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MANCHESTER CITY COUNCIL

Executive

Date: Wednesday, 12 December 2018
Time: 10.00 am
Venue: Council Antechamber - Level 2, Town Hall Extension

This is a **revised supplementary agenda** containing additional information about the business of the meeting that was not available when the agenda was published. An additional item of business has been added as item 10.1.

Access to the Council Antechamber

Public access to the Council Antechamber is on Level 2 of the Town Hall Extension, using the lift or stairs in the lobby of the Mount Street entrance to the Extension. That lobby can also be reached from the St. Peter's Square entrance and from Library Walk. **There is no public access from the Lloyd Street entrances of the Extension.**

Filming and broadcast of the meeting

Meetings of the Executive are 'webcast'. These meetings are filmed and broadcast live on the Internet. If you attend this meeting you should be aware that you might be filmed and included in that transmission.

Membership of the Executive

Councillors
Leese (Chair), Akbar, Bridges, Craig, N Murphy, S Murphy, Ollerhead, Rahman, Stogia and Richards

Membership of the Consultative Panel

Councillors
Karney, Leech, M Sharif Mahamed, Sheikh, Midgley, Ilyas, Taylor and S Judge

The Consultative Panel has a standing invitation to attend meetings of the Executive. The Members of the Panel may speak at these meetings but cannot vote on the decision taken at the meetings.

Revised Supplementary Agenda

8.	**Great Northern Warehouse Strategic Regeneration Framework Update** The report of the Strategic Director (Development) is now enclosed.	**Deansgate** 5 - 16
9.	**Northern Quarter Building Condition Report** The report of the Strategic Director (Development) is now enclosed.	**Piccadilly** 17 - 28
10.	**Global Monitoring and Budget Update** The report of the City Treasurer is now enclosed.	**All Wards** 29 - 46
10a.	**Capital Programme Update** The report of the City Treasurer is enclosed.	**All Wards** 47 - 54

Information about the Executive

The Executive is made up of ten Councillors: the Leader and two Deputy Leaders of the Council and seven Executive Members with responsibility for: Children Services; Finance & Human Resources; Adult Services; Schools, Culture & Leisure; Neighbourhoods; Housing & Regeneration; and Environment, Planning & Transport. The Leader of the Council chairs the meetings of the Executive

The Executive has full authority for implementing the Council's Budgetary and Policy Framework, and this means that most of its decisions do not need approval by Council, although they may still be subject to detailed review through the Council's overview and scrutiny procedures.

It is the Council's policy to consult people as fully as possible before making decisions that affect them. Members of the public do not have a right to speak at meetings but may do so if invited by the Chair.

The Council is concerned to ensure that its meetings are as open as possible and confidential business is kept to a strict minimum. When confidential items are involved these are considered at the end of the meeting at which point members of the public and the press are asked to leave.

Joanne Roney OBE
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Further Information

For help, advice and information about this meeting please contact the Committee Officer:

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This supplementary agenda was issued on **Friday, 7 December 2018** by the Governance and Scrutiny Support Unit, Manchester City Council, Level 3, Town Hall Extension (Mount Street Elevation), Manchester M60 2LA

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Manchester City Council
Report for Resolution

Report to: Executive – 12 December 2018

Subject: Great Northern Warehouse – Strategic Regeneration Framework (SRF) Update

Report of: Strategic Director – Strategic Development

Summary

This report presents Executive Members with a draft updated Strategic Regeneration Framework (SRF) for the Great Northern Warehouse, and requests that the Executive approve the Framework in principle, subject to a public consultation on the proposals.

Recommendations

The Executive is recommended to:

i) Approve in principle the updated Strategic Regeneration Framework for the Great Northern Warehouse;

ii) Request the Chief Executive undertake a public consultation exercise on the Regeneration Framework with local stakeholders; and

iii) Request that a further report be brought forward, following the public consultation exercise, setting out the comments received.

Wards Affected Deansgate

Manchester Strategy outcomes	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The comprehensive redevelopment of this site will provide a major focus for new investment within the area. The Framework will contribute towards growth in employment and economic performance of the Civic Quarter and the wider city centre. The Regeneration Framework will see the enhancement of a unique leisure and retail destination delivered through utilising the potential of the Great Northern Complex, which will provide a range of new employment opportunities in the city centre. The provision of additional commercial space within the Great Northern Warehouse, proposed in the SRF update, will further increase

	the number of jobs and training opportunities delivered in the area.
A highly skilled city: world class and home grown talent sustaining the city's economic success	Development of the Great Northern Complex, coupled with Manchester Central and Castlefield Quay, will create new employment opportunities across a range of sectors through the expanded retail and leisure offer in addition to the creation of new commercial space within the area. This will attract new organisations to the city and enable the expansion of existing businesses, facilitating the creation of new jobs and training opportunities.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The Regeneration Framework complements development at adjacent city centre neighbourhoods including St Michael's, St John's, and First Street. The Great Northern and Manchester Central sites will augment what is a strategically important and historically significant location through the delivery of a new, mixed use city centre destination which is well-connected and distinctive. It will transform the image of the area as a visitor destination, and help to create job opportunities within the locality and the wider city centre.
A liveable and low carbon city: a destination of choice to live, visit, work	The SRF area benefits from excellent public transport connectivity, sitting in close proximity to Oxford Road and Deansgate Castlefield rail and Metrolink Stations. This demonstrates the area's strong public transport links, which ensure that the area and its amenities are accessible by visitors and commuters without a reliance on car usage. The updated SRF remains unaltered with regards to the delivery of high quality public realm space alongside new commercial and leisure amenities, which will ensure the area is a neighbourhood of choice to visit and work in. Sustainable design and development principles will be tested at the planning application stage.
A connected city: world class infrastructure and connectivity to drive growth	The Great Northern benefits from the Civic Quarter's strong public transport links, as outlined above. The SRF prioritises pedestrian walkways and connectivity, which will provide residents with improved linkages to the public transport connections and surrounding city centre districts. The area already experiences significant annual visitor numbers, and development of the

	neighbourhood's amenities will further enhance the reputation of the area as a leisure destination.

Full details are in the body of the report, along with any implications for

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

In relation to public realm, the freehold of the public square at the Great Northern is owned by the Council. This is leased for 150 years to the owners of the Great Northern Warehouse. Under the terms of the current lease the developer has to maintain the public space and is able to recharge the Council a sum based on a formula in the lease. Currently this is an annual cost of around £25K pa, although it could rise to c£40K pa based on the latest cost formula. The lessee also has the right to use an area, roughly equivalent to c13% of the space for outdoor table and chairs under a licence, and they pay the Council a fee in the region of £8Kpa for this.

The proposed works to the public realm will cost in the region of £2.4M, and to support this level of investment it is proposed that the lease is extended to a new 250 year term, and as part of the new arrangements a thin strip of land to the back of the Deansgate frontage is permitted to be built upon, which will be in accordance with the existing planning permission. In addition to the variations to permit the additional development, the obligation to contribute to the costs of maintenance and repair on the Council will be removed from the agreement. The fee for the seating area will also be removed. Any net revenue accruing from the commercialisation of the public open space, which will be controlled through a management agreement and monitored by the City Centre Public Service Manager, will be shared with the Council, with the Council taking 30% of the surpluses.

It is considered that the revisions to the commercial arrangements represent value for money for the Council.

Financial Consequences – Capital

It is not envisaged that there will be any capital financial implications as a result of the proposed change in use from residential to commercial development.

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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 officers above.

- Report to Executive – The Civic Quarter - Framework – 21 October 2009
- Report to Executive – The Civic Quarter Regeneration Framework – 10 February 2010
- Draft Strategic Regeneration Framework – Great Northern Warehouse – December 2015 (withdrawn)
- Report to Executive – Great Northern Complex, Manchester Central and Castlefield Quay Strategic Regeneration Framework – 2 December 2015
- Draft Strategic Regeneration Framework – Great Northern, Manchester Central and Castlefield Quay – July 2016
- Report to Executive – Great Northern Warehouse, Manchester Central and Castlefield Quay Strategic Regeneration Framework – 27 July 2016
- Report to Executive – Great Northern Warehouse, Manchester Central and Castlefield Quay Strategic Regeneration Framework – 8th February 2017
- Strategic Regeneration Framework - Great Northern, Manchester Central and Castlefield Quay – February 2017
- Draft Great Northern Warehouse Strategic Regeneration Framework Update – December 2018

1.0 Introduction

1.1 The growth and regeneration of the city centre has brought wide–ranging benefits to the City-region, and the city centre continues to play a crucial role in the long term success of the wider regional economy. The Council continues to facilitate high quality, mixed use development aimed at maintaining a balance between residential, commercial, retail and leisure uses, which in turn will ensure the long term success of the city centre as a destination of choice for those wishing to live, work, invest or spend leisure time in the city.

1.2 The regeneration of Manchester's Civic Quarter, at the core of the regional centre and containing some of its most significant buildings, has, and will continue to, play a pivotal role in the growth of the city centre economy. Significant regeneration has been undertaken with a number of initiatives already delivered or well underway, including the transformation of the Town Hall Complex and St Peter's Square, commercial developments at No. 1 and No. 2 St Peter's Square, Windmill Green, Landmark (the former Odeon), and two hotel developments currently being built at No.3 St Peters Square.

1.3 There are further significant development schemes within the Civic Quarter - the 'Our Town Hall' project will see the transformational refurbishment of the Town Hall and Albert Square and adjacent to this, development at St Michaels will create a new high quality neighbourhood which will comprise residential and commercial development, alongside a new hotel and public realm. New development at 135 Deansgate and Brazennose House will deliver circa 116,000 and 100,000 Sq. Ft. of Grade A commercial office space respectively, with the refurbishment of Heron House delivering a further 100,000 Sq. Ft of office space, all set around enhanced public realm at Lincoln Square and Brazennose Street.

