment/financial resources across the various property types and liability areas. The approach was to create a funding model that would ensure that the Council allocated monies to each of the areas, and the basis of the financial allocation of the budget was the size, scale and number of assets in each of the portfolios areas. The budget also covers responding to all statutory obligations including Health and Safety and landlord liabilities.
- 3.3 The introduction of a structured Estates Asset Management Programme has resulted in their being certainty around the availability of funds on a year on year basis to invest in Heritage assets. This, in turn, has supported a planned and prioritised approach to the repair and maintenance of the heritage assets, albeit the level of funding available for investment is far outweighed by the level of required works to bring these assets back to the required standard.

3.4 Investment decisions are made through the above mentioned governance arrangements, and on the basis of:

- the condition of individual buildings;
- responding to acts of vandalism;
- organisation priorities and risk;
- taking account of service departments strategic plans in the various localities;
- responding to discussions with Historic England.

3.5 The approach, together with proactive engagement with the key Heritage bodies, has supported the Council in successfully securing grant funding contributions towards Heritage building works.

3.6 **Appendix A** sets out a high level summary of the buildings and spend that has been undertaken in the past 3 years, and the current programme of work for the future 3 years. Work will be undertaken during the 2018/19 year to formulate the programme for Heritage assets for beyond 2021; identifying properties where we wish to invest, and align buildings and works to service area plans for the various buildings. These proposals would be presented and progressed through the governance arrangements.

3.7 As previously state, there is limited funding available for the repair and maintenance of Council property assets, and the table below sets out how the annual budget of £7.6m is allocated against the various spend areas.

Activity	Budget
Operational Estate	£4,640,000
Heritage Estate	£1,200,000
Landlord Liabilities	£1,000,000
Demolitions/disposals	£400,000
Contingency	£280,000
Maintaining stock con data following works being undertaken	£80,000
Total	£7,600,000

3.8 For the Heritage Estate there is also the opportunity to apply for grant funding or match funding for certain restoration projects, although this investment isn't guaranteed. The Heritage element of the Estates Asset Management programme is/can also be used as 'matched funding' to support our grant applications, as appropriate.

- 3.9 It should also be noted that as economic pressures and financial constraints continue, some of the grant funding schemes (Heritage Lottery Fund) have recently had their budgets reduced. We expect that this will create an increased pressure/demand on these smaller budgets and that there is the potential that it will be harder to attract grants through these routes.
- 3.10 Further information on key sites are provided below, together with examples of the different approaches that have been adopted to bring Heritage assets back into use or to prevent further deterioration.

3.11 Wythenshawe Hall:

Following the arson attack on Wythenshawe Hall in 2015 and the very extensive repair the fire damage, the Council has worked with the Insurers to not only restore the Hall to its former glory, but also to undertaken additional works that were planned (pre-fire). These are works that would not be covered by Insurance monies, but will support an enhanced building as part of the overall restoration scheme and also ensure that the Hall has appropriate security and protection.

- 3.12 These works include the installation of new CCTV system, upgrading of window glazing and roofing works. Additionally, it is the intention to undertake a wider programme of repair works to the external fabric of the Hall in the areas which were not fire damaged to repair, restore and weather-proof those areas (subject to corporate approval to the proposals/spend). The total cost of these works would be in excess of £1.5m.

3.13 Heaton Hall and Heaton Park:

Heaton Hall and Heaton Park have attracted match funding, using the allocated Estates Asset Management programme funding, from Historic England. Works are being phased over a four year period and are expected to complete in 2018. Works include the restoration and repair of the exterior of the building and in total £3m will have been spent on restoring the building.

- 3.14 Investment has also been made and is planned to stabilise various structures in the Park, include the Colonnade, Farm Cottage, Rose Cottage, Temple, Dairy and perimeter walls providing an enhanced experience for visitors to the Park.
- 3.15 In addition to investing in our Heritage assets, we have also been working with 'Friends of' Groups across the City and this has been particularly successful in responding to the fire at Wythenshawe Hall. Other approaches include supporting in the disposal and re-development of Heritage assets, which can be evidenced with the Welch Baptist Chapel. This listed building was leased, but eventually Development colleagues delivered a scheme that allowed the property and site to be developed for residential use, ensuring the continued use and upkeep of this Heritage asset.

