



Resources and Governance Scrutiny Committee

Date: Thursday, 8 November 2018

Time: 2.00 pm

Venue: Council Ante Chamber, Level 2, Town Hall Extension

Everyone is welcome to attend this committee meeting.

There will be a private meeting for Members only at 1.30pm in Committee Room 6 (Room 2006), 2nd Floor of Town Hall Extension

Access to the Council Ante Chamber

Public access to the Council Ante Chamber 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.**

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Membership of the Resources and Governance Scrutiny Committee

Councillors - Russell (Chair), Ahmed Ali, Andrews, Barrett, Clay, Davies, Lanchbury, Kilpatrick, R Moore, B Priest, Rowles, A Simcock, Watson and S Wheeler

Agenda

- 1. Urgent Business**
To consider any items which the Chair has agreed to have submitted as urgent.
- 2. Appeals**
To consider any appeals from the public against refusal to allow inspection of background documents and/or the inclusion of items in the confidential part of the agenda.
- 3. Interests**
To allow Members an opportunity to [a] declare any personal, prejudicial or disclosable pecuniary interests they might have in any items which appear on this agenda; and [b] record any items from which they are precluded from voting as a result of Council Tax/Council rent arrears; [c] the existence and nature of party whipping arrangements in respect of any item to be considered at this meeting. Members with a personal interest should declare that at the start of the item under consideration. If Members also have a prejudicial or disclosable pecuniary interest they must withdraw from the meeting during the consideration of the item.
- 4. Minutes** 5 - 14
To approve as a correct record the minutes of the meeting held on 11 October 2018
- 5. [14.05 – 14.30] Factory Project**
Report to follow
- 6. [14.30 – 15.00] Annual S106 Monitoring Report** 15 - 64
Report of the Strategic Director (Development)

This report provides information on the 2017/18 financial year's activity in relation to S106 Agreements and specifically on associated financial obligations. It also sets out the legislative framework for negotiating S106 agreements, an update on CIL and viability, the latter a key factor in the planning process.
- 7. [15.00 – 15.20] Civic Quarter Heat Network - update** 65 - 76
Report of the Strategic Director (Development)

This report provides an update on the progress of the Manchester Civic Quarter Heat Network project (the "CQHN") and the actions required to enable contract closure and commencement of the construction phase.

8. **[15.20 – 16.00] Annual Property Report** 77 - 104
Report of the Strategic Director (Development)

This report covers property activity from April 2017 until March 2018. It reviews activity in Development and Investment, the Heritage Estate and the Operational Estate. The report also provides information about the strategy and initiatives to bring Heritage buildings back in to use.

9. **[16.00 -16.05] Appointment to the Ethical Procurement and Contract Monitoring Sub Group**

The Committee are requested to agree the appointment of Councillor Reid to the membership of the Ethical Procurement and Contract Monitoring Sub Group.

10. **[16.05 – 16.15] Overview Report** 105 - 128
Report of the Governance and Scrutiny Support Unit

This report provides the Committee with details of key decisions that fall within the Committee's remit and an update on actions resulting from the Committee's recommendations. The report also includes the Committee's work programme, which the Committee is asked to amend as appropriate and agree.

Information about the Committee

Scrutiny Committees represent the interests of local people about important issues that affect them. They look at how the decisions, policies and services of the Council and other key public agencies impact on the city and its residents. Scrutiny Committees do not take decisions but can make recommendations to decision-makers about how they are delivering the Manchester Strategy, an agreed vision for a better Manchester that is shared by public agencies across the city.

The Resources and Governance Scrutiny Committee areas of interest include finances, Council buildings, staffing, corporate and partnership governance as well as Council tax and benefits administration. .

The Council wants 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. If you have a special interest in an item on the agenda and want to speak, tell the Committee Officer, who will pass on your request to the Chair. Groups of people will usually be asked to nominate a spokesperson. The Council wants its meetings to be as open as possible but occasionally there will be some confidential business. Brief reasons for confidentiality will be shown on the agenda sheet.

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Smoking is not allowed in Council buildings.

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Further Information

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

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This agenda was issued on **Wednesday, 31 October 2018** by the Governance and Scrutiny Support Unit, Manchester City Council, Level 3, Town Hall Extension (Mount Street Elevation), Manchester M60 2LA

Resources and Governance Scrutiny Committee

Minutes of the meeting held on Thursday, 11 October 2018

Present:

Councillor Russell (Chair) – in the Chair
 Councillors Ahmed Ali, Andrews, Barrett, Clay, Davies, Lanchbury, Kilpatrick, R Moore, B Priest, A Simcock, Watson and S Wheeler

Also present:

Councillor Leese - Leader
 Councillor Bridges - Executive Member for Children's
 Councillor N Murphy - Deputy Leader
 Councillor Ollerhead - Executive Member for Finance and Human Resources

Apologies: Councillor Rowles

RGSC/18/50 Minutes

Decision

To approve as a correct record the minutes of the meeting held on 6 September 2018.

RGSC/18/51 Ethical Procurement Sub Group minutes

Decision

To note the minutes of the Ethical Procurement Sub Group held on 13 September 2018

RGSC/18/52 Our Integrated Annual report 2017/18

The Committee considered a report of the Chief Executive, detailing the Council's Integrated Annual Report 2017/18, which contained funding, key activities and performance during 2017/18 data, to illustrate what the Council had achieved and how it had been achieved as worked towards its goal of happier, healthier and wealthier lives for Manchester residents.

The Directorate Performance, Research and Intelligence Officer referred to the main points and themes within the report which included:-

- The progress made throughout the year in addressing key governance challenges;
- Where the Council's funding had come from and how this funding had been spent;
- Details on various operational models which transformed inputs through business activities, into outputs and outcomes;

- Key performance indicators that were being used to monitor the delivery of strategic objectives; and
- A high level analysis of our financial performance within 2017/18;
- The approach to risk management to ensure that the Council had robust processes in place to support the delivery of its strategic goals, including those contained within the Our Manchester Strategy.

Some of the key points that arose from the Committees discussions were:-

- Why was there no reference within the report to Manchester's Age Friendly Strategy;
- It was commented that it would have been preferable for Scrutiny to have had sight of the report prior to its final form in order to have some influence over the content;
- How did the report link into the State of the City report; and
- It was queried as to the purpose, necessity and cost of producing this report if similar information was contained within the State of the City report.

The Directorate Performance, Research and Intelligence Officer acknowledged the omission of Manchester's Age Friendly Strategy from the report and advised that as the report had not yet been published on the Council's website, it could be amended to incorporate reference to the Strategy. It was also commented that in future years, the Committee would be sighted of the production timetable and Officers will look to incorporate Scrutiny's views before it was finalised.

The Leader advised that the State of the City Report was the Council's key annual report which monitored the delivery of the Our Manchester strategy and contained the most up to date statistics for each financial year. It was a more detailed and thorough analysis and included relevant comparator data in comparison to the report before Committee. It was also reported that the State of the City report would be submitted to Scrutiny for comment before it was published.

The Executive Member for Finance and Human Resources advised that he would ask Officers to cross reference the content of the Integrated Annual report with that of the State of the City report to identify if there was duplication of information. The City Treasurer added that the Council was required to produce a document that set out the Council's Annual Accounts in a format that was simple to understand and the Integrated Annual Report fulfilled this requirement.

Decision

The Committee:-

- (1) Notes the report;
- (2) Welcomes the offer from the Executive Member for Finance and Human Resources to request Officers to cross reference the content of the Integrated Annual Report with that of the State of the City report to identify if there was duplication of information; and

- (3) Requests that if duplication of information does exist, Officers investigate if there is a future requirement to continue producing the Integrated Annual Report.

RGSC/18/53 Review of Children's Services Budget

The Committee considered a report of the Strategic Director Children and Education Services, which set out the impact of Council resources to support Children's Services to improve outcomes for Manchester's children who required additional support. The report also provided an outline of the issues driving the current overspend in the Children's Services budget in 2018/19 and summarised the success in delivering the planned workforce changes and reducing reliance on use of agency staff.

The Strategic Director Children and Education Services referred to the main points and themes within the report which included:-

- The reduction in the Children's Services budget position between 2011/12 to 2018/19;
- The investment into Children's Services since 2015/16 from non-recurrent resources to support new working arrangements, early help/intervention, evidence based practice, increased social work capacity to reduce the size of social workers caseloads and fostering and adoption services;
- The projected level of need for children and young people from 2018 to 2020 including associated costs;
- Comparisons with other core cities had identified that Manchester was now a lower than average user of residential care but a higher user of external foster care compared to internal foster care;
- Demographic trends for child population at a local, regional and national level, including the increase in the number of looked after children per 100,000 of the population and the disproportionate rise in complexity of the young person's population;
- The performance, improvement and impact of schemes such as Troubled Families and Families First;
- Practice improvements and the impact on outcomes; and
- The current budget management strategy.

Some of the key points that arose from the Committees discussions were:-

- How many agency staff were in interim management positions and what was the impact of this in the delivery of efficiencies due to a potential lack of continuity at a management level;
- Was it possible to have any detail on the number of social workers currently on suspension from work;
- What was the ratio of frontline social workers to managers;
- Was the anticipated reduction in the number of external placements for children a realistic target;
- How much of domestic violence costs were related to supporting children and young people;

- Was Manchester's direction of travel viewed by its peers as positive;
- What was planned to achieve the targeted savings in Looked After Children;
- What did it cost the Council to place a child in different types of care;
- Clarification was sought as to whether it was correct that 1 in every 100 children in Manchester was in the care of the local authority;
- It was noted that early intervention made the most significant difference and helped prevent children being placed into residential care;
- There was concern that budgetary challenges would still exist beyond the current saving plans based on the increase in child population, complexity of needs and the increase costs of services.