1.4 In February 2017 the Executive endorsed a Strategic Regeneration Framework (SRF) for the Great Northern Warehouse, Manchester Central site and Castlefield Quay area. The framework is intended to guide proposals for regeneration of this key area, and set out a range of proposals for a mixed use scheme, to complement existing uses. Subsequently the owners of the Great Northern Warehouse are proposing changes to that component of the SRF, to respond to changing market conditions. These proposals are set out below.

2.0 Great Northern Warehouse – Background & Context

2.1 The Great Northern site comprises a former railway goods warehouse and sidings, which were converted into a leisure development in the late 1990's. The warehouse is Grade II* Listed and is adjoined to a modern extension, on the south of the site, which contains the cinema complex and car parking. To the west of the site is a long terrace of Grade II Listed shops with offices above.

2.2 The Great Northern Complex is a major site in a prime location within the Civic Quarter. The site covers a 2.6 hectare area (please see plan at appendix 1)

and accommodates a number of established uses including a multi-screen cinema, casino, car parking and retail/leisure uses. Notwithstanding the uses that exist within the site and recent interventions which have refreshed the leisure offer, it has generally been underutilised and represents a part of the city that has not fulfilled its potential to become a leading city centre destination.

2.3 The Great Northern was acquired in 2013 by Tobermoray Sarl, who has since been developing proposals to re-energise this strategically and historically significant site.

2.4 The Great Northern, Manchester Central and Castlefield Quay Strategic Regeneration Framework (2017) was informed by the following overreaching site- wide themes:

- Enhancing connections and linkages across the site.
- Ensuring the framework proposals contribute towards the City Council's strategic objectives and complement wider city centre regeneration initiatives.
- Tackling under-utilisation and making better use of the listed buildings and their setting.
- Making the connection to Deansgate and enhancing this frontage.
- Creating an enhanced and extended network of public realm and public spaces across the SRF area.
- Delivering a vibrant and viable critical mass of high quality uses including residential, hotel, leisure and retail.
- Being distinctive through the utilisation of the site's unique history and heritage assets as well as through the careful management of the end uses.

2.5 In March 2018 the landowner secured Planning Permission and Listed Building Consent for the phased development of the Great Northern Complex. This consent included:

- 142 residential units
- 22,216 sq. ft. of food and beverage commercial floor space
- 3,444 sq. ft. of retail floor space
- 17,330 sq. ft. of gym floor space
- A management suite
- A 29 space resident car park

2.6 An updated SRF has been produced for the Great Northern Warehouse, in order to respond to demand within the area.

3.0 Great Northern Warehouse SRF Update

3.1 The only update to the 2017 Framework proposed is the inclusion of additional office space in place of an element of the previously envisaged residential use. The SRF update is intended to be read alongside the adopted 2017

Framework and does not seek to replace it. (The update does not alter the Manchester Central and Castlefield Quay sub areas included in the 2017 SRF).

3.2 As the City's employment offer has continued to increase and diversify, the Civic Quarter provides a key function in the provision of high quality commercial accommodation. The district houses a wide range of companies across a number of sectors. The area has helped to facilitate progression within key growth sectors including Creative and Digital, and Financial and Professional Services. This is in the context of continued strong uptake of office space in the city centre, which has led to a shortage of high quality Grade A office space. In order to maximise the Civic Quarter's potential contribution to continued economic growth and regeneration of the city centre, the Great Northern can build upon the success of recent commercial development within the area, and help to meet the need for further quality office space in the city centre.

3.3 The delivery of additional office floor space at the Great Northern will support the city's growth trajectory, create new jobs, and support the city's drive for high calibre talent retention and job creation. In addition to the economic benefits, new commercial development will deliver significant social benefits in terms of job opportunities, training and apprenticeships.

3.3 The SRF update proposes the incorporation of office use in to the three upper levels of the warehouse, together with entrance space and additional office space at ground and first floor levels. This would replace the previously proposed, and consented, residential use.

3.4 Delivering office space as opposed to residential development will require less construction interventions. The floor plans, divisions, and fit out associated with the delivery of commercial space will have a reduced impact on the Grade II* Listed building and reveal more of its historical significance.

3.5 The principles of landscape improvements to the viaduct and Great Northern Square established within the 2017 Framework and the subsequent planning permission would remain unaltered by the SRF update.

3.6 The Warehouse hold the capacity to provide circa 146,000 Sq. Ft. of office floorspace which could support up to 1,132 full time equivalent (FTE) professional services jobs. The accessible location of the Great Northern Warehouse within the city centre, means that these jobs will be accessible to as wide a range of people as possible.

4.0 Delivery and Phasing

4.1 The partial implementation of public realm enhancements and delivery of 12 residential dwellings along Deansgate Terrace will form the first phase of development within the Great Northern Warehouse. These works are due to come forward in 2019.

4.2 The second phase will comprise improvement to the public realm within the Great Northern Square and the viaduct structure to the south of the Warehouse, together with the refurbishment and conversion of the Great Northern Warehouse. As a result of the proposed change in use, revised Planning Permission and Listed Building Consent will be required for the second phase. If the updated SRF is approved, revised Planning and Building Consents will be sought in 2019 to convert the warehouse building's upper floors from car parking to office use.

5.0 Conclusions

5.1 The Great Northern is a high profile landmark site within the city centre, which provides the opportunity to better contribute towards the strategic objectives of the City.

5.2 Significant demand for high quality commercial development within the Civic Quarter has been shown to exist. With No. 1 and No.2 St Peter's now complete, and the construction of both Landmark and Windmill Green well underway, the introduction of commercial space within the Great Northern Warehouse will strengthen the city centre's commercial development pipeline, supporting the region's economic growth and inward investment proposition, and provide further job opportunities in the city centre.

5.3 The update to the Great Northern SRF has been informed by adjacent development, and aligned with neighbouring proposals. St John's sits to the west of the Great Northern and over the next decade will develop as a unique city centre community of creativity, culture and innovation. This will deliver a mixture of residential, commercial and retail development built on the area's industrial and media heritage and new cultural and leisure assets including The Factory Manchester. Development at St Michael's is also set to begin in 2019, which will see the delivery of a new mixed use neighbourhood. The mix of uses set out within the Great Northern SRF update complement development in regeneration areas nearby.

5.4 Recommendations appear at the front of this report

6.0 Contributing to the Manchester Strategy

(a) A thriving and sustainable city

6.1 The comprehensive redevelopment of this site will provide a major focus for new investment within the area. The Framework will contribute towards growth in employment and economic performance of the Civic Quarter and the wider city centre.

The Regeneration Framework will see the enhancement of a unique leisure and retail destination delivered through utilising the potential of the Great Northern Complex, which will provide a range of new employment opportunities in the city centre. The provision of additional commercial space

within the Great Northern Warehouse, proposed in the SRF update, will further increase the number of jobs and training opportunities delivered in the area.

(b) A highly skilled city

6.2 Development of the Great Northern Complex, coupled with Manchester Central and Castlefield Quay, will create new employment opportunities across a range of sectors through the expanded retail and leisure offer in addition to the creation of new commercial space within the area. This will attract new organisations to the city and enable the expansion of existing businesses, facilitating the creation of new jobs and training opportunities.

(c) A progressive and equitable city

6.3 The Regeneration Framework complements development at adjacent city centre neighbourhoods including St Michael's, St John's, and First Street. The Great Northern and Manchester Central sites will augment what is a strategically important and historically significant location through the delivery of a new, mixed use city centre destination which is well-connected and distinctive. It will transform the image of the area as a visitor destination, and help to create job opportunities within the locality and the wider city centre.

(d) A liveable and low carbon city

6.4 The SRF area benefits from excellent public transport connectivity, sitting in close proximity to Oxford Road and Deansgate Castlefield rail and Metrolink Stations. This demonstrates the area's strong public transport links, which ensure that the area and its amenities are accessible by visitors and commuters without a reliance on car usage.

The updated SRF remains unaltered with regards to the delivery of high quality public realm space alongside new commercial and leisure amenities, which will ensure the area is a neighbourhood of choice to visit and work in.

Sustainable design and development principles will be tested at the planning application stage.

(e) A connected city

6.5 The Great Northern benefits from the Civic Quarter's strong public transport links, as outlined above. The development Framework prioritises pedestrian walkways and connectivity, which will provide residents with improved linkages to the public transport connections and surrounding city centre districts.

The area already experiences significant annual visitor numbers, and development of the neighbourhood's amenities will further enhance the reputation of the area as a leisure destination.