- 3.16 Another similar scheme was the granting of a 250 year lease in respect of the two listed lodges at the entrance to Phillips Park Cemetery (at the junction of Briscoe Lane/Alan Turing Way). These arrangements have seen the two lodges being fully refurbished and re-occupied as residential properties.
- 3.17 In other cases the work simply seeks to stabilise assets, as is the case with the derelict former chapel in Phillips Park to prevent further deterioration and loss.
- 3.18 As previously mention, the service recognises the importance of aligning our investment in our Heritage assets with the strategies of other departments. There is ongoing dialogue with colleagues in Parks and Leisure services, and Libraries, Galleries and Cultural services to ensure that we are taking a 'joined up' approach and aligning and optimising opportunities. This joined up approach has supported the works at Heaton Hall and in Heaton Park and enabled the Council to attract grant funding. Work is ongoing on Queens Park Gallery and Clayton Hall and a number of works have been undertaken at the City Art Gallery to ensure these Heritage assets are maintained.

4. Conclusions

- 4.1 The introduction of a structured approach to the management of corporate assets, with an identified budget for investment in Heritage assets has ensured that there is ongoing investment in the Councils Heritage estate.
- 4.2 The introduction of robust governance arrangements and structures supports senior leaders in their decision making in respect of investment in the Heritage estate by providing visibility of risks, service requirements, end of life maintenance requirements.
- 4.3 The Council's ability to leverage grant funding for investment in Heritage assets and the use of the Estates AMP budget to create a 'match funding' pot supports the Council in investing in and maintaining their Heritage assets.

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Appendix A - AMP Heritage Recent and Future Programme 2015-2021

		Completed £'000's			Future Programme £'000's			Total AMP	Other (HE) Funding	Status
		2015/16 AMP Actual	2016/17 AMP Actual	2017/18 AMP F/cast	2018/19 AMP	2019/20 AMP (Indicative)	2020/21 AMP			
Heaton Hall	Phases 1-4	315	207	479				1,001	757	Complete by 31.3.18
	Future phases				25	470	550	1,045		Under discussion
Heaton Park		38	114	115				267		Completed
	Stables, Grand Lodge, Cottages, Boundary wall. Colonnade, Temple					100		100		Planned minor work
Wythenshawe Hall	Phase 1	2	69	737				808		Completed
	Phases 2 and 3				1,000	340		1,340		Committed
Platt Hall	Emergency/safety wks	41		50				91		Completed
	Roof/security wks				200	50		250		Brief tba
Clayton Hall	Stabilisation/m&e work	25	124	35				184		Completed
Other property in parks		8	11					19		Phillips steeple
	Inc. Fletcher Moss, Debdale, Cheetham					50	150	200		Risk elements prioritised
Other	Emergency wks in 16/17 at Victoria Baths. Future works		88			50	100	238		Emergency works
City Art Gallery	End of life replacements incl M&E, roof works, external	16	398	249	300	200	200	1,363		Condition survey underway
103 Princess St	Structural/m&e works and		92	513		100		705		Structural in 19/20
	TOTAL	445	1,103	2,178	1,525	1,360	1,000	7,611	757	

Appendix B – Schedule of Heritage Assets

Property & Location	Description	Proposal Update	Officer Lead/s	Funding Partners	Overall Project Value	AMP Agreed in FYs	MCC Likely Rev funding req'd	MCC Likely Cap funding req'd	MCC Priority	MCC assessment using HE at risk definitions
Priority Projects MCC Owned and Priority										
Town Hall & Albert Square (City Centre) (Added Sept '14)	Grade 1 Town Hall and Civic Building Approx Site area/Floorspace:148,000ft2 Plus Albert Square	Design Team appointed and joined project office end July: Architecture - Purcell, Structural and Civil Engineers - Ramboll UK Ltd, Landscape Design - Planit-IE LLP, Building Services & Engineering - Ove Arup & Partners Ltd, Quantity Surveying - Faithful+Gould. Project at RIBA Stage 2 (Concept Design). Consultant team finalising RIBA 0/1 Design Review Report to allow project to progress through RIBA 2. Work continuing to develop procurement strategy for Management Contractor, and roll out of Common Data Environment (CDE). Curatorial Manager Meg McHugh joined team - planning appropriate removal, storage, repair and re-introduction of portable heritage assets & Waterhouse furniture to the Town Hall post project. An application to HLF has been made to fund heritage skills training courses.	FT	tbc	£328m				1	C
Heaton Hall, Park &	Grade 1 listed Georgian mansion house, on the Historic England At Risk	Colonnade - fencing and urgent stabilisation works - cost plan agreed. Works complete.	MP/FT	HE for £400K	Hall - Phases 13 - £1.4m.	£300K this		TBC to discuss with HE	1	Hall - was A now E (HE applied)