The Chair of the Children and Young Peoples Scrutiny Committee had been invited to the meeting for this item and commented on the work being done by his committee to address some of the concerns that had been raised by Members.

The Strategic Director Children and Education Services reported that there were approximately 5 out of 52 posts filled by interim managers and commented that this was often due to the posts being difficult to recruit to. He advised that the current ratio of staff to managers was eight FTE's to one manager but that this on occasions could vary. The Committee was informed that there were currently seven members of staff suspended due to allegations of gross misconduct. These investigations often took time to complete but progress was tracked and monitored on a monthly basis. He reassured Committee that suspension was only undertaken where there was no other viable option. The importance of a stable workforce in delivering efficiencies was recognised and the service now only had 53 agency staff employed. The Executive Member for Finance and Human Resources commented that he had raised the issue of the length of time some staff had been on suspension with officers in HR and this was being looked into.

The Committee was advised that the budget pressure for Looked After Children related to the costs of placements, with some placements currently costing significant amounts. The Strategic Director advised that the service was committed to safely reducing the number of Looked After Children in Manchester in order to achieve the identified savings but acknowledged that there were challenges that needed to be overcome. The Head of Finance (Adult Services, Children's Services and Homelessness) commented that whilst there had been a reduction in the number of Looked After Children, this had not been at the anticipated pace and as such the resulting overspend would be revisited to look at how best this could be addressed. In terms of domestic violence resources, specific support for children formed part of the social work intervention, delivered in partnership; as such it was not possible to place a specific cost on this.

The Strategic Director Children and Education Services commented that in his opinion, the Council's peers would say that the Council's direction of travel was positive, however, challenges still existed due to the complexity of children's needs, the service is still in transition and the demographic of the city's population. It was recognised that whilst the Council did not have difficulties in recruiting to social worker positions, it did have difficulties like many councils in retaining experienced frontline staff, however, it was noted that there had been a slowdown in the turnover of staff.

The Committee was advised that comparatively, the Council looked after 104 per 10k population and the costs associated with this varied. An external foster care placement could cost in the region of £1000 per week, compared to an internal placement which would cost circa £500 per week. The high cost placements related to complex residential placement which in some instances could cost circa £4000 per week. The Strategic Director added that whilst there had been a significant shift and increase in the number of internal foster care placements and Special Guardianship Orders, any slight movement, often made a significant difference to the budget for Looked After Children.

The Strategic Director Children and Education Services and Executive Members for Children's Services acknowledged that there would be challenges ahead, but reassured the Committee that the first priority would always be the safety of Manchester's children. It was stressed that early intervention was key to making the financial savings needed.

Decision

The Committee notes the report.

RGSC/18/54 Budget and Global Monitoring and the Council's proposed recovery plan

The Committee considered a report of the City Treasurer, which provided a summary of the Council's revenue budget and forecast outturn position for 2018/19. This was based on an assessment of income and expenditure to the end of August 2018 and financial profiling to 31 March 2019. The report also contained details of the recovery plans which had been drawn up to offset the overspend previously reported and to work towards a sustainable position from 2019/20.

Officers referred to the main points and themes within the report which included:-

- A summary of the Council overall budget position for 2018/19 ;
- The progress that had been with saving achievements;
- Details of budget recovery plans which had been drawn up to offset the overspend previously reported and to work towards a sustainable position from 2019/20;
- An evaluation of Invest to Save Initiatives;
- Details of budget virements, budgets to be allocated and use of reserves;
- Prudential Indicator figures;
- Future budget considerations for 2019/20 and a five year forward view beyond the current Government settlement period; and
- The proposed budget setting process and timeline for 2019/20.

The report was to be considered by the Executive at its meeting on 17 October 2018.

Some of the key points that arose from the Committees discussions were:-

- Had the Council or the Executive Member for Finance and Human Resources contributed to the LGA Autumn Statement submission as it had been estimated that further £1.3billion cuts were to be made from to the 2019/20 grant;
- Was it envisaged that the Council would be looking to set another long term budget strategy, taking into account Business Rates retention and the outcome of Brexit;
- Was the Council considering lobbying government for a local taxation reform in relation to Council Tax bandings;
- How could backbench Members be made aware, or involved in, the conversations that were taking place at national level in regards to local government funding;
- There was a need to be mindful in the use of the term 'savings' when referring to Mental Health overspend and in particular early intervention;
- How many agency staff were employed in the care sector and had consideration been given to the potential impact of Brexit of those employed in this sector;
- How much was spent on bed and breakfast provision outside of Manchester and did this include transport;
- Given the dependence of Business Rate growth retention on future Council budgets and the proposal to reduce this retention to 75%, had there been any impact assessment of this proposal;
- Was there any further information available in relation to the purchasing of temporary accommodation for housing Manchester's homeless;
- Why was there an underspend in the Council's Corporate Core Directorate;
- Why had there been an overspend in the Coroner's Service;
- Why was there still a high level of unfilled vacancies across a number of departments;
- Was all the identified funding for demographic growth required as only a third had been released;
- A better explanation was requested as to why some of the identified savings within Adult Services had not yet been delivered and consideration needed to be given to invest to save opportunities within the service in order to deliver the required savings in a more timely manner;
- Would the proposed virements as detailed in the report have any impact on delivering statutory services next year; and
- Clarification was sought on the prudential borrowing indicators and why the Airport Strategic Investment, which was included in the budget over two financial years, had been incurred this year, resulting in a breach over the set target.

The Executive Member for Finance and Human Resources advised that the LGA Autumn Statement submission was formed following consultation with all local authorities which had received a high level of responses, including a response from Manchester City Council. He commented that in relation to local taxation reforms and specifically Council Tax banding, no Government had attempted to address this, and suggested that caution was needed in looking at Council Tax bandings as any change could result in making some of the poorest Manchester residents poorer. The Deputy City Treasurer added that the Council did not know yet what its financial settlement would be past 2019/20 so it was not possible at the current moment to

determine whether another long term budget strategy would or could be set. In terms of involvement of backbench Members, the City Treasure agreed to pick this up with the Chair of the Committee and the Executive Member for Finance and Human Resources as to how best this could be enacted upon.

The City Treasurer acknowledged that there were some risks around the use of agency staff and the impact of Brexit, and the Council was looking at the potential impact of this and how services were commissioned. In terms of Business Rates retention the City Treasure explained that the Council had undertaken modelling scenarios of both 100% retention and 75% retention so this could be taken into account when planning beyond 2019/20. The Deputy City Treasurer advised that it was temporary dispersed accommodation that was used more outside of Manchester rather than bed and breakfast. The latest figures the Council had in relation to this was 1,364 families and single people in temporary accommodation, with 1,009 located within Manchester and the remaining 355 outside of Manchester.

The Head of Finance (Adult Services, Children's Services and Homelessness) advised that the Council was looking to purchase 60 large properties to help address the levels of homeless families in need of larger accommodation, but it was acknowledged that this would not solve anything like the whole problem based on the high number of individuals and families presenting as homeless. The Deputy City Treasurer advised that the Council was working with the Combined Authority in regards to the total cost of enacting the Greater Manchester Mayor's pledge to tackle rough sleeping, and it was acknowledged that Manchester would have the most significant element across Greater Manchester. The Committee was advised that the Coroner's Service overspend was in relation an increase in the number of complex cases, which required expert witnesses. The City Solicitor added that none of the extra expenditure had been in relation to the Arena bombing but did advise that the Council would need to pay these costs which would then be claimed back from the Ministry of Justice. The City Treasurer confirmed that the relocation of the Coroner's Service was fully funded within the Town Hall decant budget. The Executive Member for Finance and Human Resources advised that there was no freeze on filling vacancies, but there was a review taking place on long term vacancies and whether they were still required. It was explained that the underspend in Corporate Core was in the main as a result from a number of one-off initiatives, including a reduction in bad debt provision within Revenue and Benefits and a release of a disaster recovery provision. The remaining underspend was due to staffing and general underspends across the service.

The City Treasure confirmed that all the funding for demographic growth had been projected as needed by the end of the financial year. It was explained that the Council held this funding corporately and then released based on business cases that demonstrated the demand was needed.

The Deputy City Treasurer commented that the Council had undertaken a number of Invest to Save opportunities within Adult Services and Health in order to reduce the demand on services. This had been done through the Greater Manchester Transformation Fund. It was acknowledged that there had been some delays in delivering some of these initiatives.

The Executive Member for Finance and Human Resources reported that the proposed virements would not have any impact on delivering statutory services next year. The City Treasurer advised that a report was submitted to full Council in December 2017 which detailed proposed an additional share holder loan to support the airport expansion, which would result in a significant rate of return. The payment of these loans was to be split across two financial years, but a decision had been taken to make this payment in this financial year, resulting in the adjustment to the prudential indicator.

Decision

The Committee:-

- (1) Notes the report; and
- (2) Endorses the following recommendations to the Executive:-
 - To approve the proposed virements in paragraph 7.
 - To approve the use of budgets to be allocated and contingency in paragraph 8.
 - To approve the use of reserves as set out in paragraph 9.
 - Recommend to Council that the revised Prudential Indicator for non HRA Capital Expenditure (2) as set out in paragraph 10 is approved.
 - That Council is requested to approve the revised Prudential Indicator for non HRA Capital Expenditure (2) as set out in paragraph 10.