7.0 Key Policies and Considerations

(a) Equal Opportunities

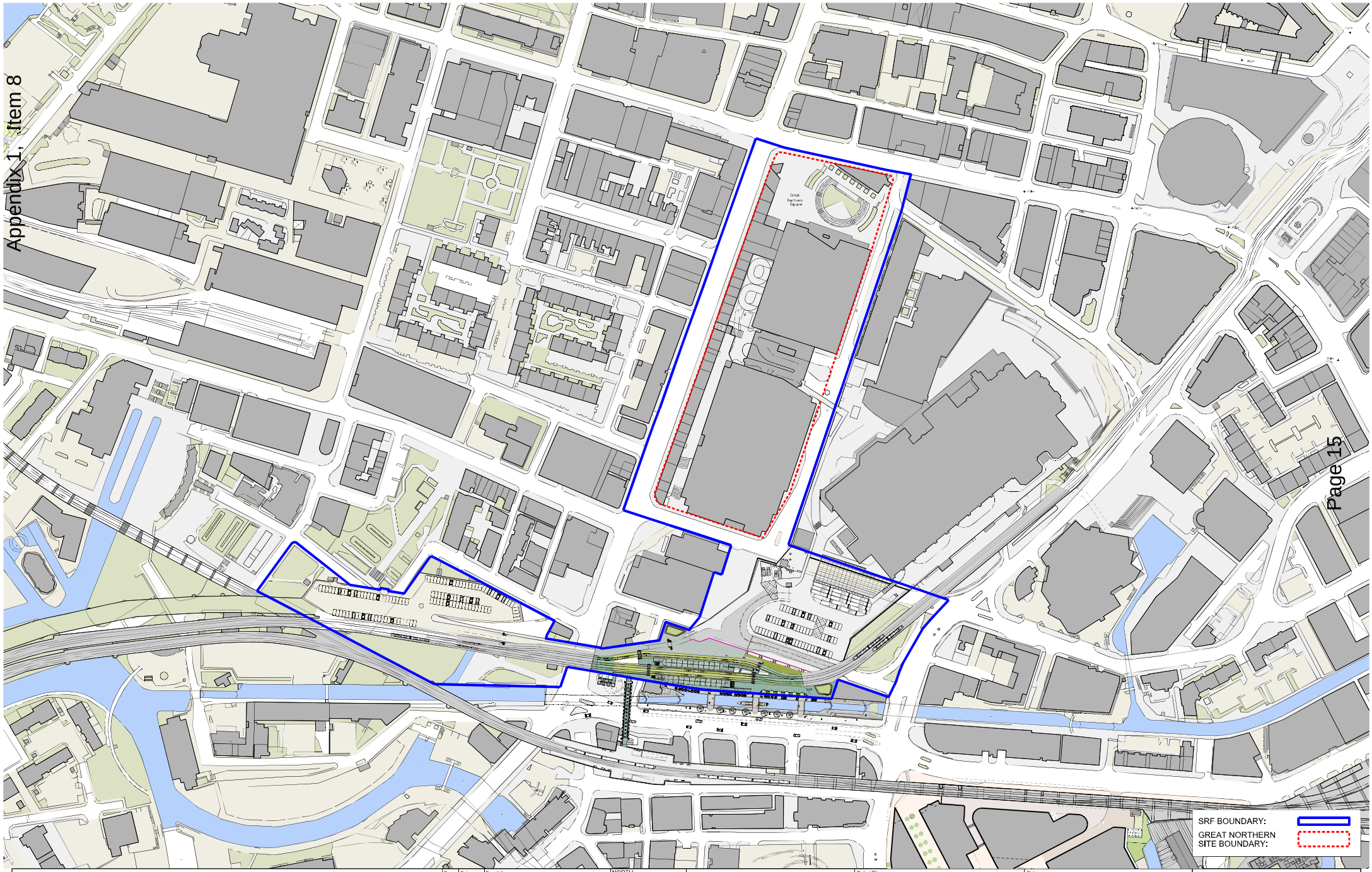
7.1 The site has the capacity to create a significant number of new jobs, both through construction and end use. The proposals will provide new connections to surrounding neighbourhoods, providing improved access to the opportunities within the Civic Quarter. In addition, there is a commitment to ensure that design standards throughout the development will comply with the highest standards of accessibility.

(b) Risk Management

7.2 N/A

(c) Legal Considerations

7.3 Subject to Executive approval, a further report will be brought forward after the public consultation exercise, setting out the comments received and any changes to the final version of the framework. If the SRF update is approved by the City Council, it will become a material consideration for the Council as Local Planning Authority, alongside the original 2017 Strategic Regeneration Framework.



This drawing is copyright. Do not scale off dimensions. All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Please note that all layouts and areas are indicative and may be subject to change in line with the coordination of structure, services, fire requirements, survey information and easements.

Information is also subject to change following further design development and building tolerances, or events outside the architect's control. The architect accepts no responsibility for any resulting implications or decisions, commercial or otherwise, made on the basis of this information.

Existing information base SEP survey and subject to confirmation following demolition and intrusive survey.

Rev	Date	Description
00	19/11/2018	FIRST ISSUE

NORTH

Project Title: GREAT NORTHERN WAREHOUSE	Status: INFORMATION		
Drawing Title: SRF BOUNDARY	Scale @A1: 1:1250	Scale @A3: 1:2500	
Drawing No: 10161-Z0-A-F100-XP-TY-001	Job No: 10161	Date: NOV 2018	Revision: 00

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Manchester City Council
Report for Information

Report to: Executive – 12 December 2018

Subject: Northern Quarter Building Condition

Report of: Strategic Director (Development)

Summary

To inform Members of the findings of a survey into the condition of buildings within the Northern Quarter

Recommendation

To note the content of the report

Wards Affected: Piccadilly

Community Strategy Spine	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The regeneration of the Northern Quarter provides new homes and opportunities for independent businesses.
A highly skilled city: world class and home grown talent sustaining the city's economic success	Change in the area supports population Growth the new businesses help to attracti and retain talent required to support Manchester's growth trajectory. The residential development has created a successful neighbourhood close to employment opportunities in the city centre.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The retention and reuse of buildings in the Northern Quarter will contribute to the delivery of the Manchester Residential Growth prospectus and meet the growing demand for new homes. Maintenance of the historic fabric has created an attractive place where people choose to be.
A liveable and low carbon city: a destination of choice to live, visit,work	The Northern Quarter is at the heart of the city centre. This provides excellent accessibility to all forms of sustainable travel and is ideal for walking and cycling.

Full details are in the body of the report, along with any implications for:

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue None

Financial Consequences – Capital None

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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. Introduction

1.1 The Northern Quarter is located in the northern part of the City Centre. It performs a unique role in the city and, to some extent within the UK. Its reputation is such that it attracts high number of visitors and makes an important contribution to the Manchester economy.

2. Backgound and context

2.1 Prior to the early 1990's, it had experienced 20 years of decline when its role as a retail and office destination was adversely affected by the closure of Smithfield Market. This was compounded by the development of the Arndale Centre which effectively turned its back on the area and led to the closure of many retail businesses on Oldham Street and Tib Street. There was a subsequent decline in the areas wholesale trade and the result of all of this change meant that many buildings were left vacant, were poorly maintained and fell into various states of disrepair.

2.2 Much of the Northern Quarter is within the Smithfield and Stevenson Square Conservation Areas which were declared in the late 1980's at a time when there was little activity or investment within the area and much of the built fabric was in decline. However, the areas built fabric and many heritage assets are a key part of its identity and attractiveness and the most effective way of securing the future of the built fabric is to find new sustainable new uses.

2.3 It was recognised from the very outset that the availability of cheap rents made the Northern Quarter attractive to independent and alternative businesses. It was founded therefore, on the basis that the traditional top down approach to regeneration would not be appropriate and that its future was most likely to be secured on the back of lower rents which could provide a home for smaller independent businesses.

2.4 The growth of the Northern Quarter has progressed for the past 25 years on a site by site, building by building basis. It is this organic and incremental growth that has delivered change in a manner that has ensured that the area has maintained its distinct identity. It has built on the areas strengths and produced a creative and cultural destination, with a high-quality built environment that is attractive to businesses and residents, and provides opportunities for private sector investment.

2.5 The City Council and the Local Planning Authority have worked closely and constructively with owners, occupiers and investors to bring buildings back into use. This supportive and collaborative approach has ensured that many buildings have been refurbished and brought back into productive use. The Northern Quarter has has become very successful and is home to many residents and a broad spectrum of smaller businesses. Its bars and restaurants play an important role in the evening economy but play an increasingly important role throughout the day, driving footfall and activity

beyond the more traditional core areas. This is vital in terms of helping to integrate Ancoats and New Cross with the City Centre.

2.6 In addition to this essential organic growth, there have been some larger scale interventions on gap sites notably at the Old Smithfield Market, The Hive on Lever Street and on Church Street. Whilst these have introduced some larger and modern development, they have followed the principles of maintaining quality in the area and introducing complementary activity that has added value to the Northern Quarter.

2.7 Despite the level of investment that has taken place in the area, a number of vacant buildings on Thomas Street and on Back Turner Street have recently become unsafe to the extent that there was no alternative other than to demolish them. This is always a means of last resort after avenues to save a building have been exhausted. As a result of this, concern has been expressed about the condition of building fabric in the northern quarter more generally. Officers have therefore undertaken a survey of the areas buildings, based on an external inspection only.

2.8 The result of the survey is shown on the attached plan. It has shown that the building fabric is overall in a good condition and many building have seen significant levels of investment. Many have been refurbished in whole or in part and this clearly demonstrates that the approach of working with people has produced positive results. The buildings coloured in yellow or outlined in yellow on the appended map have all seen considerable levels of investment and are in active use which is key to their future.

Listed building that have been refurbished and converted into residential use

3 Dale Street,
56 Dale Street,
70 Dale Street,
Jewel House (75 High Street),
Langley Building (Dale St),
Market Buildings (Smithfield),
Wentworth Buildings (Newton Street)

Listed building that have been refurbished and converted into office use

Sevendale House
20- 24 Dale Street
35 Dale Street
29-31 Dale Street
16-18 Tariff
69-77 Lever Street
45-47 Newton Street
50-62 Port Street and 45-47 Hilton Street (mixed use)
1-5 Turner Street (mixed use)

Listed buildings that have been refurbished and converted into hotel use

Easy Hotel Newton Street
50 Newton-Hatters

Listed buildings that have been refurbished and converted to other uses

33 Turner St - modelling studio
Mackie Mayor - F&B

None listed buildings that have been converted into residential use

Birchin Place (Pall Mall Court),
Smithfield Buildings (Oldham Street),
11-21 Turner Street, the Lighthouse (Church Street),
The Bradley (Stevenson Square / Dale Street),
Sorting Office (Dale Street),
Vaults (Port St),
Met Apartments (40 Hilton St),
25 Church Street,
113 Newton Street,
31 Tib Street,
4-6 Union Street,
38, High Street,
8-16 Turner Street,
16-20 Turner Street,
15-17 Piccadilly,
24, Turner Street and 3,5 & 7,Union Street,
8 Dorsey Street,
Norvic House, 7 Hilton Street,
35 Houldsworth Street
15 Newton Street

None listed buildings that have been converted into office use

Basil Chambers
1/7 Stevenson Sq
43/45 Lever Street
9 Stevenson Sq
8 Stevenson Sq

None listed buildings that have been converted into hotel or other use

Cow Hollow hotel
15-21 Hilton Street hotel
Afflecks retail
Abel Hayward pub/hotel
27 Swan Street
31 Swan Street
33/37 Swan Street

2.9 In addition to these buildings that have been wholly refurbished, many buildings on Oldham Street, Tib Street, Thomas Street, Edge Street, High Street, Dale Street, Tariff Street and Port Street have been refurbished in full or in part to pubs, bars and restaurants, and some of these are listed.