<p>Park Buildings (Higher Blackley) (Added Sept '14)</p>	<p>Register Other buildings also listed Grade 2 & 2*(Courtyard/farm buildings, Rose Cottage, Dower House, Temple, Colonnade, Smithy Lodge and Grand Lodge). Park is also listed as a heritage landscape (Grade 2).</p>	<p>Hall & Orangery Phase 3a - works to doors and windows - works complete Phase 4 - Facade and Orangery - works commenced 17/7/17 due to complete end January 2018 - additional works identified installation of external lighting and toilet facility - to be funded via AMP. LEP to partner for work & produce construction detail drawings. Conlons selected as contractor through NWCH. Marketing Orangery & Smithy Lodge - plans underway to tender for operating/investment partner for Orangery & Smithy Lodge as a first phase, and Hall itself at a later stage, once M&E works done. Stables Block - Hemisphere completed market feasibility work. Proposal to develop as Family Hub agreed with Project Board, subject to capital funding availability. Consultation with Charles Smith (HE) begun. Statement of Significance will inform development choices in place.</p>		<p>'Heritage at Risk' elements Further £357K awarded for Phase 4</p>	<p>Phase 4 £957K over next 2 financial years. Repairs - other structures TBC est c£250k+</p>	<p>financial year £300K next financial year for phase 4 of works at the Hall</p>				
<p>Wythenshawe Hall, Altrincham Road (Baguley) (Added Sept '14)</p>	<p>Grade 2* listed half-timbered manor house. Park contains number of listed and more modern buildings, incl Grade 2 listed former stables. Hall part used by local CCS team as office. Friends of Hall opened it to public, building up local support. Building in need of significant investment. Part of building</p>	<p>Following fire in March 16, MCC has led multi-agency team to consolidate & protect the building (in liaison with the insurance company and loss adjusters, and alongside HE) pending its repair & restoration. Conlons appointed via NWCH – who offer good social value, eg apprenticeships and links local supply chain.</p>	<p>MP/KW</p>		<p>TBC. Est cost £1m+ Fire damage £3m additional works</p>	<p>2016/17 £200K 2017/18 £570K & £45K Stables</p>			<p>1</p>	<p>A (HE applied)</p>

	<p>previously hired as function/wedding venue, but in need of investment to make this a viable offer again. Recent outbreaks of dry rot, ingress of water to building, and lead thefts left building vulnerable. Long term sustainable use to be identified.</p>	<p>Phases 1&2 are underway – repair to fire damaged exterior and internal repairs. Buttress (conservation architect) leading on preparation of Phase 2. Project management resource issue being resolved. Interim PM in place developing Project Implementation Plan with handover to new PM mid November.</p> <p>Phase 3 is in design (external repairs to the roofs & other sections of the building) AMP application will be submitted for further funds for 2018/19 FY to enable Phase 3 weatherproofing works to be completed. Long term plan will be linked in with the Wythenshawe Park Strategic Framework currently in development.</p>							
<p>Manchester Art Gallery (City Centre) (Added Feb '16)</p>	<p>Grade 1 City Art Gallery/Athenaeum/New build Approx Site area/Floor space: 10,000 sq m High profile public art gallery founded in 1882 and housed in a Grade 1 listed City Art Gallery and separate Athenaeum (both designed by Charles Barry). MAG is one of the most significant and popular regional art galleries in the UK with over 607,000 visitors in 2016/17, a 80% increase on footfall since 2002, when the gallery reopened following 4-year closure for capital</p>	<p>A number of AMP schemes in place - incl replacement of lighting controls (underway), new roof to modern extension (to commence Summer 2017), water penetration & refurbishment of flood damaged staff room (complete), investigation, repair & replacement of HVAC (underway) & replacement of winding mechanism for loading bay doors (not progressed). Building is of strategic importance as a significant heritage asset & visitor attraction. Although subject to major investment in 2000-2002 partly funded by HLF, elements of</p>	AW					1	C

	development. This involved a new build addition by Michael Hopkins and Partners as part of a £35m capital development. The gallery houses an internationally significant art collection incl Pre Raphaelites, valued at over £400m.	the M&E systems in particular, are nearly at end of their life. Programme of condition surveys as part of the operational estate now been picked up as urgent so that forecasts can be made of potential required expenditure in coming years. Queens Park Conservation Studios are an ancillary site of MAG - providing essential conservation, technical and collection housing facilities. It has benefited from significant capital investment through AMP over last 5 years, but further investment required to improve operational security/reduce the risk profile, & improve the quality & capacity of storage. This will support MAG, enable the development of Platt Hall to progress (& address serious concerns about current condition & storage of the nationally significant costume collection), & enable the furniture collection currently stored at Marshall St to be housed securely.								
Clayton Hall, Ashton New Road (Ancoats & Clayton) (Added May '14)	Grade 2* listed Tudor (and later) moated Hall House accessed via an Elizabethan, Grade 2 listed bridge. Moat platform is Scheduled Ancient Monument . Grounds are a public park. Part of Hall developed as museum of Victorian life by Friends Group who deliver educational engagement activities to Manchester Schools, Civic Societies in	MCC-funded works to rewire, and install new monitored fire & intruder alarm systems and electric space and water heating is complete. This has integrated the older Tudor section of the Hall into the brick section, enabling it to be opened to the public. Inspection carried out and solution put forward for drainage problem that caused some structural failure and cracking in the brickwork. Works to	FT/MP	Oglesby Trust £20k		2016/17 £145K 2017/18 £45K			1	A