RGSC/18/55 Delivering Equalities through the Council's spending decisions, decision making and monitoring processes

The Committee considered a report of the Deputy Chief Executive and City Treasurer, which provided Members with an overview of the Council's governance arrangements for equalities as part of its planning and decision making processes. The report also set out a schedule of ongoing work to further strengthen the Council's approaches in this area.

The Equalities Team Leader referred to the main points and themes within the report which included:-

- The Council has developed a clear governance model to ensure that equality considerations formed an integral part of its spending decisions;
- An annual report summarising the Council's equality considerations in the budget and business planning process and the associated Equality Impact Assessments (EIA) was considered by the Communities and Equalities Scrutiny Committee;
- Examples of equitable decision making in practice which demonstrated the extent to which an embedded approach to equality considerations had been instrumental in informing planning and decision making processes within the Learning and development opportunities for Council staff in relation to equality considerations in the decision making process;
- The monitoring and analysis of the equality of outcomes in terms of quality of life and access to opportunities; and
- The next steps in relation to governance and data analysis

Some of the key points that arose from the Committee's discussions were:-

- The report did not appear to cover all of the protected characteristics;
- Members expressed that the report did not fully cover how equality decisions were taken into account when determining and setting budgets;
- There was a lack of reference to communication with communities in terms of how equalities had been taken into consideration in the Council's decision making process; and
- Members would have benefitted from having sight of a completed EIA.

The Equalities Team Leader thanked the Committee for their feedback on the content of the report. He acknowledged that in terms of engagement and communication measures there was a need to provide more qualitative information and not just quantitative information. He reassured the Committee that Officers were working with Services to make improvements in this area.

It was proposed by the Chair that the Committee should be provided with a completed EIA as part of the budget reports planned for the Committee's meeting in December as this would help the Committee determine if any further scrutiny on this subject was required.

Decision

The Committee requests that a completed EIA is submitted as part of the budget reports planned for the Committee's meeting in December in order to help determine if any further scrutiny on this subject is required

RGSC/18/56 Overview Report

The Committee considered a report of the Governance and Scrutiny Support Unit which contained key decisions within the Committee's remit and responses to previous recommendations was submitted for comment. Members were also invited to agree the Committee's future work programme.

A request was made that either an update be provided at the next meeting in relation to the Outstanding Recommendation from the Committee's meeting in January 2018 or if an update was not possible, that this item be removed to the list of Outstanding Recommendations.

Decision

The Committee

- (1) Notes the report; and
- (2) Agrees the future work programmes of the Committee for the remainder of the Municipal Year.

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**Manchester City Council
Report for Information**

Report to: Resources and Governance Scrutiny Committee -
8 November 2018

Subject: Annual S106 Monitoring Report

Report of: Head of Planning, Building Control and Licensing

Summary

This report provides information on the 2017/18 financial year's activity in relation to S106 Agreements and specifically on associated financial obligations.

The report also sets out the legislative framework for negotiating S106 agreements, an update on CIL and viability, the latter a key factor in the planning process.

Recommendation

For Members to note and comment on the report.

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 planning system plays a key role in the delivery of outcomes to support economic growth and sustainable neighbourhoods. This includes the use of S106 obligations.
A highly skilled city: world class and home grown talent sustaining the city's economic success	See above
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	Through supporting growth and new homes, the planning process seeks to provide opportunities for Manchester residents to raise individual and collective aspirations.
A liveable and low carbon city: a destination of choice to live, visit, work	The planning system strives to deliver environments and development that responds to the Councils quality agenda.
A connected city: world class infrastructure and connectivity to drive growth	See above

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

- Equal Opportunities Policy
 - Risk Management
 - Legal Considerations
-

Financial Consequences – Revenue

S106 agreements generate a small management fee to support the monitoring of associated obligations by the planning service. However, this does not extend to any revenue consequences of the implementation of capital schemes.

Financial Consequences – Capital

Financial contributions received from S106 agreements are used to support a range of environmental improvements, physical infrastructure and affordable housing. The latter will contribute to the Housing Affordability Fund.

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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.

S106 Monitoring Report to Resources and Governance – July 2017
Housing Affordability Fund Paper to Executive - October 2017
Planning and Viability Report to Executive – May 2018

1.0 Background

- 1.1 The Committee considered the previous monitoring report in July 2017. This provided an overview of activity relating to Section 106 (S106) agreements during the 2016/17 financial year and included an update on the Community Infrastructure Levy (CIL), which has a direct bearing on how local planning authorities negotiate S106 agreements.
- 1.2 The report also provided a breakdown of S106 agreements on a ward by ward basis.
- 1.3 Following discussion on the report, Members asked that:
- An updated list of S106 contributions on a ward by ward basis be circulated and information on when S106 agreements are made, when S106 contributions are received, and when S106 contributions are required to be spent.
 - That Planning Officers consult with all Ward Councillors on S106 proposals associated to their respective wards;
 - A briefing paper be provided to members of the Committee on the implications of the GM Mayor introducing a Strategic Infrastructure tariff and what effect this would have on the city;
 - Refer to the Neighbourhoods and Economy Scrutiny Committee the issue of the provision of affordable housing connected to S106 agreements; and
 - That a training offer on S106 agreements for all members of the Council be arranged.
- 1.3 An updated list was circulated following the meeting, however, as noted in that earlier report officers had started to work on a more effective and informative way of monitoring and reporting on this part of the planning process. This is still work in progress, however, information on agreements is appended. (The information is based on the wards prior to the boundary changes this year, however, where a change to the ward is known this is reflected under the site location column and will be fully reconciled over the next month).
- 1.4 On consultation, Members receive a list of planning applications in their ward. Where it is likely a S106 agreement will be required the aim is to seek heads of terms as part of the planning submission on validation. Further, planning applications with associated agreements are also reported to the Planning and Highways Committee. Discussions around planning proposals are also discussed at many Ward coordination meetings which provides a further opportunity to talk through any required obligation.
- 1.5 This report includes a response to the question of the GM Mayor Strategic Infrastructure Levy and as Members will be aware the matter of Affordable Housing has been subject of reports to the Executive.

2.0 Introduction

- 2.1 As noted, the annual monitoring report has provided Members with information on S106 financial obligations, where these have been received having met the necessary triggers (i.e. implementation of the planning consent), where money has been reserved against a project and how much had been negotiated/refunded. In addition it has provided information on S106 agreements by ward.
- 2.2 Whilst the purpose of this current report is to provide the same level of information on money received, it also includes a brief summary of S106 agreements and their use, changes that have been made and those being introduced following a recent publication by Government.
- 2.3 Previous reports have also referenced the Community Infrastructure Levy (CIL). Although Manchester's position has not changed and CIL is not yet being considered, the Government is seeking to amend the present system of setting CIL and developer contributions locally to support housing delivery.
- 2.4 As Manchester has recently improved transparency in the planning process regarding viability which relates directly to our ability to negotiate S106 contributions, this is also covered in the report.

3.0 Planning Obligations

- 3.1 Planning obligations also known as S106 agreements are legally, enforceable obligations entered into to mitigate impacts of a proposed development. They are agreements between a developer and the local planning authority.
- 3.2 New development can bring many benefits. In Manchester the focus has been to deliver key outcomes through development to meet corporate priorities. Examples include job opportunities, new or upgraded infrastructure to accommodate new homes, replacement/enhanced leisure facilities, supporting residents parking schemes or contributions towards homes that are affordable.
- 3.3 Developers can enter into planning obligations to meet these requirements or can provide them 'in kind' by building or providing directly the matters necessary to fulfil the obligation. In Manchester the starting point for negotiations is to include any requirements as part of the application itself. For example the substantial public realm and place making proposals that are being brought forward as part of scheme proposals notably in the city centre are provided as part of the development. Where they are not provided directly, the alternative is a financial contribution, payable to the local planning authority by way of a S106 legal agreement.
- 3.4 Not all obligations are financial and can be used to:
- Restrict the development in a specified way
 - Require specified operations or activities to be carried out, and
 - Require the land to be used in a specific way.

- 3.5 There are three specific purposes to an obligation:
- Prescribe the nature of development
 - Compensate for loss or damage by development, or
 - Mitigate a developments impact.
- 3.6 A Planning obligation must help to meet objectives set out in the development plan (in Manchester this is the Core Strategy). In 2010 the then Government tightened the use of obligations by introducing three legal tests which have to be met which gave mandatory status to had previously been guidance. This means that an obligation can only be used:
- Where it is necessary to make a development acceptable in planning terms
 - It is directly related to the development; and
 - It fairly and reasonably relates in scale and kind to the development (i.e. it is proportionate)
- 3.7 These tests are reflected in the National Planning Policy Framework (NPPF). The NPPF also states that where obligations are being sought or revised, there is a requirement to take account of changes in the market and be sufficiently flexible to prevent planned development being stalled.
- 3.8 Each obligation is registered as a local land charge; this means the land not the person who undertakes the development is bound by the obligation.
- 3.9 A planning obligation can be modified or discharged at any time by agreement with the LPA. In Manchester this is rare with negotiations tending to revolve around amending triggers rather than removing an obligation all together. If an applicant is not happy with a decision to modify or discharge an agreement there is a right of appeal.
- 3.10 The City Council has a track record of working in partnership to deliver economic and residential growth, this can include using our assets as part of, for example, land agreements. Where this is significant we would look to address outcomes that would otherwise be achieved through the S106 process through a developer agreement. The result is one rather than two separate agreements.
- 3.11 Members may recall a report to the Executive in October 2017 (and subsequent associated reports) on the establishment of a Manchester Affordability Housing Fund (HAS). The objective of HAS is to bring together a range of funding streams targeted at the provision of affordable homes. This will include development contributions through both the planning process and the City as landowner, and other funding streams into one pot.
- 3.12 Since the concept of 'viability' was introduced into the NPPF, developers have sought to use viability assessments to help demonstrate why certain requirements would make a scheme economically unviable. Viability assessments now play an important part in the planning process. However, as

developers have submitted information on a confidential basis due to commercially sensitive information, assessments have until very recently not been in the public domain.