2.10 The survey has also identified buildings that are considered to be at risk and those that are considered to be vulnerable. These are listed below, along with information about their present status and the actions that are being undertaken by the City Council.

Buildings at risk (coloured plum on the appended map)

1-3 Back Turner Street. The building is not listed but is within the Smithfield Conservation Area**.** It forms part of a larger site which is partly owned by the City Council. Planning permission was refused earlier in 2018 for a comprehensive redevelopment proposal. Alternative forms of development are currently being discussed.

Rear of 25-27 Swan Street (Coccozza Wood). The building is not listed but is within the Smithfield Conservation Area**.** It is situated to the rear of the Band on the Wall and the City Council is trying to acquire it so that it can be refurbished and restored and used in association with the Band on the Wall.

60 Oldham Street / 53 Spear St– Planning permission was granted in September 2018 to convert 60 Oldham Street into two, 3 bed (5 person) and one, 3 bed 6 person apartments and with a ground floor and basement restaurant and bar. The proposal also includes a new 7 storey building on the empty plot at 53 Spear Street to form three 1 bed/ 1 person, one 2 bed/3 person and one 3 bed/4 person apartments. The conversion of 60 Oldham is due to start in New Year.

56-58 Oldham / 51 Spear St – We have contacted the owner on a number of occasions this year, including contacting their solicitor, to discuss the site. There has been no response to date.

7 Kelvin Street. This listed building forms part of a larger site where planning permission has been granted for a residential development which includes the retention and re-use of the building. Since the grant of planning permission, a further two buildings on the site have been listed and the developer is reviewing options in light of these changed circumstances.

88Tib Street. This is a former weavers cottage in the Smithfield Conservation Area that is vacant and has been acquired recently, Early discussions have been held with the owner.

2 Union Street. The building is not listed but is within the Smithfield Conservation Area**.** Planning permission has been granted to redevelop the vacant land to the rear of this building on Red Lion Street to create homes.

The proposal involves the partial retention of the building and incorporates the frontage of No.2 Union Street.

Vulnerable Buildings (coloured green on the appended map)

42 - 50 Thomas St These listed building form part of a larger site where planning permission has been granted for a residential development which includes the retention and re-use of 7 Kelvin Street but included the demolition of the 42 - 50 Thomas St before they were listed. Since the grant of planning permission, they have been listed and the developer is reviewing options in light of these changed circumstances.

56-58 Thomas Street These none listed buildings form part of a larger site where two building were recently demolished. Discussions are taking place with the owner regarding the development of the site.

42 Shudehill – Planning permission was granted in August 2017 to use the building as a 15 bedroom Hotel, including a pub in the ground floor and basement (116454/FO/2017).

28-30 Oldham- There is a current application (120903/JO/2018) to amend a previous approval (106786/FO/2014/C2) to use of the upper three floors above the bar to a hotel. It would include the creation of a fourth floor within the existing roof void.

47 Spear Street - Permission was granted in January 2018 to construct a five storey building containing four 2 bed apartments and one 2 storey two bed live/work units.

43 - 47 Piccadilly These buildings are in the Stevenson Square conservation area and form part of a larger site that is the subject of a current planning application.

68 – 70 High St/2 Turner St. This building is largely vacant and is in the Smithfield Conservation Area. The upper floors are beginning to show signs of neglect. Permission has been granted under permitted development provisions to use the upper storeys as apartments. A letter has been sent to the applicant regarding the condition of the upper floors and the need to undertake works in order to maintain the building and improve its appearance.

1 - 5 Swan Street/143 – 147 Oldham Street. Prior Approval was granted in 2016 to use the 2nd and 3rd floors as 14 studio apartments and these works are currently being implemented.

43 Tib Street There is a current planning application to convert the upper floors of the building into two flats.

56-58 Lever Street These buildings are not listed and are not within the Stevenson Square Conservation Area. Discussions have been held regarding the future development of the site.

90 High Street The ground floor of the building is occupied but the upper floors appear to be vacant.

117 Oldham Street The building appears to be partly occupied but the upper floors of the front elevation do need some attention.

3. Conclusion

3.1 The growth of the Northern Quarter has been a remarkable success and has transformed an area that had very much reached a tipping point in terms of its functionality and its built environment. It has created an area that supports a residential and independent business community and a destination for visitors. The investment in the built fabric has ensured that many buildings have been brought back into use and their future is secure.

3.2 A number of buildings are at risk or are vulnerable. These have all been the subject of discussions and a number have an extant planning approval which, if implemented will ensure that they are conserved.

3.3 These discussions should and will continue and support should continue to be given to owners, occupiers and investors to find viable uses for heritage assets in the Northern Quarter.

4. Contributing to the Manchester Strategy

(a) A thriving and sustainable city

The Northern Quarter has attracted construction investment. It supports the city's residential growth requirements providing high quality new homes within a distinctive neighbourhood.

(b) A highly skilled city

This has supported population growth, as well as the attraction and retention of the talent required to support Manchester's growth trajectory over different economic sectors.

(c) A progressive and equitable city

The retention of buildings in the Northern Quarter will contribute to the delivery of the Manchester Residential Growth prospectus and meet the growing demand for new homes. This has created a high quality environment where people choose to be.

(d) A liveable and low carbon city

The Northern Quarter is at the heart of the city centre. This provides excellent accessibility to all forms of sustainable travel and is ideal for walking and cycling.

(e) A connected city

The retention of historic fabric in the Northern Quarter has created a successful city centre neighbourhood that is well connected to jobs and amenities.

5. Key Policies and Considerations

(a) Equal Opportunities

The Northern Quarter provides many homes and job opportunities within the region's economic hub. This is a sustainable community.
Manchester.

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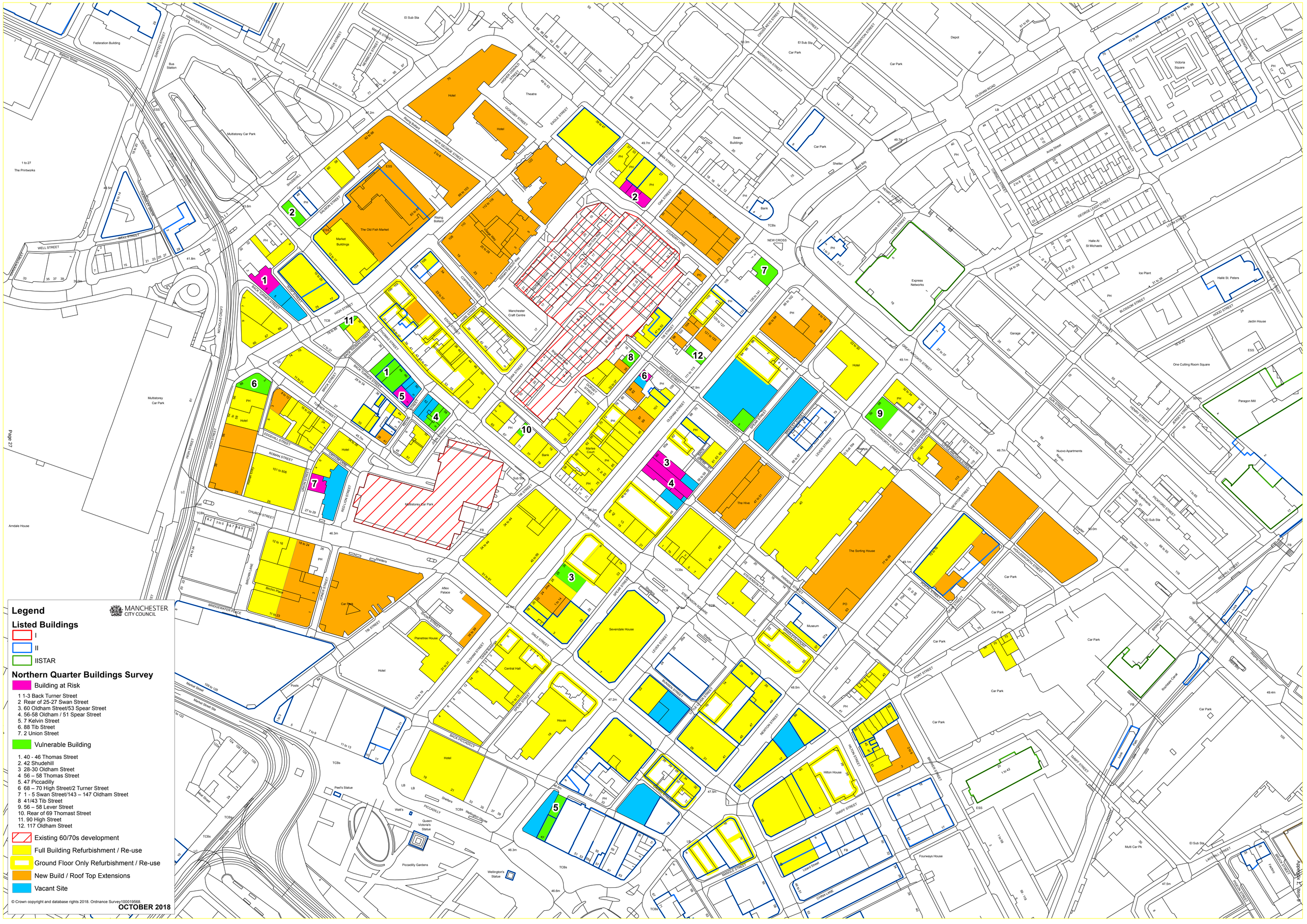
Legend
MANCHESTER CITY COUNCIL
Listed Buildings
I
II
IISTAR
Northern Quarter Buildings Survey
Building at Risk
1 1-3 Back Turner Street
2 Rear of 25-27 Swan Street
3. 60 Oldham Street/53 Spear Street
4. 56-58 Oldham / 51 Spear Street
5. 7 Kelvin Street
6. 88 Tib Street
7. 2 Union Street
Vulnerable Building
1. 40 - 46 Thomas Street
2. 42 Shudehill
3 28-30 Oldham Street
4 56 – 58 Thomas Street
5. 47 Piccadilly
6 68 – 70 High Street/2 Turner Street
7 1 - 5 Swan Street/143 – 147 Oldham Street
8 41/43 Tib Street
9. 56 – 58 Lever Street
10. Rear of 69 Thomast Street
11. 90 High Street
12. 117 Oldham Street
Existing 60/70s development
Full Building Refurbishment / Re-use
Ground Floor Only Refurbishment / Re-use
New Build / Roof Top Extensions
Vacant Site
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Manchester City Council
Report for Resolution

Report to: Executive – 12 December 2018

Subject: Global Revenue Budget Monitoring Report to end of October 2018

Report of: City Treasurer

Summary

This report contains a summary of the Council's revenue budget and forecast outturn position for 2018/19, based on an assessment of income and expenditure to the end of October 2018 and financial profiling to 31 March 2019.