	line with Nat Curriculum subject matter. Halftimbered section of Hall was staff-house and vacant possession was obtained March 2014.	be programmed. Monitoring ongoing and initial works to stabilise most urgent items completed. There have been some ongoing security issues over the summer with youths causing damage to the building. Some additional security works were completed in September 2017, but there is a need for the Parks team to undertake requested arboriculture works and grounds works in the moat area to improve sight lines into the site from the nearby houses to enhance passive security.								
Secondary Priority Projects - MCC Owned - Occupied - Current Use being developed										
Buglawton Hall (Cheshire) (Added Feb '17)	Grade 2 listed manor house, some elements dating back to 16th century. Main building approx 185 years old. Several owners throughout its history. Manchester City Council purchased and opened the doors to students in 1954. Buglawton Hall is currently a residential school for 17 boys with behavioural, emotional and social difficulties.	A report submitted to Exec in March resulted in consent to commence consultation in relation to the future of the school operation at the site. It is anticipated that the recommendation will be that MCC pulls out of operating from the venue. Talks are on-going with Cheshire East Council who are reviewing the possibility of taking on the main buildings to continue education delivery from the site. This may result in some of the land and buildings being declared surplus and offered for sale.	MP						2	E
Campfield Market (Lower) MOSI (City Centre)	MOSI part of Science Museums Trust and Trust reviewing their offer across the whole portfolio. Air and Space Gallery housed within a Grade 2 listed former	MOSI secured £5.5m to invest in buildings they own to improve visitor offer. Air & Space Gallery not included in future plans for overall site, (leased from MCC).	DL						2	C

<p>(added Aug 2015) Under long lease (until 2081) to The Trustees of the Science Museum Group.</p>	<p>Market Hall which is in poor condition. Gallery adjacent to Campfield House office (currently for sale and under consideration for redevelopment) & to Upper Campfield Market Hall).</p>	<p>Currently in 18 month exclusivity period with Allied London whilst they develop a regeneration & future use strategy for Upper & Lower Campfield and Castlefield House block. In the interim MCC will manage lettings. Future curation of events from the premises is a joint approval process.</p>								
<p>Campfield Market (Upper) (City Centre) (Added May '14)</p>	<p>Former market hall also known as Higher Campfield, listed Grade 2 Vacant since MOSI released back to MCC. Temporary uses agreed to be Culturally linked. Used for MIF and monthly Castlefield market. Longer term viable use needs to be identified.</p>	<p>Plans approved to extend St John's SRF to connect MSI & include Upper & Lower Campfield Markets representing additional added value by bringing additional uses to the wider area. Currently in 18 month exclusivity period with Allied London whilst they develop a regeneration & future use strategy for Upper & Lower Campfield and Castlefield House block. In the interim MCC will manage lettings. Future curation of events from the premises is a joint approval process.</p>	DL					2	C	
<p>Craft & Design Centre (City Centre) (Added May '14)</p>	<p>One of the former 19th century Smithfield Market buildings - listed Grade 2 - operated as craft centre since 1982. Conditions survey in 2010 noted main body of building in reasonably good repair, but £350k of repair work needed to roof/brickwork, mechanical and electrical systems, and to improve access & health</p>	<p>Agreement in place for MCDC to enter into a full repairing lease with MCC, subject to building improvements being made before they take on full liabilities. 2010 conditions survey identified list of required works. MCDC developed capital project proposal (£5.2million) to resolve maintenance issues, extend life of building for current use & make fully accessible, facilitate increased income generation,</p>	SE	HLF/ACE Autumn 2018 bid to be made	£5.2m			2	C	