- 3.13 This matter has generated much debate and a recent national planning practice guidance note addresses the question of publicity and the form such assessments should take. Both this and how Manchester approaches viability assessments were the subject of a report to the Executive earlier this year, the overarching theme of the report being based on how we can improve transparency and confidence in the decision making process. This is expanded on in section 7 below.

4.0 The interaction between a planning obligation and the Community Infrastructure Levy (CIL)

- 4.1 Originally introduced in 2010, the levy is a charge on new development, essentially to help pay for supporting infrastructure rather than making individual applications acceptable in planning terms which is a fundamental difference to a planning obligation.
- 4.2 In order to ensure that planning obligations and the levy operate in a complementary way and the purposes of the two regimes are clarified, the regulations scaled back the way planning obligations operate.
- 4.3 Limitations were placed on the use of planning obligations in three respects:
- Placing policy tests on the use of planning obligations on a statutory basis for developments which are capable of being charged the levy
 - ensuring the local use of the levy and planning obligations does not overlap; and
 - limiting pooled contributions from planning obligations towards infrastructure which may be funded by the levy
- 4.4 The significance of this is that there has been a tightening of the use of S106 agreements as referred to in 3.6.
- 4.5 Earlier this year the Government published a package of planning reforms aimed at speeding up housing delivery in England. These reforms follow on from the Housing White Paper published in February 2017. A key proposal includes changes to the Community Infrastructure Levy. However, it should be noted that these proposals have not yet been implemented and further information as to what will be introduced is awaited.
- 4.6 One potential change is the removal, in certain circumstances, of the restriction from pooling funds for an infrastructure project, or type of infrastructure, from more than five planning schemes for an authority to operate a CIL; or where development is planned on several strategic sites, even where a CIL has not been adopted.

- 4.7 Also it is understood Government is looking to introduce Strategic Infrastructure Tariffs. The proposal being that Combined Authorities or joint committees of authorities should be able to establish a Strategic Infrastructure Tariff (SIT) similar to the London Mayoral CIL where they have planning powers. This would be used to fund a specific piece of infrastructure or for mitigation works across local authority boundaries. At this time there is little information as to how this would or could operate across GM.
- 4.8 As reported in previous reports to this committee, the Council has decided not to implement CIL in Manchester at this time. This has primarily been due to the concerns the approach could have on development in the wake of the down turn in the economy. It was also considered that a review of CIL and its impact should take place alongside that of the local plan (the Core Strategy). It is hoped this will begin shortly, and as part of this a robust assessment of the potential of CIL in Manchester should be undertaken.
- 4.9 As part of the assessment of the merits of CIL in Manchester, it will be important to consider whether changes in national and local policy on viability and developer contributions affect the impact of CIL compared to the incumbent approach.

5.0 S106 Activity during 2017-18

- 5.1 During 2017/18 year 19 S106 agreements were signed. Of these 5 relate to deeds of variation of previously signed agreements as the associated schemes have been subject to amendment. There were, however, no changes to the obligations themselves.

- 5.2 The schedule below sets out these agreements:

Signed s106 Agreements in Financial Year 2017 / 2018

Ward	Planning App	Location	Obligation	Date Signed	Deed of Variation
City Centre Ward (2004)	113870/FO/2016	2 - 4 Chester Road Manchester M15 4QG	£282k Affordable Housing	05-Apr-17	
Crumpsall Ward (2004)	114849/JO/2016	Bowker Bank Industrial Park Bowker Bank Avenue Manchester	Management of woodland	10-Apr-17	Yes
Whalley Range Ward (2004)	112570/FO/2016/S1	45 St Werburghs Road Whalley Range Manchester M21 0UN	£23k trees	09-May-17	

Gorton South Ward (2004)	115299/FO/2017	Land North Of Melland Road Sports Field (Former Running Track) South Of Melland Road Manchester M18 7QR	£750k Sports/recreation facilities	11-Jul-17	
Ardwick Ward (2004)	115475/FO/2017	Vacant Plot North East Of The Vallance Centre Brunswick Street Manchester	£10k Residents parking	26-Jul-17	
Hulme Ward (2004)	115821/JO/2017	Land Under Development Between Radnor Street And Greenheys Lane West Hulme High Street Manchester M15 5JR	£60k Highways	17-Aug-17	Yes
Ancoats And Clayton Ward (2004)	115401/FO/2017	Brownsfield Mill Binns Place Manchester M4 5BP	£100k Affordable Housing	07-Sep-17	
Hulme Ward (2004)	115919/FO/2017	Land Adjacent To Hulme Hall Road Manchester M15 4LY	£100k Affordable housing	13-Oct-17	
Whalley Range Ward (2004)	116795/FO/2017	45 St Werburghs Road Manchester M21 0UN	£23k Trees	12-Dec-17	
Charlestown Ward (2004)	086932/OO/2008/N1	Booth Hall Childrens Hospital Charlestown Road Blackley Manchester M9 7AA	£697k Affordable housing	20-Dec-17	Yes

City Centre Ward (2004)	117054/FO/2017	1-5 New Wakefield Street Manchester M1 5NP	£500k Affordable Housing	22-Dec-17	
Ardwick Ward (2004)	117726/JO/2017	Vacant Plot North East Of The Vallance Centre Brunswick Street Manchester M13 9XF	£10k parking scheme	12-Jan-18	Yes
Ancoats And Clayton Ward (2004)	115178/FO/2017	Part Site Of Existing Car Park Bounded By Ducie Street, The Rochdale Canal, Peak Street, Tariff Street (Multi-Storey Car Park) And Remainder Of Surface Car Park Manchester M1 2JL	£100k Affordable Housing	16-Jan-18	
Ardwick Ward (2004)	112684/JO/2016	55 Hathersage Road Manchester M13 0EW	£85k Parking scheme	10-Feb-07	Yes
Ancoats and Clayton (2004)	118057/FO/2017	Cable Street/Cross Keys Street/Addington Street and Mason Street	£20k public realm	16-March-18	
Hulme Ward (2004)	116881/FO/2017	Unit 5 Bentinck Street	£50k affordable housing	19-March-18	
	117595/FO/2017	Talbot Mills, 44 Ellesmere Street	£50k affordable housing	22-March-18	

Hulme Ward(2004)					
City Centre Ward(2004)	118839/JO/2018	1-5 New Wakefield Street	£500k affordable housing	26-March-18	
Ancoats and Clayton Ward (2004)	117749/JO/17	4 Angel Court	£64k sustainable transport	28-March-18	

5.3 During the same period £999,895 was received following triggers being met from existing agreements. The details of these agreements and obligations are set out below.

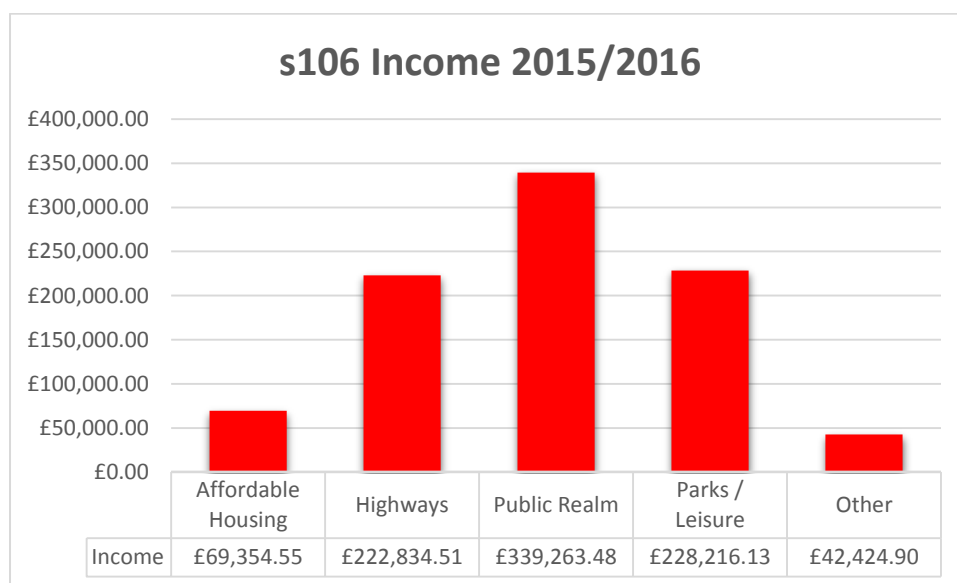
Income collected for s106 Agreements in Financial Year 2017 / 2018