Recommendations

The Executive is requested to:

1. Note the report.

2. Recommend that the Council approves the use of £6.292m from the City Centre Review, Better Care Funding, Adult Social Care and Parking reserves (as set out in paragraph 13). As the total use of reserves will be more than £2m above that approved when the budget was set it must be authorised by the Council.

3. Approve the proposed virements in paragraph 11.

4. Approve the use of budgets to be allocated in paragraph 12.

5. Approve the use of grants in addition to that already planned, as detailed in paragraph 14.

Wards Affected:

All

Manchester Strategy outcomes	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The effective use of resources underpins the Council's activities in support of its strategic priorities
A highly skilled city: world class and home grown talent sustaining the city's economic success	

A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	
A liveable and low carbon city: a destination of choice to live, visit, work	
A connected city: world class infrastructure and connectivity to drive growth	

Full details are in the body of the report, along with any implications for

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

The report identifies a projected net revenue overspend of £3.947m for 2018/19, based on income and expenditure up to the end of October 2018. All Strategic Directors are addressing this and continue to work towards greater efficiencies and accelerating savings where possible in order to support the overall financial position of the City Council.

With the likely scale of funding pressures and future resource reductions, it is important that the Council holds a robust position on reserves and maintains the ability to deal with issues that arise during the financial year. Requests to allocate funding to or from reserves in year are included within the report.

Financial Consequences – Capital

The revenue budget includes funding to meet the capital financing costs of the Council. Changes in the capital programme can affect the budget to meet such costs.

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Name: Janice Gotts
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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.

- February 2018 Executive suite of Budget Reports

1. Introduction

1.1 The purpose of this report is to provide the Executive with a summary of the Council's revenue budget and forecast outturn position for 2018/19, based on an assessment of income and expenditure to the end of October 2018 and financial profiling to 31 March 2019.

1.2 Budget monitoring information is integral to supporting robust management arrangements across the Council; and is part of a programme of continuous improvement. Its purpose is to raise issues which need to be controlled through further management action and, as such, the position may change as work is done by Strategic Directors to bring spend back in line with budgets.

1.3 Budgets are being monitored on a monthly basis by senior management and there is monthly reporting to individual Executive Members through Strategic Directors.

2. Background

2.1 The City Council set a three-year budget strategy covering the period 2017-20 in March 2017 following consultations with the people of Manchester on what really mattered to them and what they valued most, namely:

- care and support for vulnerable people including older people and those with learning disabilities and mental health needs; taking action on family poverty and giving young people the best start in life;
- tackling homelessness;
- supporting people in to jobs and training;
- keeping roads and neighbourhoods in good shape; and
- parks and leisure to keep people active and happy.

2.2 The budget for 2018/19 approved by Council in March 2018 represented year two of the financial plan, updated for the latest assumptions underpinning the financial position. It recognised the challenges of rising demand and the continuing reductions in Government funding, noting that spending is becoming increasingly concentrated on social care, both Adults and Children's.

2.3 This report details the latest position based on information as at the end of October 2018 and the work being undertaken with Directorates to ensure that there are robust budget recovery plans to address the forecast overspend position and other potential risks.

3. Summary Budget Position 2018/19

Overall Position

3.1 The latest position taking into account budget recovery plans, workforce assumptions and the restraint on discretionary non-priority spend is set out

below. However, risks to delivery in some areas remain which are set out in this report.

	Revised Budget 2018/19 £000	Forecast Outturn 2018/19 £000	Forecast Variance as at October £000
Total Available Resources	(576,163)	(577,217)	(1,054)
Total Corporate Budgets	123,963	123,739	(224)
Directorate Budgets			
Children's Services	112,855	118,676	5,821
Adult Social Care	180,235	183,650	3,415
Homelessness	9,225	10,466	1,241
Corporate Core	69,817	67,021	(2,796)
Neighbourhoods Directorate	72,658	72,052	(606)
Strategic Development	7,410	5,560	(1,850)
Total Directorate Budgets	452,200	457,425	5,225
Total Use of Resources	**576,163**	**581,164**	**5,001**
Total Overspend	**0**	**3,947**	**3,947**

3.2 This budget monitoring report to the December Executive reports an overspend of £3.947m as at the end of October 2018. The Council is aiming to bring down the overspend further and fully review the position and resources prior to the next report and budget setting.

3.3 Further actions will be identified for the treatment of the remaining balance, including consideration of any unapplied one-off resources for this financial year and how these can best be deployed to put the budget in a more sustainable position.

Business Rates and Council Tax

3.4 The Council is responsible for the collection of local taxes (Council Tax and Business Rates). At the end of October 2018, 57.13% of Council Tax had been collected. This is 0.13% behind the position at the end of October last year.

3.5 Business Rates collection is 62.34%, 0.82% ahead of last year. Whilst collection rates are broadly the same as last year the continued volatility in the position for appeals means that it is very difficult to predict what the final position will be for the year.

3.6 The income to be included in 2018/19 for these areas is fixed. Any variances will not impact until 2019/20.

4. Overall Corporate costs and resources (underspend £1.278m)

4.1 The underspend on the total available resources of £1.054m relates to a £0.650m refund of Business Rates in relation to Heron House, £274k additional dividends from Piccadilly Triangle, £5k additional housing subsidy

from DWP, £53k release of corporate bad debt provision and an additional £72k from events income relating to Manchester Central.

4.2 The total Corporate Budgets underspend of £224k relates to historic pension costs which are currently forecast to underspend by £197k, due to the reduced number of recipients and a £27k over achievement of grant income relating to magistrates courts. Other corporate items are expected to be in line with budget at this stage and it is currently assumed that all contingencies and budgets held centrally will be required. The position will be reassessed for the next report.

4.3 Budgets for inflation and pressures such as increases in demand are held corporately and allocated on the basis of need. To date £15.9m of the £18.7m has been allocated. £1.3m of the general non pay inflation budget remains, to meet any further inflationary increases, and £1.5m which has been ring-fenced to the MHCC pooled budget.

4.4 £1.6m of the additional waste contingency to fund any volatility with the waste levy (the position is still uncertain as the re-procurement process has not concluded) and a further £0.3m general contingency remain.

5. Children's and Education Services (Overspend £5.821m)

5.1 The 2018–20 Children's and Education budget approved by Council in February included additional investment of £7m and a plan to bring down total costs by safely reducing the number of placements and unit costs during 2018/19. This was to enable the Directorate to continue to invest in additional social work capacity and 'Early Help' and provide the level of service to those who most need it, whilst the investment strategy continues to embed.

5.2 The strategy has been successful in stabilising the numbers of children and young people in care. Over the last 5-6 years placement numbers have reduced by 10% with those for residential care reducing by over 50% and external foster care placements by 7%. The position in 2018/19 is that external residential numbers have not yet reduced and external foster care has remained at a similar level. Increased need is largely being met through the internal and external foster care service and the number of Special Guardianship Orders (SGOs) are increasing, which is positive as it means that new demand is being met more effectively and efficiently.

5.3 The centrally retained Dedicated Schools Grant is projecting a net overspend of £2.2m, largely on the high needs block. The increasing demand within the high needs service has been previously notified to Schools Forum and more recently was discussed with them on the 24th September 2018 and the 19th November 2018. These demand pressures are believed to be on-going and this has been recognised nationally by the Department for Education (DfE).

5.4 The Council has recently consulted schools and the Schools Forum on a transfer of funding from the primary and secondary School Block to the High Needs block up to 0.5% (£2m) in 2019/20. Schools and the Schools Forum

expressed concerns over reducing core funding to schools at a time when schools have seen a real terms reduction in funding. Whilst recognising the position and the importance of the high needs block being adequately funded, the proposal has not been agreed by the Schools Forum. The Forum recognises that the Council will now need to seek Secretary of State approval for the transfer. It is very likely that this will be approved as permission has been granted for many other local authorities that are in a similar position with the high needs block.

5.5 The reported overspend of £5.821m for Children's Services is based on actual expenditure to the end of October 2018 and the full year effect of existing placements, workforce and other known commitments. The pressures are largely as a result of the external residential and external foster care placements and the cost of home to school transport for children with special educational needs. The position reflects additional funding to reduce the forecast overspend as set out below:

- Application to Corporate inflation contingency to meet increased cost of placements and other inflation pressures of £2.9m.
- Draw down of £1.5m of non-recurrent funding set aside as part of 2018-20 budget to mitigate the risk of external residential placements numbers not reducing during the remainder of 2018/19.

5.6 There has been a £0.496m decrease in the overspend since the end of August. The main variances on the Children's Services budget are summarised as follows.

5.7 External Residential - The forecast position is an overspend of £2.938m, which is a decrease of £0.605m since August. The decrease reflects allocation of £0.5m inflation budget in recognition of rising placement costs and additional contributions from partner agencies following multi-agency agreements to jointly review, support and fund complex placements. The position remains volatile as a small change in placement numbers can have a significant increase on costs.