	<p>and safety. (Cost likely to have increased since 2010). Approx Site area/Floorspace: 1841 sq m ACE national portfolio funded organisation & funded through MCC's Cultural Partnership Grants programme 2015/18 with annual grant currently of £22,084.</p>	<p>enhance external & internal appearance & retain visitors and shoppers. MCC agreed £25K grant via ERF to support preparation of plans/feasibility work to inform ACE bid and HLF bid. MCDC prepared business case & feasibility study identifying preferred development option, capital fundraising strategy, stakeholder consultation, RIBA St 1 design report. July 17 - ACE bid not successful due to pressures on capital pot. Likely new capital round will open Autum 2018. Bid to HLF withdrawn as dependent on ACE support. HLF encouraging application to revenue grants scheme to support engagement strategy. MCDC has been awarded NPO funding from ACE for 4 years starting 2018/19. MCC has met with MCDC offering on-going support to support next bid.</p>								
<p>Mackie Mayor (City Centre) (Added May '14) Let to MUSE</p>	<p>Grade 2 listed building from the 19th century Approx Site area/Floorspace: 1,330 sq m Formerly occupied as a meat market. It is the only remaining complete structure from the original historical Smithfield Market (also including the Craft & Design Centre building and former fishmarket apartment</p>	<p>The building is part of the Smithfield development & the project was delivered by MUSE in partnership with MCC. Restoration is complete and building opened for business August 2017. Market Operations (Nick Johnson and Jenny Thompson) run the venue, that is a hive of top-end food and drink operators.</p>	DL	Private sector					2	C

	building). Building been vacant for considerable period and in poor state of repair.	The building has been carefully restored to open up both the ground and upper floors, with rows of long bench tables and seating, all put together with a semi-industrial look and feel. The line up of traders includes Reserve Wines, Blackjack Brewery's Jack in The Box bar, Wolfhouse Coffee, Little Window, Honest Crust, Baohouse, National 7, Tender Cow and Fin.								
Platt Hall (Fallowfield) (Added Jan '15)	Grade 2* Georgian house within Platt Fields Park, operating as Gallery of Costume. Galleries are reviewing their operating model for Gallery, and number of urgent works have been identified, implementation planned over current & next financial years, subject to AMP-lication and Gateway approval. Opportunities to raise profile of building & increase use through some diversification and investment, which will contribute to life of local and city wide community & help reinvigorate this part of park.	£250K AMP approved for roof repair work and upgraded CCTV system necessary after repeated lead thefts. Lead will not be replaced but alternative material to be used (approved by HE). Proposal being put forward to relocate costumes to Queens Park Conservation Studios to create an accessible public collection resource. This would release 2nd floor in Platt Hall for an exiting, sustainable gallery use. Fitted display cases permanently removed. Heritage assessment of building to support next stage of development complete. LEP will develop programme for Ph1 and Ph2 works. Ph1 is replacement of tarpaulin currently on roof with felt and lead to hips for winter months with Ph2 to begin Spring 2018 and expected completion September 2018. Plans to demolish Gardeners Hut and re-use bricks to repair damaged courtyard wall will be aligned and programmed into the timeframe. Working group	KW/AW a		TBC	2016/17 £50K 2017/18 £250K			2	E

		formed to coordinate various elements of the project and future planning.								
St. Thomas Centre, Ardwick Green (Ardwick) (Added May '14) Let to GMCVO	Grade 2* listed former church and now offices and meeting spaces for community organisations.	Successful HLF application for Development Grant to work towards the renovation of the interior of the St Thomas' Centre (est total £640k capital scheme). This will require review of their lease arrangements with MCC, which doesn't present any problems. University has provided a researcher who is supporting both St Thomas' and Pankhurst Centres on a shared project to develop the heritage narratives for the HLF Stage 1 applications.	MP	HLF - application being prepared					2	D
Victoria Baths (Ardwick) (Added Sept '14) Operated by Victoria Baths Trust	Grade 2* listed Edwardian swimming baths and Turkish baths, now operated for MCC by Victoria Baths Trust. Site won BBC Restoration funding which contributed to Phase 1, and 1a. This stabilised front block and male 1st class pool roof. There are in excess of £30m of works remaining to bring building back into full use and to realise the vision of the Trustees.	Urgent repairs identified to female pool roof, & joinery of ironwork to front elevation in need of redecoration. Will require costly high-level access equipment. Additional income stream may be available through installation of a Telecoms mast in the rear yard area which will contribute to MCC's running costs. Wayleave Agreement with MCC for scrutiny. Long term plan in discussion with Historic England and Conservation Planners. VB Trust Phase 2 plans for 1. Conversion of former Superintendents Flat to residential flats. 2. Development of the turkish baths suite.	MP/FT	HE for survey works & potential HLF bid for capital works unsuccessful	TBC	2016/17 £95K			2	C is this now D (HE applied)