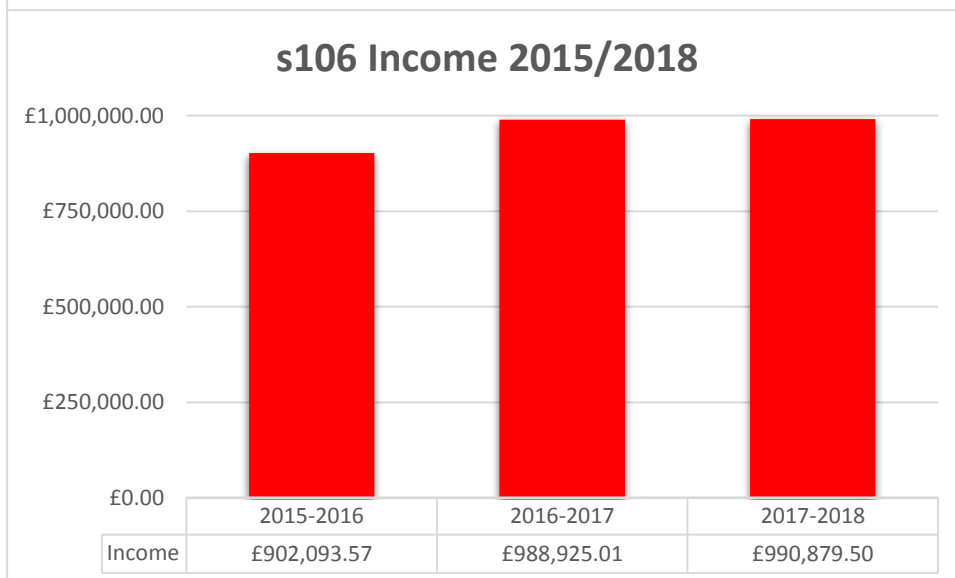
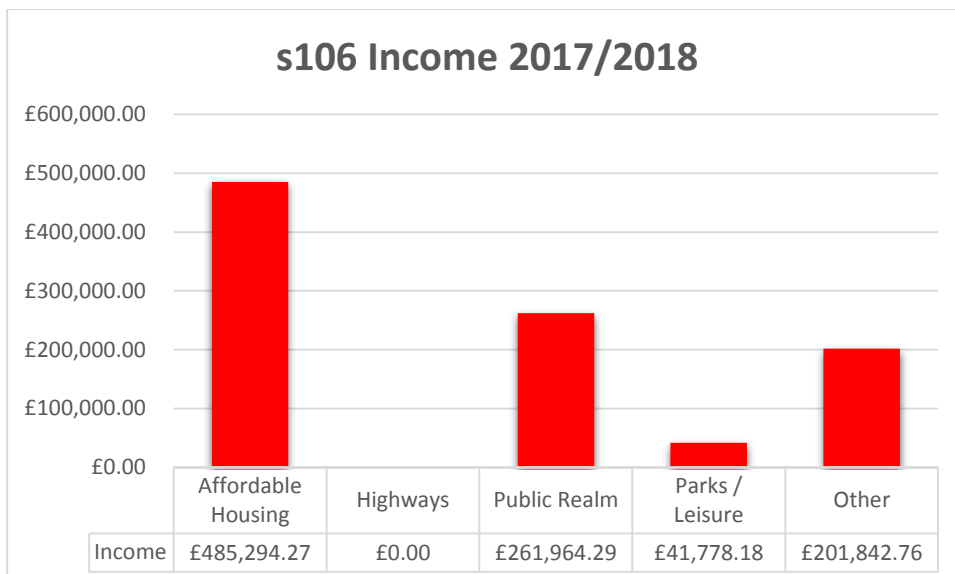
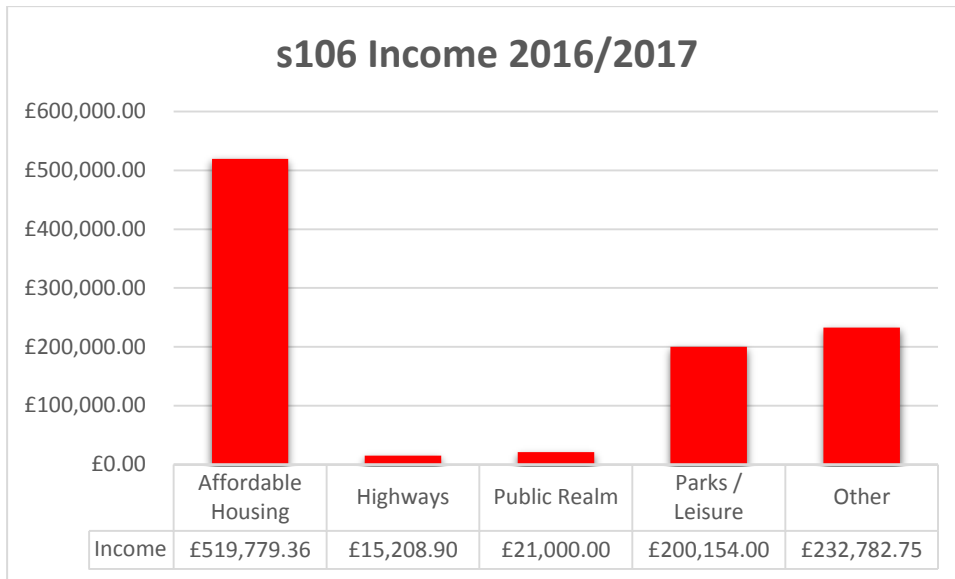
Ward name	Planning App	Location	Obligation	Total
Charlestown Ward (2004)	086932/O O/2008/N 1	Booth Hall Childrens Hospital Charlestown Road Blackley Manchester M9 7AA	Affordable housing	£291,208.06
Gorton South Ward (2004)	101869/F O/2013/N 2	Land To Rear Of GMPTE Social Club (former Sports Ground) Mount Road Gorton Manchester M19 3ET	Sports/ recreation	£41,778.18
Northenden Ward (2004)	102660/F O/2013/S 2	Camperlands Ltd Mill Lane Northenden Manchester M22 4HR	Env/ highways/ car parking/ public realm/affordable housing	£121,701.21
City Centre Ward (2004)	103665/F O/2013/C 1	8 King Street Manchester M2 6AQ	Env improvements/public realm	£111,964.29
Didsbury West Ward (2004)	103991/F O/2013/S 2	Wrengate House 221 Palatine Road West	Affordable housing	£194,086.21

		Didsbury Manchester M20 2EE		
City Centre Ward (2004)	100982/F O/2012/C 2	1 Canal Street Manchester M1 3HE	Env improvement s	£6,294.50
Manchester		TfGM	Trees	£150,000.00
Manchester		S106 A/MENT Talbot Mills, Ellesmere St - EVD3001/352	Affordable housing	£50,000.00
Whalley Range Ward (2004)	116795/F O/2017	45 St Werburghs Road Manchester M21 0UN	Trees	£23,847.05

In addition to the above £600k was received in lieu of a S106 agreement via a capital receipt for a development at Siemens. This is a contribution towards affordable housing.

- 5.4 No refunds have been made during this period in relation to any financial obligation; however, there are two cases where the financial obligation is now required and these are being pursued.
- 5.5 These relate to a permission at Elisabeth Street, Cheetham (£19k for public realm/highways) and Silverwood House, Barlow Moor Road (£34k for affordable housing).
- 5.6 The following provides an insight into income received against principle areas of spend since 2015/16.





*Other will include mixed obligations including where a proportion relates to for example affordable housing.

5.7 There is currently £6 m held through received S106 contributions. Of this around 550,000k is awaiting to be reserved to projects (a large proportion of this is under discussions and also relates to the balance on schemes where spend has commenced)

5.8 No refunds have been made.

6.0 Viability and the Planning Process

6.1 National Guidance

6.2 Economic Viability is a key consideration in the planning process; this was introduced following the financial crisis of 2008 which saw significant downturns in residential house sales and development.

6.3 The resultant change in planning policy 2012 came via the issuing of the National Planning Policy Framework (NPPF). This introduced a more pro-development agenda and placed a priority on housing provision. A major tenet of the NPPF is that development should be 'economically viable' and developers and landowners should achieve 'competitive returns'. The aim being to create a step change in the delivery of new housing and to prevent 'stalled schemes' where developers argued they could not meet their planning obligations.

6.4 Over recent years this is an area that has generated significant interest with many commentators arguing that not only has this prevented the delivery of policy compliant development, but that a lack of transparency has exacerbated the problem.

6.5 Following a consultation earlier this year changes to the National Planning Policy Framework (NPPF) were brought forward early summer. These changes cover a range of planning policy/guidance including viability.

6.6 The previous NPPF had set out the need for local plan policies to ensure that the cost of any requirements, after taking account of normal development costs and mitigation, provide competitive returns to a land owner and developer, in order to enable development to be deliverable. The revised NPPF is more succinct and states that policy requirements on development contributions '.....should not make development unviable and should be supported by evidence to demonstrate this.'

6.7 It also states much more clearly that it is primarily at the plan making stage that viability should be assessed, requiring that local policies '.....should set out any circumstances where further viability assessment may be required in determining individual applications.'