5.8 External and Internal Fostering and Special Guardianship Orders (SGOs) - The forecast position is an overspend of £2.403m, which is a decrease of £0.571m since August mainly due to the allocation of £1.0m from the corporate inflation budget. The forecast position assumes a further shift from the use of external foster care and increase in the use of internal foster care and special guardianship orders (SGO) will be achieved. Should this not be achieved the overspend would increase by £130k.

5.9 Leaving Care - The forecast position is an overspend of £253k, which is a £115k increase in the overspend since August. The number of young people in supported accommodation placements increased from 129 in August to 132 in October.

5.10 Other Children's Services budget overspends are as follows:

- Fostering Service - £260k projected overspend in workforce budgets as additional staff are in place to support the service which will be met from an application of investment funding into the in-house fostering service.
- Adoption Service - £194k projected overspend in part due to a higher than budgeted management fee for the Regional Adoption Agency (RAA).
- Legal Fees - £436k projected overspend due to legal advice and court proceedings costs being higher due to the increased volume of work.
- Home to School Transport - £0.583m projected overspend – Analysis of the spend since the change in Children's Act legislation in September 2015 has shown that there has been a 50% increase in the number of routes and a 24% increase in the number of children transported.

5.11 The overspend position is offset by the following:

- Children's Social Work - Projected underspend of £202k which due to vacancies across the localities. Work continues to ensure that vacancies are filled.
- Complex Safeguarding Hub and MASH - Projected underspend of £102k due to the phasing of costs for this new service against the full year allocated budget.
- Directorate Core and Back Office - projected underspend of £0.509m as a result of the review on discretionary spend.
- Free Travel underspend of £219k
- Other variations totalling £214k underspend.

6. Adult Services (Overspend £3.415m)

6.1 The pressure on the Pooled Budget relates to the longer than planned time to implement the new care models and thus deliver savings. There is ongoing work with Manchester Health and Care Commissioning Executive and Manchester Local Care Organisation to accelerate progress and ensure the impact of new care models on reducing demand for health and care services is as expected. Where the new care models have been implemented, evaluation of those schemes is underway to ensure maximum delivery of the savings in year and ensure safe outcomes for clients.

6.2 Funding for demographic growth of £7.416m was approved as part of the Council's contribution towards the MHCC Pooled Budget. This was a prudent assessment of need based on predicted trends. Drawdown of the funding is subject to approval by the City Treasurer in consultation with the Executive Member for Finance and Human Resources. The requirement for demographic funding continues to be reviewed to ensure that it reflects true activity levels. The current requirement reflects the planned application of £3.766m. A further £1.150m has been retained for expected growth in demand for the remainder of the year. The balance of £2.5m has been released to support the overall spending position on care placements.

6.3 Any additional pressures from the recent activity regarding delayed transfers of care will be funded from a share of the £2.666m winter pressures funding.

(MCCs share of the national £240m). There is a report elsewhere on the agenda which provides more detail on how this funding will be used.

6.4 A summary of the forecast overspend (£3.415m) is listed below:

There is a projected overspend of £3.415m across all budget areas, a reduction of £180k since August 2018. Of the overspend £3.537m relates to spend against the Manchester Health and Care Commissioning (MHCC) Pooled Budget for Adult Social Care and with a £122k underspend for Adult Social Care services outside the pool. The detailed variations are set out below:

- Residential and Nursing budget overspend of £1.038m - The residential and nursing numbers are c90 lower than 12 months ago. The improved offer from the new Extra Care schemes, opened in 2018, has contributed significantly to this resulting in a saving of £1.570m. The provision has proved popular and is well utilised and as such has had a positive impact on the number of people admitted to residential care. The residential overspend is in the main as a result of savings of £1.265m from other new care models.
- There remains a strong focus on reducing the number of people with a delayed discharge from hospital. As referenced earlier, any discharge into residential care will be covered by utilisation of the winter pressures funding.
- Homecare overspend of £2.914m due to the delays in implementing the new care models, particularly for Assistive Technology. The forecast assumes that £0.500m of savings can be delivered from the Reablement care model currently being implemented. This is a reduction in the original planned savings target and reflects an evaluation of recent activity levels and the levels of recruitment.
- Learning Disability overspend of £157k due to a shortfall against planned savings from the implementation of ‘strengths based’ support planning. Savings from reviews of high cost placements are on track to be delivered.
- Mental Health £397k overspend due to the non-achievement of savings against the ‘strengths based’ support planning saving. A programme of work has been agreed with Greater Manchester Mental Health Trust to look at re-assessments which will utilise the ‘strengths based’ approach.
- Local Care Organisation budgets have an overspend of £1.192m. This relates to the fact that agency staff are still required in care services provided in house to ensure the required staffing ratios are met. Recruitment to crucial service delivery roles will be completed imminently and this should reduce the need for agency placements.
- Commissioning budgets have an overspend of £417k as a result of savings that have not been achieved in 2018/19. Potential areas for savings have been identified for 2019/20 as part of wider re-commissioning work.
- As stated above £2.5m of demography funding has been applied to support the higher care costs due to the delayed delivery of savings
- Other areas have a net underspend of £200k.

Homelessness / Welfare reforms (Overspend £1.241m)

6.5 There is a projected overspend of £1.241m which is an increase of £0.648m since August 2018.

6.6 There has been a significant increase in the numbers of households who are homeless in Manchester in recent years, including families, single people, young people, and people who are rough sleeping. This trend is also reflected nationally. This will become even more challenging with the roll-out of Universal Credit.

6.7 The Homeless Reduction Act was implemented on the 3 April 2018. The Act has placed new duties on the Council to prevent homelessness in all circumstances, and has widened the application of the assistance and support that the Council is required to give to households who are homeless. There is some limited funding of £0.509m over 2 years to support the implementation of the new responsibilities but this is deemed insufficient to meet the associated costs. This funding is not recurrent after the initial investment and because of this, and linked to the rising numbers, £800k investment is being requested to increase staff resources and achieve appropriate caseload levels linked to the new burdens requirements.

6.8 Total bed and breakfast numbers have increased from 20 per night in 2014 to 202 per night in October 2018, with approximately 118 per night for single people and 84 per night for families in October 2018. Dispersed temporary accommodation placements have increased from 153 in April 2014 to 1,387 in October 2018.

6.9 The budget for Homelessness Service is £5.7m net of grants. This includes an additional £2.1m agreed as part of the budget setting process and £250k for demographic growth. In addition, there has been an additional £0.895m from the City Centre work and a further £0.500m for the Longford Centre. The service receives external funding including:

- The Flexible Housing Support Grant (FHSG) of £1.3m in 2018/19 and £2.1m in 2019/20.
- New burdens funding for the Homelessness Reduction Act of £0.509m over two years has been allocated by MHCLG.
- Greater Manchester Combined Authority (GMCA) has received £1.8m over two years to support 3 hubs across Greater Manchester. Manchester's allocation is £0.745m over the two years.
- Rough Sleeper Initiative Grant of £418k for 2018/19 and recently announced additional funding of £0.5m, conditional on success criteria from 2018/19.

6.10 The projected overspend of £1.241m reflects the additional budget provision outlined. The position in October 2018 is the highest both temporary dispersed and families in bed and breakfast have been to date.

6.11 In response to the further roll out of Universal Credit and in order to provide funding to residents who are experiencing hardship that is not covered through Housing Benefit or the Housing element of Universal Credit an additional £1.0m of City Council resources was approved to provide a total Discretionary Housing Payments budget of £3.433m. The expenditure to date is £1.967m, with a further £0.717m committed, this leaves £0.749m funding available to award for the remainder of the year.

6.12 Manchester is currently reviewing the cold weather provision in line with council priorities to accommodate all people who are sleeping rough for the period October 2018 to April 2019. Work is being done with the GMCA to agree how the service will be funded. In addition the Council is working with other Councils and the voluntary sector to establish a joint approach to the cold weather provision

7. Corporate Core (Underspend £2.796m)

7.1 The forecast £2.796m underspend is made up of an underspend in Corporate Services £3.301m, Chief Executives underspend £128k offset by the forecast delay in achievement of the Cross Cutting Savings of £0.633m.

7.2 The overall underspend shows an improvement of £1.203m since August 2018 and the main changes are £430k underspend on contract budgets in ICT, an improvement of £248k in the forecast position for staff costs and the mortuary contract in Coroners with the remaining difference being due to employee savings and running costs across services within the Corporate Core.

7.3 The Chief Executives forecast an underspend of £128k. This is due to an underspend in Performance Research and Intelligence of £452k due to lower than forecast use of resources approved to enhance the Data Governance section; the release of a £175k provision held for potential repayment of grant monies following final sign off with the funders and higher than forecast numbers of staff purchasing annual leave exceeding the target by £150k. There are a number of smaller underspends in other areas totalling £105k.

7.4 The £128k underspend is net of a £0.754m overspend in Statutory and Democratic Services and Executive which includes a £0.544m for the Coroners service due to a combination of increased case numbers, and more complex cases that the service is dealing with. It also includes the additional costs of the elections incurred.

7.5 Corporate Services forecast an underspend of £2.668m. This includes employee savings and running costs of £1.421m due to of vacant posts in Commissioning, Procurement, Revenue and Benefits, Customer Services and Financial Management, a saving of £1.2m in Revenue and Benefits due to a reduced need for bad debt provision and £0.841m underspend in ICT due to lower than expected revenue costs of moving the data centre.

8. Neighbourhoods Directorate (Underspend £0.606m)

8.1 The budget for the Neighbourhoods Directorate is £72.66m which includes £15.0m for Highways. The forecast outturn is an underspend £0.606m an improvement of £95k since August.

8.2 The Neighbourhoods Service reports an underspend of £284k, an improvement of £16k since August. The main in-year variations are:

- An underspend in staff costs (£0.509m), particularly in Community Safety and Compliance where there are delays in filling some vacant positions due to the additional time taken for police vetting and to fill vacancies.
- The other main areas of underspend relate to Libraries, Galleries and Culture where a combination of vacancies and reduced expenditure provide a forecasted (£93k) underspend, the Christmas Offer (£57k) due to increased forecasted income and Bereavement Services additional income of (£87k).
- This is partly offset by overspends in Manchester Markets of £330k due to vacant units and unrecoverable service charges at New Smithfield Market, significant reductions in income at the Sunday Market Car Boot and reduced income across the markets estate through reduced tenants.
- Neighbourhood area teams £87k overspend largely due to the costs of enhanced safety measures within the City Centre.
- Other minor budget overspends of £45k.