		<p>Fusion Lifestyle appointed as operating partner. VB's was told application to HLF unsuccessful (April 17). Feedback pointed to need for more clarity on rationale for Phase 2. HLF also identified funding risk, in particular due to timescales of match funding. VB submitted their strengthened application for £3.4m towards £4.3m project. VB has strengthened their fundraising position via their Archangels Appeal with £600K raised (including Fusion Lifestyle's contribution), leaving £288K left to raise. MCC provided letter of comfort regarding longer term aim of CAT based on investment by Fusion Lifestyle, to support HLF application.</p>								
Secondary Priority Projects - MCC Owned-Empty - In process of identifying viable use										
Newall Green Farm (Baguley) (Added May '14) Head leased granted for 200 years to M17	Grade 2 listed 17th Century farmhouse with later additions, now in very poor state of repair. Building has been fire damaged and farmhouse and barns have no roof and at risk of collapse.	Approved scheme - care home for adults with learning difficulties. Planning & principal contractor, Rowlinson Construction have commenced works on site and planning conditions are being discharged. Building work & restoration due for completion August '17.	JK						2	B
Secondary Priority Projects - MCC Owned - Empty - No immediate solution identified										
Crossley House (Bradford)	Early 20th Century three storey brick building (not currently listed but	Channel 4 using Crossley House under licence as film set. Other media-related interest in building -	MP						2	C/D

(Added May '14)	regarded as of listable quality) Approx Site area/Floorspace: 14,500 ft2. Site area 0.085 ha Restrictive covenant on baths site that may restrict community use. Advertising hoarding on gable end of house. Constructed for youth provision & latterly mixed community use until closure in 2012. Building	options being explored. Channel 4 has confirmed they will not require CH in long term. A strategic vision for whole site needs to be developed. May be suitable for rehearsal space for performing arts, but further research needed. Whitworth Baths has been demolished. Site handed back to MCC. Options for use of land being considered, including car parking for Crossley House in the short term.								
Gorton House (Bradford) (Added May '14)	Grade 2 listed former merchant's house in Debdale Park. Property recently listed but has suffered many years of neglect and affected by dry-rot. Building suffered from partial collapse over recent months.	Friends previously expressed interest in restoring house which requires £1m+ investment. Were awarded £10K pre-feasibility funding. Application for £100K feasibility funding unsuccessful as business plan did not stack up financially. Appeal to wider community made to gauge interest in public campaign to save building. Little response. Friends no longer prioritising house or pursuing funding. Options now need consideration. Heritage Trust Northwest visited site, but confirmed they do not want to take it on as a project. Members confirmed house is not their priority.	SH		Repair and conversion works could be in excess of £1.5m		£77k initial stabilisation works.		2	A
Philips Park Chapel (Miles Platting) (Added May '14)	Single storey former chapel in Philips Park Cemetery. One of three park buildings all Grade 2 listed. Other two buildings formerly used as Park Lodges were acquired	The Friends have not been in touch with MCC since June '16. Their application to HLF in 2015 was unsuccessful. They were invited to be part of the Manchester Heritage Buildings	MP		Repair and conversion works could be in excess of £1.5m	2017/18 14K H&S works			2	A

	and restored by local couple (Robert Waterson and Gail Spelman) for residential use. Chapel is in very poor condition and has no roof.	Network to help build their capacity to develop a strong business case for funding, but did not respond. Survey works complete. Plans underway for H&S works - netting the spire - cost just under £14K. AMP in place.								
Secondary Priority Projects - Not MCC Owned										
Ancoats Dispensary (Ancoats & Clayton) (Added May '14) Ownership: Urban Splash	Grade 2 listed former dispensary building which comprised part of Ancoats Hospital. Much of the building is no longer standing and the front façade has been supported by scaffolding	Ancoats Dispensary Trust, through the vehicle established in conjunction with Igloo, Ancoats Dispensary Limited (ADL), applied to HLF for a first stage approval grant in 2016 and was awarded £771K for their development project of creating a community cafe, events space and meeting rooms on the ground floor and space. An extension was granted as they did not reached their fundraising target or finalise their business plan in the expected timeframe. The scaffolding that is supporting the building is on land due for development by Manchester Life, and ADL has committed to its removal by December 2017. MCC commissioned 2 independent reviews, undertaken by Faithful & Gould (Project Programme) and Roger Hannah (Business Plan). Both reviews indicated that there are a number of "unknowns" that could have major impacts on the ability to deliver the scheme on time or within budget. Both documents	LMcM	Stage 1 HLF application submitted					3	C