- 6.8 Guidance (Planning Policy Guidance) sits alongside the NPPF and provides in more detail how some of the national policies should be applied. Key in relation to viability is that it is more forthright about the need for viability assessments being at the plan making stage, stating that ‘the use of viability assessment at the decision-making stage should not be necessary.’
- 6.9 What is also significant is the guidance on the methodology for assessing viability in relation to land value. The revised guidance changes the approach, with land price based on the existing use value plus a premium for the landowner. The latter to ‘...reflect the minimum price at which it is considered a rational landowner would be willing to sell their land.’ Further it states that an ‘...appropriate premium to the landowner can be established by looking at data from comparable sites of the same site type that have recently been granted planning consent in accordance with relevant policies.’ It goes on to say ‘Where a viability assessment does accompany a planning application the price paid for land is not relevant justification for failing to accord with relevant policies in the plan.’
- 6.10 Manchester had already adopted such a stance in its approach to testing viability but the support from the NPPF is welcome.
- 6.11 With regards to the information in 6.8 and local policy it was already necessary for policies to not render development unviable, but this has been put into much sharper focus in the revised guidance. The message being that assessing viability at the plan making stage is to ensure that policies and requirements do not present a barrier to the delivery of good quality sustainable development and this will have to be tested through robust evidence at plan making stage.

7.0 Manchester’s approach to Viability

- 7.1 In May 2018 as noted above a report to Executive reiterated that Manchester has clear priorities for delivering policy outcomes and the planning system has a key supporting and enabling role in this regard.
- 7.2 Core principles and priorities are set out in the development plan (the Core Strategy) and a range of endorsed frameworks that cover areas of strategic importance. These provide a clear platform and focus on the outcomes required to deliver growth and sustainable neighbourhoods and are at the heart of negotiations on all planning applications. Place making and design quality are key components of this.
- 7.3 There are instances where a schemes deliverability could be compromised by the scale of obligation being sought or through other costs associated with the development; where this is the case viability is tested through a viability assessment, as it has to be, in line with the NPPF.
- 7.4 These assessments are sought upfront when an application is being validated although could be required at any time during consideration of a proposal where and if the issue arises. Such assessments are scrutinised and

- challenged to ensure any contribution on a planning application is maximised.
- 7.5 Viability assessments have, however, been submitted in confidence and have not been published with applicants stating they contain commercially sensitive information.
- 7.6 In itself this has not prevented the planning service negotiating obligations that involve a financial contribution towards infrastructure and affordable housing through the S106 agreement process, but this has led to criticism and concern that the process is not robust and in the absence of evidence failing to deliver key outcomes.
- 7.7 The Service had already adopted an approach that all major planning applications that do not provide for key policy requirements such as environmental infrastructure, contributing to place making or affordable housing on site or off site should be accompanied by a viability assessment. Following a recent consultation we have now introduced a revised validation list which is clear that this is now a formal requirement.
- 7.8 In addition the vast majority of Information relevant to a planning application process is usually publicly available. The benefits of transparency in the system allows increased public access to environmental information and more effective participation and confidence in decision making. The revised list informs that a viability assessment should be submitted on the basis that it will be publically available. It is though noted that any applicant could still request that the Council does not disclose information on the basis that disclosure would adversely affect the confidentiality of commercial information which protects a legitimate economic interest. This should be the exception and not the norm.
- 7.9 The other change recently introduced relates to how the Council captures any uplift from development. Where viability supports a contribution through the S106 process, agreements will now include a reconciliation clause requiring a further viability test. This will allow the Council to share in any uplift and for this to increase the contributions from the original obligation.
- 7.10 The Council is looking to undertake a review of its local plan (the Core Strategy). The current indicative timeline for the Manchester local plan is adoption in 2021.
- 7.11 However, given the importance of viability, in addition to the recently completed review of the validation list, officers have commenced scoping out the work relating to the introduction of a new Supplementary Planning Document (SPD). A SPD would not constitute a formal change in policy but would enable the Council to set out a new approach to the assessment of viability and the procedures to follow. This is the approach adopted by other authorities. It is estimated this would take 12-18 months.
- 7.12 The intention would then link align this process with a full policy review of the local plan as viability is core to all Council key priorities including affordable housing and the provision of community/environmental infrastructure.

8.0 Contributing to the Manchester Strategy

(a) A thriving and sustainable city

The planning system plays a significant role in the delivery of key outcomes to support economic growth and sustainable neighbourhoods.

(b) A highly skilled city

See above

(c) A progressive and equitable city

Through supporting growth and enabling the supply of good quality affordable homes for sale and rent through the planning process will provide the opportunity for Manchester residents to raise individual and collective aspirations.

(d) A liveable and low carbon city

Improving transparency will support a robust planning process to deliver quality new developments that are designed to be inclusive, energy efficient and contribute to place making.

(e) A connected city

A transparent and robust planning system will improve confidence in decision making that recognises the importance of a well-connected city and the part it plays in driving growth.

9.0 Conclusion

- 9.1 This report provides members with an update on S106 activity over the last financial year. It also summarises the legal framework for negotiating such agreements and the current position regarding CIL.
- 9.2 With the increasing focus on viability which is a fundamental part of the planning process and particularly its implications on our ability to negotiate financial contributions, an update on Manchester's approach has also been included.
- 9.3 As in previous years, information has been provided (see attached) on a Ward basis. More detailed information about agreements and their obligations can be provided as this is all held on individual files in the planning service. As noted in 1.3 officers are close to completing work on an improved mechanism for sharing information and members will be updated shortly in this regard.
- 9.4 Finally, a recommendation from this Committee at the previous meeting was to arrange for training on S106 agreements. The original intention was for this to be part of a planning training session last November. However, this has now being arranged for 28 November this year.

S106 Planning (financial) Obligations ('open Cases') - as of end of October 2018

1) extant & implemented Planning Permissions supported by:

- existing contributions or balances in process of being committed
- owed monies, overdue for payment where already known
- potential contributions – monies that might be received if the related development comes forward

The information in the work book is based on the pre 2018 Ward boundary changes; this is currently being updated to reflect the new wards. Where a change is known this is reflected under each site address at this time.

Ancoats & Clayton

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
Page 31 17-Jan-07	079201 /FO/20 06/N1	10 Rochdale Rd Ancoats Ancoats and Beswick	revs to pl perm ref 073047 for elevational alterations to proposed building (amends 073047)	retaining & / or improving the environ, public realm / facils, highways, pub infrast etc (which may incl a new or upgraded ped crossing) in the ANCCLY ward & assoc costs (replaces agreement 4 th Oct 05 for £167,500) (also complements 4 th Oct 05 under 070404)	84,050.39	n/a	84,050.39	Spent towards St Michaels Flags & Angel Meadow Ph 2 (matched with monies from 70404) incorp repair / mplement nt of Aspin Lane retaining wall & Lowry Steps, landscaping Angel Meadows & treating Japanese Knotweed & bal of 16,928 towards Great Ancoats Street / Pollard St crossing in assoc with Etihad development	84,050.39	Spend commence d balance l to be committed
05-Feb-07	078181 /FO/20 06/N1	land at Royal Mill Redhill Street Ancoats Ancoats and Beswick	amendmt to pp 65195 FO for 283 apartments (app 18/10/02) incldng int alts to mplem allowing an incr of 21 aparts	improving & maintaining the environ, pub realm, highways / facils / infra etc within Ancoats Urban Village in the immed vicinity & assoc costs	21,000.00	n/a	21,000.00	Response awaited N/hoods Lead	0.00	n/a
08-Oct-10	092452 /FO/20 10/C2	22 – 26 Edge St Piccadilly	6 sty mple for basement Class A2 (fin & prof) or Class A3 (rest & development) & grd level Class A1 (shop) & 14 apartments above following demo of extg bldg	improving & maintaining the environment & public realm / highways / facils / infrastructure etc in the City Centre & assoc costs	70,000.00	n/a	80,602.30	Millennium Gardens	80,602.00	Committed

18-Sept-15	109096 /JO/2015/C2	40 Laystall Street Ancoats Piccadilly	Variation of condition 11 attached to application ref no 068295 (for 84 apartments with Class A1, A2, or B1 at ground level & assoc pkg on site of former Laystall House to drop the condition requiring a ped crossing to be approved & provided at the junction of great Ancoats St & Laystall S), to allow payment through legal agreement of sum of money in lieu of providing the pedestrian crossing at the junction of Great Ancoats Street and Laystall Street required by that condition.	providing crossing improvement on Great Ancoats Street in the vicinity of the Development & assoc costs, in lieu of the Owner implementing the Highway Works required to discharge condition 11 under 068295/OO	80,000.00	n/a	80,000.00	Growth Deal – Great Ancoats St Improvement project entailing 1) improvement works to existing footway for enhanced pedestrian access comprising upgrade of materials & layout at the junction of Gt Ancoats St & Laystall St (£41,760 / 60%) 2) new pedestrian crossing on Gt Ancoats St & Laystall St at existing signalled junction (£27,840 / 40%) 3) fees (£10,400 / 13%)	80,000.00	Committed
PPS & Nov 2015-15	110486 /JO/2015/N1 & 106592 /OO/2014/N1	Riverpark Trading Estate Riverpark Road Newton Heath Miles Platting and Newton Heath	Variation of Condition 4 (height parameters) of 106592OO for 340 dwellings max with assoc open space, highways, landscaping with all matters reserved with the exception of access which is proposed to be taken off Riverpark Road, to change height of block one to between part 4 and part 5 storeys.	For implementation of either permission, towards costs of a) Parking Permit Scheme incl signage throughout, b) review of existing parking restrictions on named Distributor Roads then following results, any measures implement and c) processing / admin of permits for the max 340 dwellings AND to apply the Man Fee to monitor implement & overseeing the spend process of creating the PPS from start to finish	80,000.00	On commencement	-	n/a	n/a	n/a
04-Feb-16 & 11-Aug-16	109784 /FO/2015/C2(2)	47 Houldsworth Street (Great Ancoats St & Newton St) Piccadilly	13 storey building comprising 119 apartments on Floors 1-12 (Class C3) & 2 no ground floor retail / commercial units (Classes A1, A2, A3, A4, A5, B1, D1 (Nursery) & D2 Gym & public realm, highways, engineering & assoc works following demolition of existing building	for the purpose of improving and maintaining the environment on Great Ancoats St & assoc costs (& varied by 11-Aug 16 (3) for ownership change)	213,000.00	On occupation	230,613.46	Improvements to Great Ancoats Street env	230,613	Committed