8.3 Highways forecast an underspend of £322k, an improvement of £79k since August, due to additional permit income of £115k and reduced costs of bridge inspections £102k. Manchester Contracts has reduced costs on plant and machinery £170k. These overspends are reduced by an overspend on Public Realm for security measures across the city £110k.

9. *Strategic Development (Underspend £1.850m)*

9.1 As at October, the Directorate is forecasting an underspend of £1.850m, this is an improvement of £108k than what was forecast at the end of August. The overall underspend is made up as follows:

- Facilities Management underspend of £210k due mainly to staffing savings in management support and building cleaning.
- Investment Estate forecast underspend of £0.883m due to increased rental income for land used for car parking, offset by reduced rents whilst properties are undergoing redevelopment and reduced advertising income.
- Housing and Residential underspend of £128k due to staff savings from vacant posts, and increased income.
- Planning Building Control and Licensing underspend of £0.682m which includes underspends in staffing costs, additional income and the release of a £187k provision no longer required.
- Work and skills are forecasting a £97k underspend largely due to staff savings from vacant posts.

9.2 Due to the nature of property budgets the position could change due to the volatility of the investment estate income and costs of running the Operational Estate.

10. Housing Revenue Account

10.1 The Housing Revenue Account (HRA) outturn position is currently a £7.284m favourable variance, this is due to:

- A delay in the requirement for Revenue contribution to capital outlay (RCCO) of £8.044m due to the capital programme expenditure being re profiled to take account of the decision to install sprinklers in high rise blocks.
- Additional PFI payments of £1.126m, the majority of which have been brought forward from previous years.
- Higher than forecast rental income of £351k due mainly to a reduction in the number of right to buy applications since the start of the financial year.
- Other minor variances – £15k underspend made up of £72k refund of Council Tax charges offset by overspends including £57k on consultants looking at Tenant Management Organisation fees.

10.2 The HRA is a ring-fenced account and any surplus/ deficit in year has to be transferred to/taken from the HRA reserve. For 2018/19 it is forecast that £0.710m will be transferred to reserves. This leaves a forecast balance of £65.279m in the HRA General Reserve. The 30 year business plan currently forecasts that reserves will be exhausted by 2034/35 and work is ongoing to identify efficiencies that ensure that the reserves are kept at a sufficient level to ensure risk can be managed and there are sufficient resources available to fund future investment needs.

11. Budget Virements

11.1 The following virements are proposed for the revised budget 2018/19 and require Executive approval:

- £0.619m - Facilities Management Centralisation - Security, Pest Control, Cleaning and Planned Preventative Maintenance budgets have been centralised.
- £294k - Transfer of the funding for the resource team staff from the Shared Service area to HR/OD
- £2.957m - Transfer funding for Our Manchester Voluntary and community sector budgets from Adults and Neighbourhoods to Policy, Partnership, Research and Culture.

12. Budgets to be allocated

12.1 In line with the February 2018 budget report to Executive the inflationary pressures and budgets are allocated on the assessment of individual business cases approved by the Executive Member for Finance and Human Resources and the City Treasurer. The following allocations are recommended:

- Our Children's Budgets (Looked After Children) – External Placements £1m to support the continued delivery of the Looked After Children strategy. This is made up of:
    - External Fostering - In order to secure suitable placements for the City's most vulnerable and complex children and the current national shortage of carers for children the Directorate has had to make 44 External Fostering placements above the North West Framework price.
    - External Fostering - due to the cost of moving to the new North West framework being higher than previously anticipated, due to 9 of the agencies involved increasing their prices.
    - External Residential – this is to cover the impact of the 6% inflationary increase which has previously been requested in External Residential together with the increase in the number of residential placements.
- Waste management inflation allocation £137k - Redgate waste management contract to cover pay, fuel and disposal increases from the Inflationary Provision 2018/19.
- Coroners Inflation allocation £248k - Mortuary Contract Inflation in line with the Joint Negotiating Committee.
- Highways Pay Inflation £38k – The current range of highway projects is now more complex and high profile requiring additional consultancy expertise that the service does not directly employ.
- Capital Programmes Pay Inflation £87k - Capital programmes use a fixed fee recovery model for work undertaken. Due to the continuing growth in the construction industry this has limited the number of skilled professionals that the department has been able to recruit to in order to deliver its programme. The result of which is a continuing reliance on using consultants which has led to a pressure on the budget.

13. Reserves

13.1 There have been requests for utilisation of reserves since the budget was set. The request is that the Council approves the use of £6.292m from City Centre Review, Better Care Funding, Adult Social Care and Parking reserves. As the total use of reserves will be more than £2m above that approved when the budget was set it must be authorised by Full Council.

Approval for the following unplanned use of reserve is requested:

- City Centre Review – £40k to support the Compliance and Enforcement and Homelessness teams with data and performance indicators on how this additional investment is having an impact on the City Centre.
- This includes the release of £4m funded by Better Care Fund reserve (£2.6m) and Adult Social Care reserve (£1.4m) as part of an overall funding strategy in line with the proposed 2019/20 budget to provide ongoing, rather than one off, contributions for social care and enables the CCG to access its historic surplus in 2019/20 to support the resources available to Manchester.

- £1.595m use of Adult Social Care Reserve for reform staffing, mental health related strength based assessment and supporting the shared lives scheme.
- £175k use of Parking Reserve to fund estimated cost of hostile vehicle mitigation measures in 2018/19.
- £482k is requested to be drawn down from the Asylum Seekers reserve that was originally set aside from The Target Asylum Contracts, earned by the NW consortium team. This will fund the Local Authority Asylum Support Officer (LAASLO) project. Use of the reserve is subject to agreement from the contributing authorities.

14. Grants

14.1 Notification has been received in relation to specific external grants, the use of which were not confirmed as part of the 2018/19 budget setting process and therefore have been considered through the Revenue Gateway process in year.

- Department of Work and Pensions Universal Credit, New Burdens grant to Adult Services - £305k. Supporting Manchester citizens with applying for and managing Universal Credit benefits. Enabling independent living and supporting citizens to manage their own personal budget.
- Digital Social Care Demonstrators (DSCD) - Health to Adult Social Care - £100k. This purpose of this grant is to fund the MCC component of a project to reduce Delayed Transfers of Care (DTOCs) at MFT, the major NHS Acute Trust that serves the locality. The major objective is a reduction in the numbers of bed days where a patient is determined to be medically fit for discharge and the patient is awaiting a social care assessment and/or care plan to be created before being discharged.
- New Burdens grant – Leaving Care to Children's Services - £52k. The purpose of the grant is to provide support to local authorities in England towards expenditure lawfully incurred or to be incurred by them in response to young people that may request such support from the local authority after the age of 21 and up to their 25th birthday.
- Area Based Collaborative Entrepreneurship in Cities to Corporate Core - £107k. The project aims to develop better policy approaches to promote collaborative entrepreneurship (businesses collaborating for mutual benefit). The bid will support pieces of work that have been established or endorsed through formal Council committees. The Local Plan and Greater Manchester Spatial Framework (GMSF) have both been endorsed through the Executive (and, in the case of the GMSF, the Council).
- New Burdens grant to Homelessness - £0.509m over two years. This is to fund an additional Floating Support Service team who would have a targeted approach on specific cases working with those households who can be moved on into the private rented sector. Staff are needed at the customer service centre to increase prevention work and reduce flow into the system. The Homelessness Reduction Act, introduced in April 2018, has increased the responsibility of the local authority to provide assistance to all households at risk of losing their home. The act requires earlier intervention to prevent homelessness.

15. Prudential Borrowing Indicators

15.1 As part of the Prudential Borrowing requirements, the Council sets a range of indicators designed to ensure that the borrowing it enters into is sustainable. These indicators are monitored regularly to ensure they are not breached and are reported in Appendix 1**.**

16. Conclusions and Next Steps

16.1 This report sets out the projected outturn position of £3.9m overspend, an improved position from the reported overspend of £6.1m in August 2018.

16.2 It is expected that the in-year position for 2018/19 will further improve through:

- continuing implementation of the recovery plans;
- effective use of any one-off resources;
- further progress on the delivery of social care savings, recognising the ambitious targets in Social Care; and
- controls on spend.

16.3 If the underlying position is not addressed the gap will grow significantly in 2019/20 and place the Council in a far more difficult position.

17. Recommendations

17.1 The recommendations appear at the front of this report.

Appendix 1 - Prudential Indicators

	Prudential Indicator		Target		Actual as at end of October 2018	Target Breached Y/N
1	Ratio of Financing Costs to Net Revenue Stream	Non – HRA	7.74%		7.72%	N
		HRA	£m 3.83		£m 3.83	N
2	Capital Expenditure		£m		£m	
		Non – HRA	600.0		543.7	N
		HRA	27.5		16.7	N
		Total	**595.5**		**560.4**	
3	Capital Financing Requirements		£m		£m	
		Non – HRA	1,409.6		1,236.8	N
		HRA	281.7		281.7	N
		Total	**1,691.3**		**1,518.5**	
4	Authorised Limits for External Debt		£m		£m	
		Borrowing	1,454.8		642.4	N
		Other Long Term Liabilities	216.0		156.4	N
		Total	**1,670.8**		**798.8**	
			£m		£m	
5	Operational Boundaries for External Debt	Borrowing	1,146.7		642.4	N
		Other Long Term Liabilities	216.0		156.4	N
		Total	**1,362.7**		**798.8**	
6	Upper Limits for Fixed Interest Rate Exposures	Net Borrowing at Fixed Rates as a percentage of Total Net Borrowing	100%		49%	N
7	Upper Limits for Variable Interest Rate Exposures	Net Borrowing at Variable Rates as a percentage of Total Net Borrowing	85%		51%	N
			Lower Limit	*Upper Limit*		
8	Maturity Structure of Borrowing	under 12 months	0%	70%	0%	N
		12 months and within 24 months	0%	100%	40%	N

		24 months and within 5 years	0%	80%	35%	N
		5 years and within 10 years	0%	70%	0%	N
		10 years and above	20%	80%	24%	N
9	Upper Limits for Principle Sums Invested for over 364 days		£0		£0	N

Manchester City Council
Report for Resolution

Report to: Executive – 12 December 2018

Subject: Capital Programme Update

Report of: Chief Executive and City Treasurer

Summary

This report informs members of requests to increase the capital programme, seeks approval for those schemes that can be approved under authority delegated to the Executive and asks Executive to recommend to the City Council proposals that require specific Council approval.