		<p>have been shared with ADT, and MCC has asked them to provide a factual response to the documents.</p> <p>ADL made a Stage 2 grant application to HLF and were significantly short of their match funding. HLF did not approve the application.</p>								
<p>Baguley Hall (Baguley) (Added May '14) Ownership: English Heritage</p>	<p>Grade 1 14th Century timber framed Hall. Also a scheduled ancient monument. Property originally owned by MCC but transferred to the Ministry of Public Buildings and Works in 1969. Ownership now passed to English Heritage, a new charity. Building has been vacant for many years and has a conservation deficit and is of concern to HE.</p>	<p>HE intend to transfer to Northwest Preservation Trust. This was to be when all outstanding urgent works complete and with the benefit of a £1m grant. Delay result of difficulty in securing funds.</p> <p>HE monies no longer available. English Heritage Trust has no access to £1m grant. Discussions with HE taken place regarding a proposal for Baguley Hall to be considered in the developing strategy for Wythenshawe Park and Hall. New member of Trust, Simon Bean progressing. Options appraisal to be prepared. Brief will be written with reference to Wythenshawe Hall brief.</p>	MP	<p>HE to fund outstanding repair works prior to the lease/transfer to the Trust.</p>					4	D
<p>Cathedral (City Centre) (Added Nov '14)</p>	<p><i>Note: MCC public realm plus neighbours Cathedral, National Football Museum, Chetham's School and Corn Exchange rep by Millennium Quarter Trust</i></p> <p>Area includes only Scheduled Ancient Monument in city centre, Hanging Bridge and last</p>	<p>Cathedral West Door - Architect appointed. Project highlights story of Medieval Mcr, linking with other sites, eg Clayton Hall, Wythenshawe Hall, and Peel Hall. Mcr University funded full time researcher for 3 months to identify stories in Archives & Cathedral appointed him as part time consultant to continue work.</p>	FT/MP	<p>Planning to apply to HLF</p>					3	N/A

	remaining elements of medieval Manchester.	<p>Cathedral had planned to apply to HLF for funding towards capital works valued at £2m-£5m but has not submitted to date. HLF recommends statements of need developed. HE commented on design suggesting some change. The Cathedral are regrouping to determine their preferred route/s forward.</p> <p>The Millennium Quarter Trust has role in ensuring project joined up & reflects original aspirations for this part of the city centre.</p>								
Chetham's School (City Centre) (Added Nov '14)	<p><i>Note: MCC public realm plus neighbours Cathedral, National Football Museum, Chetham's School and Corn Exchange rep by Millennium Quarter Trust</i></p> <p>Area includes only Scheduled Ancient Monument in city centre, Hanging Bridge and last remaining elements of medieval Manchester.</p>	<p>Completion of new school has freed up medieval buildings & Waterhouse building, enabling development of plans to open up Library to wider audiences. Steering group established for HLF planning & BIS fulfilment. FT & MP represent MCC. Some progress made in developing visitor offer & story behind collections. Chetham's submitted national HLF bid in Dec 16 for £8m-£9m towards project proposal costing £11.8m. Application not successful. HLF provided feedback & encouraging phasing the work into two or more applications. Steering group met on 27 July to discuss - project architects requested to identify what phasing might be appropriate/possible to advise the project going forward, and to identify the various benefits that could be achieved from each distinct phase. The project as a whole, and the individual phases,</p>	FT/MP	Stage 1 HLF application submitted					3	N/A

		need to 'stand up' in terms of objectives and benefits. This will be reported to the next meeting.								
Cocozza Wood (City Centre) (Added May '14) Ownership: Silenway Ltd	Mid 19th Century building in the Smithfield Conservation Area (not listed). Approx Site area/Floorspace: c700 sq m Derelict for considerable period & in extremely poor state, relying on structural scaffolding to retain it in a safe condition. A structural survey from 2012 notes a serious danger of structural collapse. Survey also concluded it would not be feasible to retain building given limited degree to which existing building fabric can be retained, with vast majority needing to be rebuilt.	New proposal developed to expand BoTW operation into Cocozza building. ICM put in a bid to ACE to fund proportion of costs. ACE given stage 1 approval of £1.5m to scheme. ICM have 18 months to raise remainder of funding (up to £1m) & work up full bid. Heads of Terms being negotiated to transfer property into BoTW and MCC ownership.	DL						3	C
Charter Street Ragged School and Working Girls' Home (Ancoats) Ownership: Private Ownership	A mid-19th century building situated in the Angel Meadow area of Manchester City Centre. Though not listed, considered to be one of Manchester's heritage buildings and a surviving remnant of the former industrial/residential character of the area. The Registered Charity name is Charter Street Mission, Sunday School and Working Girl's Home Current use 3 tenants 1. The Lifeshare Charity – outreach support to	MCC in agreement with Coop to develop 4 plots of land in Angel Meadow for residential scheme. Developer selected (FEC) to deliver 627 units across 4 plots, 2 are adjacent to School. Developer committed to working with MCC & Trustees of School to upgrade building & enable suitable uses. Site visits showed huge potential & challenges. Jacobs quoted £10,460 for 3d measured building survey. The Charter School Trustees expressed willingness to support the scheme. They have issued notices of termination to current occupiers and it is anticipated that the building will be vacant by September 17.	MD						3	D