05- Aug-16	110351 /FO/20 15/N1	4 Angel Court Ancoats Piccadilly	mixed use development in 9 storey building comprising 64 no. residential apartments (Use Class C3a) with a 325 sq. m (GEA) ground commercial unit (Use Classes A1, A2, A3, B1, or D1) with associated works and pedestrian access, following demolition of existing buildings & structures	contribution towards cost of bus or Metrolink season tickets for occupiers and / or bicycles and / or other asso equip	64,000.00	Prior to occupation	0.00	n/a	n/a	n/a
28- Aug-16	110074 /FO/20 15/C2	land At 76 – 82 Oldham Street & land bounded by Spear Street, Warwick Street & Houldsworth Street Ancoats Piccadilly	2 no. mixed use buildings after demolition of existing Building A - pt 4/5/6/8 sty ancillary facilities services & commercial use (A1, A3, B1) at gf/ basement levels & 72 apartments (C3) above & 2 green roofs. Building B – pt 3/5 storey. 100 cycle parking spaces, 9 car parking spaces, building services & commercial space at basement level, ancillary facilities & services & commercial space (A1, A3, B1) at gf level & 28 apartments (C3) above and 1 green roof.	improving & maintaining the environment in the Oldham Street area of the City	75,000.00	Prior to occupation	0.00	n/a	n/a	n/a
07- Sep-17	115401 /FO/20 17	Brownsfield Mill Binns Place Manchester M4 5BP Piccadilly	Conversion of building to 31 x apartments (1 x 1 bed, 24 x 2 bed, 6 x 3 bed) with 19 x parking spaces and 31 cycle parking spaces and elevational alterations to include creation of private garden and courtyard spaces with associated hard and soft landscap	Affordable Housing	100,000	Prior to occupation				

16-Jan-18	115178 /FO/2017	Part Site Of Existing Car Park Bounded By Ducie Street, The Rochdale Canal, Peak Street, Tariff Street (Multi-Storey Car Park) And Remainder Of Surface Car Park Manchester M1 2JL Piccadilly	Erection of 2 linked buildings ranging in height from 8 to 10 storeys (plus roof top plant room) to provide residential accommodation (Use Class C3) comprising 18 x 1 bed, 84 x 2 bed, 15 x 3 bed, 2 x duplex (4 bed) and 9 townhouses (7 x 3 bed, 1 x 2 bed a	Affordable Housing	100,000.00	On commencement				
16-Mar-18	118057 /FO/2017	Land Bounded By Cable Street, Cross Keys Street, Addington Street And Mason Street Manchester M4 5FT Piccadilly	Erection of a 9 storey building to form a 224-bed apart-hotel (use class C1) with associated public realm, landscaping and other associated works	Deed of Variation – environmental improvements within the New Cross NDF	0.00	On commencement				
28-Mar-18	117749 /JO/2017	4 Angel Court Manchester M4 4HT Piccadilly	Variation of conditions 19 (servicing hours) and condition 20 (commercial use opening hours) attached to planning permission 110351/FO/2015/N1	Dee of Variation – Travel Scheme (bus, metrolink, bicycles, other associated equipment)	64,000	Prior to occupation				

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Ardwick

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
22-Apr-03	063066 /OO/N ORTH2 /01	jnct Plymouth Grove / Upper Brook St Ardwick	mixed use compr car dealership 778 sqm, 350 no student rooms, 102 no sc aparts, office 734 sqm, retail 324 sqm, in 5 / 6 sty mple with p 12 sty incl pkg in base (siting and means of access)	towards improvements to Swinton Grove Pk	20,000.00	n/a	21,434.87	towards continud improvements & refurbis of Swinton Grove Park as per the Green Flag Man Plan in consult with Friends / Members	21,434.87	Balance remaining of 3,451 under discussion to spend in line with the agreement.
12-Apr-07	081558 /FO/2006/N2	Wilmslow Park Phase 3 Rusholme Place Ducie Street	pt 3, 6 & 9 st mple of 51 aparts & assoc car pkg & ldspg	improving & maintaining the environ, pub realm, highways / facils / infra etc in the vicinity & assoc costs	153,000.00	On occupation	186,967.00	Rusholme District Centre Parking Scheme	185,000.00	Balance 1.900 committed

25-Jun-10	091730 /FO/20 09/C1	University Campus Booth St East & Upper Brook St M13 9RZ	5 no sty mple for new Sch of Chem Engineering & Analytical Sciences (Ph 1 of prop 2 phses) for teaching & research on site of fmr energy ctre, car pk & temp accom	funding study into pkg scheme within Grove Village in Ardwick ward & mplement, monitoring review of such pkg scheme only	140,000.00	n/a	140,000.00	residential parking area within the Grove Village area (coupled with other funding £50,000)	140,000.00	Balance remaining of 92,000 for spend in line with original agreement
10-Feb-17 and 19-Dec-14	112684 /JO/20 16 & 106619 /FO/20 14/N2	55 To 65 Hathersage Road Victoria Park	variation of planning conditions 2, 3, 4, 7, 10 and 19 for seven storey building, including basement level, for 136 apartments with two storey decked building at rear for 67 car parking spaces with cycle provision & amenity area with assoc landscaping, boundary treatment, ext works & vehicular access from Hathersage Road to change the site layout ,alteration to refuse area, cycle provision & boundary treatment with elevational alts, materials, roof height and plant on roof.	'Parking Sceme' contribution for a) progressing implementation & management of Residents' Parking Scheme within the streets surrounding the Land to mitigate the small number of parking spaces comprised within the Development; and / or (b) any alternative scheme created to alleviate the on-street parking problems within the vicinity of the Land & assoc costs	85,000.00	commenced	85,000.00	Response required from N/hoods Lead	Response required from N/hoods Lead	n/a
26-July-17	115475 /FO/20 17	Brunswick Street (vacant plot north east of The Vallance Centre	16 no. residential dwellings in 5 no. storey building with basement incl front boundary treatment and associated works	RPZ to assist residents of homes within and around the development to mitigate the on street parking problems, to fund costs for TRO and / or signs and highway linings and admin costs	10,000	Not commence	0.00	n/a	n/a	n/a

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Baguley

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
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NONE

Bradford

Date signed or draft	S106 Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
12-Jan-07	080557	former Kwik Save Ashton Old Road Bradford Ancoats and Beswick	retail foodstore (class A1) 1,635 sqm foll demol of exstg bldgs with assoc prking & servicing & ldsclaping	providing & maintaining a pedestrian crossing on Ashton Old Rd & assoc costs	30,000.00	n/a	30,000.00	providing & maintaining a pedestrian crossing on Ashton Old Rd	30,000.00	Spend commenced 16,000 balance
28-Aug-07	081589	land at Ashton Old Rd / Mill St Ancoats and Beswick	28 no dwellings & assoc prkg & lndscpng & 3 vehicr access points off Herne Street for prkng	improve, maintain env, public realm, highways, public facilities / infrast in the vicinity, provide trees & assoc costs	22,000.00	n/a	22,000.00	tree planting on Galston St with some maintenance	22,000.00	Spend commenced balance of 1,960
11-Aug-11	075171 (2)	land adj to Ashton Canal Pollard St / Carruthers St & Bond St Milliners Wharf Ancoats and Beswick	mixed use comp 420 no aprts in 9, 7 & 22 stry blocks, offices (1808 sqm) & retail (585 sqm) & 235 prkg sp & lndscpng aft dem of exstng bldngs	phase 1 to mprove, maintain env, public realm, highways, public facilities / infrast, traffic safety & like in the vicinity & assoc costs (replaces 7 Aug 06) (1 of 2 in agrmnt)	71,000.00	n/a	71,000.00	Pedestrian connection & lock enhancement works between the New Islington tram stop & across Lock 3 of the Ashton Canal in order to provide pedestrian links to New Islington.	71,000.00	Balance of 5,000
13-Feb-14	104315 /FIO/20 13/N2	Etihad Campus Rowsley Street Bradford Ancoats and Beswick	increase in height of the South and North stands & assoc elevational alts for 14,500 extra seats (6,250 in each stand & up to 2,000 in pitch side seats for total match day capacity of up to 62,170) expansions of concourse facilities, alts to public realm incl changes to car parking layout, landscaping and boundary treatments and assoc infrastructure works (varied by 105160)	Parking Scheme Contribution' for controlled parking zone (CPZ) and traffic regulation orders (TROs) as outlined in Scheme 1 of the Transport Assessment Addendum 1 following the submission of a scheme for the approval of the Council as part of the Transport Strategy (of a total contribution of £519,638 under pp ref 104315) (varied by 6 June 14)	450,000.00	na	450,000.00	As specified in Obligation Particulars Etihad Traffic Improvement measures expansion of existing controlled parking zone	450,000.00	Spend commenced balance of 79,000
	104315 /FIO/20 13/N2(2)			Stadium North Walk Route Contribution' for improvements to walking route north of stadium (City Link Walk route) as outlined in Scheme 2 of the Transport Assessment Addendum (of a total £519,638 under pp ref 104315) (varied by 6 June 14)	10,275.00	n/a	10,275.00	As specified in Obligation Particular Etihad Traffic Improvement measures signage of walk route	10,275.00	committed