Recommendations

1. To recommend that the Council approve the following changes to Manchester City Council's capital programme:

   - Highways – Residents Parking Schemes. A capital budget increase of £0.553m is requested, funded by £0.396m of applicable Section 106 funding and £0.157m from the Parking Reserve.

   - Highways – Automatic Bollards. A capital budget increase of £0.468m is requested, funded from the Parking Reserve, to replace the existing £0.200m borrowing approval.

   - Highways – Hostile Vehicle Mitigation Measures. A capital budget increase of £0.264m is requested, funded from the Parking Reserve.

2. In relation to the acquisition of settled accommodation for homeless families, to note the changes as set out in section 4 of this report, to approve the revised proposal and, in a variation to decision (3) recorded in minute Exe/18/045, to now delegate authority to the City Treasurer in consultation with the Executive Member for Finance and Human Resources to agree and sign off the investment model on behalf of the City Council.

Wards Affected: Various

Manchester Strategy outcomes	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	Contributions to various areas of the economy including investment in ICT services, Housing, and leisure facilities.

A highly skilled city: world class and home grown talent sustaining the city's economic success	Investment in ICT services.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	Improvements to services delivered to communities and enhanced ICT services.
A liveable and low carbon city: a destination of choice to live, visit, work	Investment in public buildings
A connected city: world class infrastructure and connectivity to drive growth	Investment in the enhanced provision of ICT services.

Full details are in the body of the report, along with any implications for:

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

The recommendations in this report will not change the net revenue budget.

Financial Consequences – Capital

The recommendations in this report, if approved, will increase Manchester City Council's capital budget by £1.085m, across the financial years as detailed in Appendix 1.

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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.

Report to the Executive 7th February 2018 – Capital Strategy and Budget 2018/19 - 2022/23)
Report to the Executive 7th March 2018 – Capital Programme – Proposed Increases
Report to the Executive 21st March 2018 – Capital Programme – Proposed Increases
Report to the Executive 30th May 2018 – Capital Programme Monitoring 2017/18 Outturn
Report to the Executive 30th May 2018 – Capital Programme – Proposed Increases
Report to the Executive 27th June 2018 – Capital Programme Update
Report to the Executive 11th July 2018 – Capital Programme Update
Report to the Executive 25th July 2018 – Capital Programme Monitoring
Report to the Executive 25th July 2018 – Capital Programme Update
Report to the Executive 12th September 2018 – Capital Programme Update
Report to the Executive 17th October 2018 – Capital Programme Monitoring
Report to the Executive 17th October 2018 – Capital Programme Update
Report to the Executive 14th November 2018 – Capital Programme Update

1 Introduction

1.1 This report outlines the requests for increases and decreases to the five-year capital budget 2018/19 to 2022/23.

2 Background

2.1 In February each year, the Executive receives a report on the capital budget for the forthcoming five financial years and approves a series of recommendations to make to the City Council. The City Council's resolutions on these recommendations constitute the approval of the five-year capital programme for the City Council. Proposals for the 2018/19 to 2022/23 capital budget were presented to the Executive on 7 February 2018, including a revised 2017/18 budget.

2.2 The following requests for a change to the programme has been received since the previous report to the Executive on 14 November 2018.

2.3 Please note that where requests are made in the report to switch funding from capital to revenue and to fund the revenue spend from the Capital Fund, this is a funding switch from within the capital programme and will not have a negative impact on the Fund itself.

2.4 For the changes requested below, the profile of the increase, decrease or virement is shown in Appendix 1 for each of the projects.

3 City Council's Proposals Requiring Specific Council Approval

3.1 The proposals which require Council approval are those which are funded by the use of reserves above a cumulative total of £2.0m or where the use of borrowing is required. The following proposals require Council approval for changes to the capital programme:

3.2 Highways – Residents Parking Schemes. It is proposed to consult on the implementation of residents parking schemes for Rusholme district centre, St George's, North Manchester Hospital and Hathersage Road. These schemes have been identified as the areas which show signs of parking saturation, and the Council has received developer contributions which can be used to fund the schemes. The funding for the North Manchester Hospital scheme is already in the budget, for the remaining schemes a capital budget increase of £0.553m is requested, funded by £0.396m of applicable Section 106 funding and a £0.157m revenue contribution to capital outlay, which will come from the Parking Reserve.

3.3 Highways – Automatic Bollards. The majority of the existing automatic bollards are reaching the end of their life, and it is proposed to replace them and install additional bollards at key locations around the City Centre. The sites have been reviewed with advice from Greater Manchester Police. It is proposed that this will be funded from the existing public realm budget, and a £0.468m revenue contribution to capital outlay, which will come from the Parking

Reserve. This will replace the existing £0.200m budget allocation already included within the Highways capital budget, which was funded by borrowing.

3.4 Highways – Hostile Vehicle Mitigation Measures. Following discussions with the Counter Terrorism Security Advisor attached to Greater Manchester Police, locations within the City Centre have been identified for the installation of mitigation measures, such as bollards and street furniture. The aim of these works would be to protect areas of high footfall from the risk of a vehicle being used as a weapon against pedestrians. The works are to be funded from a £0.264m revenue contribution to capital outlay, which will come from the Parking Reserve.

4 Settled Accommodation for Homeless Families

4.1 In March Executive agreed to provide £5m of equity funding to a group of Registered Providers (RPs) to support the purchase of around 60 homes for homeless families (Minute Exe/18/045). Initially based on the Council securing a first charge on the homes, in July Executive agreed that the Council would hold a second charge on the properties in the circumstance where the RP applied a charge on the property to secure funding.

4.2 Further negotiations have taken place to finalise the terms of the agreement to be entered into between the Council and the RPs. During these discussions it became evident that the Council's requirement for a second charge on the properties, restricting the available equity in a property, would restrict the RPs' ability to raise finance and result in fewer properties being acquired for the project. Therefore, the Council is proposing to forego its requirement of a second legal charge in respect of each property and to deal with the Council's 35% investment in the properties under the terms of an appropriate Agreement/Agreements (**"Agreement"**) under which an RP will be contractually bound to pay the Council 35% of the sale proceeds of a property / properties and the Council will have rights under the terms of the Agreement in the event of breach. The Agreement will also contain a contractual obligation that no property can be sold without the Council's consent.

4.3 However, the terms of the Agreement will not bind any funder of an RP, and on a disposal of a property by an RP funder the Council's 35% investment would be at risk.

4.4 To help mitigate some of the risks, which are considered low, there are a number of proposals as follows:

(a) It is proposed that the parties to the Agreement (the Council and the RPs) will be obliged to attend regular meetings and in the event, either from these meetings or generally, it is clear that an RP may be in financial difficulty the relevant RP will be required to offer its property/properties to the other consortium RP's. If they refuse the offer, then they will be offered to the Council. In either case the value for the transfer will be 65% of the market value of the property/ properties. If the Council does not wish to purchase the property/properties then the RP will sell them on the open market and the

Council will recover its 35% share. (Where a property / properties has been charged to an RP Lender, any transfer could only take place where an RP Lender agrees to release its charge on the property/properties and the Lender may require the full 100% of the sale proceeds in order to release its charge. It is difficult to contemplate that the Lender would accept less than 100% or agree to release the charge where the RP is in financial difficulty. Where this is the case it would put the Council's 35% investment in respect of the relevant RP at risk).

(b) it is proposed that the number of properties purchased by any individual RP is limited to c15 properties.

4.5 It is also proposed that the rights under the Agreement will be protected on the titles of the properties but again this will not bind any RP lender.

4.6 The Executive is asked to note the changes, to approve the revised proposal and, in a variation to decision (3) recorded in minute Exe/18/045, to now delegate authority to the City Treasurer in consultation with the Executive Member for Finance and Human Resources to agree and sign off the investment model on behalf of the City Council..

5 Prudential Performance Indicators

5.1 If the recommendations in this report are approved the General Fund capital budget will increase by £1.085m, across financial years as detailed in Appendix 1.

5.2 This will also result in an increase in the prudential indicator for Capital Expenditure in corresponding years. Monitoring of all prudential indicators is included within the Global Revenue Monitoring report.

6 Conclusions

6.1 The capital budget of the City Council will increase by £1.085m, if the recommendations in this report are approved.

6.2 The net revenue budget of the City Council will be unchanged if the recommendations in this report are approved.

7 Recommendations

7.1 The recommendations appear at the front of this report.

Appendix 1 - Requests for Adjustments to the Capital Budget Provision

Department	Scheme	Funding	2018/19 £'000	2019/20 £'000	2020/21 £'000	Future £'000	Total £'000
Council Approval Requests							
Highways	Resident's Parking Schemes	S106 contributions	60	216	120		396
Highways	Resident's Parking Schemes	Revenue Contribution to Capital Outlay		157			157
Highways	Automatic Bollards	Revenue Contribution to Capital Outlay		468			468
Highways	Automatic Bollards	Borrowing		-200			-200
Highways	Hostile Vehicles Mitigation Measures	Revenue Contribution to Capital Outlay	175	89			264
Total Council Approval Requests			**235**	**730**	**120**		**1,085**
Total Budget Adjustment Approvals			**235**	**730**	**120**		**1,085**

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