	<p>homeless people (use of various areas of the building under review).</p> <p>2. Drama Teacher - no formal tenancy – one to one support to actors (under review)</p> <p>3. The King of Kings School (a private evangelical Christian school) – who have confirmed they will vacate by summer 2017</p>	<p>Discussions between the Developer and Trustees did not result in an agreement for occupation during development build stage, despite MCC facilitating meetings between Trustees and other parties interested in occupying the building. Trustees due to attend a training course on Governance with MACC Manchester's Voluntary & Community Sector Support Organisation.</p>								
<p>Hulme Hippodrome (Hulme) (Added May '14) Ownership: Local Church (Gilbert Deya Ministries)</p>	<p>Listed Grade 2 Building is in very poor condition and has been vacant for a considerable time. Requires circa £20m scale investment to reopen as Theatre, listed as important theatre at risk by Theatres Trust. Individual enthusiasm, but no clear funding strategy and uses proposed. Not consistent with MCC Cultural Ambition or local SRF. Not a priority for Members.</p>	<p>Owners indicated they want to bring building back into use. Some repair works carried out to windows & brick rendering early 2015, after MCC served section 215 notice. Owners claim roof repairs made but will not allow MCC to inspect. Owners have not responded to MCC's continued attempts to meet to discuss future works / options. MCC notified by local resident works being carried out. Site visit and internal survey identified internal alterations to listed fabric, including new wiring, plasterwork, raised floor, stage and sub-division of some areas. City Solicitor advising on going forward with prosecution.</p>	JK						4	C
<p>Manchester Jewish Museum (Cheetham) (Added May '14) Ownership: Jewish</p>	<p>Grade 2* listed former synagogue now used as museum. Constructed in 1874 & is oldest surviving synagogue in Manchester. Building an excellent example of Victorian architecture & its Moorish style reflects its original use</p>	<p>Plans underway to extend museum & restore historic building, to open in 2019. HLF warded £426,900 development grant for a scheme that was approved in principle. Citizens Design Bureau appointed as design team</p>	FT	HLF £2.89m					3	D

Museum Charity	as a Spanish and Portuguese synagogue.	All Things Studio appointed to design the galleries. Design shared with HLF & subsequently MJM reviewed design & made some cost savings. MJM applied to HLF for £2.8m end of May 17 & looking at other sources of funding & fundraising On 27 September MJM were awarded £2.89m								
The Pankhurst Centre (Ardwick) (Added August 2015) Owners hip - The Pankhurst Trust/Manchester Women's Aid.	Grade 2* building comprises a pair of late-Georgian villas adjacent to the MRI, once the home of the Pankhurst family & of the Suffragette Movement. The building provides offices and classroom/learning spaces supporting women-only activities & groups, including the HQ functions of Manchester Women's Aid. It houses a small museum which is open to the public once per week.	Trust submitted bid to HLF in November '15 for £2m of their £2.6m proposal to improve fabric of the building & visitor offer. Fund-raising for deficit commenced. Project to repair & conserve building & garden & create a new interpretation centre in two parts - recreation of family home & modern exhibition space, with cafe. Architectural team appointed following competition. 8/4 - HLF application unsuccessful. Feedback from HLF – it was an ambitious project and case was not strong for relatively large building project. Doubtful about rationale for project. Trust in process of drafting stronger bid based on feedback for submission Feb '18. University has provided a researcher who is supporting both St Thomas' and Pankhurst Centres on a shared project to develop the heritage narratives for the HLF Stage 1 applications.	MP	HLF application unsuccessful					3	C

Key for officer leads:	MCC Priority	
AW - Amanda Wallace	1. Council-owned and priority	
DC - Dave Carty	2. Council-owned but not highest priority	
FT - Fran Toms	3. Not owned by MCC - MCC are aware and want to support - good group in place	
DL - David Lord	4. Not owned by MCC - MCC aware but no proposal in place currently.	
JK - John Kelsey		
KW - Kylie Ward		
Lho - Lorraine Horne	Historic England At Risk Status - Definitions	
LMcM - Louise McManus	A: Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.	
MD - Matt Doran	B: Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.	
MR - Mike Robertson	C: Slow decay; no solution agreed.	
MP - Michael Plane	D: Slow decay; solution agreed but not yet implemented.	
SE - Sarah Elderkin	E: Under repair or in fair to good repair; but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).	
SH - Stephen Higgins	F: Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.	
	NOTE: Apart from Heaton Hall, Victoria Baths and recently Wythenshawe Hall, HE has not applied a risk status to the buildings listed above. We have used the BAR definitions to help us assess the risk status of these sites	