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	104315 /FIO/2013/N2(3)			Great Ancoats Street Pedestrian crossing Contribution' for the Great Ancoats Street pedestrian crossing (of a total £519,638) under 104315 as outlined in Scheme 3 of the Transport Assessment Addendum (of a total £519,638 under pp ref 104315) (varied by 6 June 14)	59,363.00	n/a	59,363.00	As specified in Obligation Particulars Etihad Traffic Improvement measures pedestrian crossing – Pollard St / Great Ancoats Junction Improvements 205664 (coupled with £67,500 under pp ref 100795 Etap Hotel on Pollard St)	59,363.00	Spend commenced balance of 5,000
13-Feb-14 Page 37	100991 /OO/2012/N2	land adj to Ashton Canal Pollard St / Carruthers St & Bond St Milliners Wharf Ancoats and Beswick	1 no. 8 storey block & 1 no 9 storey block forming 144 resid apartments with assoc access, car parking and landscaping with all matters to be considered (outline applic): & detached building forming A1 Retail Unit (316sqm) with all matters reserved (outline applic) (phase 2 replaces 075171/FO/2005/N3(3)	phase 2 to improve, maintain env, public realm, highways, public facilities / infrast, traffic safety & like in the vicinity to include any of the following: gen improvements to the Canal links, public access links to New Islington & the new Metrolink station, improvements to Pollard St & other nearby highway networks, & other general environmental / landscaping improvements to Pollard St & the surrounding areas & associated costs (replaces 11 Aug 11)	71,000.00	n/a	71,949.64			n/a

Brooklands

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
17-Feb-04	069232 (4)	former Royal Oak School Royal Oak Road	56 aparts & 52 detd hses with assoc access roads with access from Royal Oak Road & Idspg (whole dev) (see also 069233 FO)	Additional site drainage or sand dressing wks if required at Hollyhedge	13,180.00	once the £20,061 (currently spending under 69232(2)) is all spent	0.00		n/a	Balance of 2,300 committed

Burnage

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
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NONE

Charlestown

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
12-Sep-07 Page 38	080267 /FO/20 06/N1	land at Victoria Ave East	1 no 4 - 5 stry bldg of 50 no aprts, 8 no 1 bed, 40 no 2 bed & 2 no 3 bed aprts, prkg, Indscpng, garden room & viewing gallery at 5th flr, adj roof terrace.	improve, maintain env, public realm, highways, public facilities / infrastr & assoc costs in the CHARLS ward	75,000.00	n/a	89,278.84	new replacement Visitors Centre and Changing Provision at Boggart Hole Clough (total cost 663,000 also from 086932+(2))	89,278.84	Committed
30-Apr-13	086932 /OO/20 08/N1	Booth Hall Childrens Hospital Charlestown Road Blackley	residential development of max 300 units within buildings between 2 no & 3 no storeys with assoc highways, open space, car parking, landscaping and public realm infrastructure	'Boggart Hole Clough' & 'Baileys Wood' contributions as defined for the following: a) the provision & maintenance of a new 5-12's play area within the Boggart Hole Clough area; and/or b) towds the provision of community sports facils / infrast at Boggart Hole	116,000.00	n/a	117,441.28	(£236,789.25 total for 3 phases) Phase 1 - new football pitch (total 110,000) incl new drainage, goals & relocation of the throwing circles, located in the infield of the athletics track in Boggart Hole Clough (S106 £75,789) . Phase 2 - new ss brick bldg with adj	236,789.25	75,000.00

Page 39	086932 /OO/20 08/N1(2)			Clough & / or c) the provision of or contribution to a new replacement visitors centre at Boggart Hole Clough; and/or c) the overall upgrade, improvement, maintenance and management of Baileys Wood (varied by 20 Oct 2015)	116,000.00	n/a	119,347.99	fenced op yard, for community room, ops office, changing room with showers, kitchen & workshop located on the existing site in Boggart Hole Clough (£78,000) (also with monies from 080267) Phase 3 Clean up, path & general infrast improvements to Baileys Wood (£33,000) and additional 5-12's play equipment incl fenced u5s provision in location tbc in Boggart Hole Clough (£50,000)		n/a
	086932 /OO/20 08/N1(3)			either 20% for 'on- site' affordable housing or if they are sold as market housing, to pay MCC a committed sum for each equiv of 26% of mkt val	676,500 approx	On-going as occupied	697,000	Affordable Housing	697,000	Committed (Affordable Housing Fund)

Cheetham

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
07-Jul-05	073701 /OO/20 04/N1(5)	land at Hazelbottom Rd College View	residential development with means of access from Hazelbottom Rd & Chataway Rd (RM 80388 for 150 dwellings)	imps to bowling green; incl conv of a flat bowling green at Heaton Park to a crown bowling facility (5 frm same agree)	50,000.00	n/a	56,503.64	Renovation & improvements to the drainage system to bowling green	56,503.64	Balance of 6,000 committed
08-May-07	081915 /FO/20 07/N1	land at Cardinal St / Kennedys Turf	4 no 3 & 2 stry hses & 12 aparts in 1 no 3 stry block & assoc parkng & Indscpng	alter, improve & maintain Smedley Fields & upgrade play equipment	72,000.00	n/a	75,177.50		75,177.50	18,000 balanceand awaiting draw down

14-Jan-09	078799 /FO/20 06/N1	Heath Street / St Marks Lane Cheetham	16 houses & 10 aparts in 4 st block with assoc car pkg, lspg & access road from Heath Street (replaces draft 75127	altering, improving & maintaining St Mary's Churchyard & varied to include improving & maintaining the environ & highways & public realm / facils / infra etc in the vicinity & assoc costs (this is a manuspt amendment of 12-Apr-06)	52,000.00	n/a	57,160.05	St Marks Churchyard & playground at Cheetwood (but poss underspend so new project tbc	57,160.05	Spend commenced, 11,000 balance
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Chorlton

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
26-Sept-13 Page 40	102530 /JO/20 13/S1	59 Keppel Road Chorlton	Variation of conditions 3 and 4 of p p ref. 096372/FO/2011/S1 to allow alterations to the parking arrangement (for Change of use of basemt, grd & first floor office building to 6 no self contained apartments with assoc roof terrace incl roof extension, landscaping, parking stack & and new light well to front for access to basement)	public transport voucher contribution of £960 in value to each of the two apartments without an allocated parking space	1,920	Prior to first occupation	0.00	Development commenced checking triggers	n/a	n/a
29-Nov 13	102812 /JO/20 13/S1(2) to 096370 /FO/20 11/S1(2)	12 Edge Lane Chorlton	terrace of 4 no. dwellings behind retained façade of original Masonic Hall following demolition of later additions & pair of semi- detached 3 storey dwellings & terrace of 6 no. pt 2/3 storey dwellings on ading land, with assoc Indspg & pkg / Variation of condition no. 2 attached to planning permission ref: 096370/FO/2011/S1 to allow for alterations to the elevations and layout of the scheme relating to 12 residential units	Towards the cost of providing affordable housing (as defined in 'Providing Housing Choice SPD/ Plg Guidance 2/9/08') (revises 27-Apr-12)	65,000.00	n/a	72,000	towards affordable units for 'learning disability' residents within the City (15-20 unit scheme in North & Wythen & 3-10 units across the City; tenure for units will be social rented (affordable rent) aimed at people who cannot access / afford the market, tenants will be referrals from the learning disability service.	69,354.55	Committed

Chorlton Park

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
14-Dec-01	060302 /OO/S OUTH2 /00	land bounded by Cavendish Rd / Princess Rd / Nell La & pt Withington Hospital, West Didsbury (Site A - Main Site devel) (related to 73290) (3 plann entries)	offices, housing, a 150 bed hotel with assoc car pkg & access foll demol of extg bldgs (see also 58253 OO approved for comm hospital)	1) training for potential employees (£60,000 max), 2) imps to play prov in Cavendish Rd PK & prov of classrms etc within local schools serving both Sites A and B (£195,000), 3) contrib to Metrolink & imps to pt facils serving both sites £113,000), 4) imps to Burton Rd Shopping centre namely ped crxg facils at jnctn Burton / Cavendish / Lapwing La (£50,000)	418,000.00	n/a	418,000.00	1) empl training (60,000) & 2) seating & playground in Cavendish Rd Park (44,372.50) & new nursery at Cavendish School (105,000) & Cavendish School playground (20,000) & 3) Metrolink TfGM works 113,000 & 4) Burton Rd shopping centre improvements (50,000)	418,000.00	Balance 2,450.

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City Centre

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
19-Mar-14	103665 /FO/20 13/C1	8 King Street Manchester M2 6AQ Deansgate	Change of use of 1st, 2nd & 3rd floor to 21 apartments (7 no. 1 bed and 14 no. 2 bed) and associated external alterations	improving & maintaining the environ, highways, public realm / facils / infrastr etc in City Centre & assoc costs	105,000.00	On commencement...	111,964.29	Milennium Garden	111,946	Committed

13-Jan-15	105885 /FO/20 14	2 Harter Street Manchester M1 6HY Piccadilly	use of building for 22 apartments (7 x 1 bed & 14 x 2 bed) (class C1) & external alterations including demolition and replacement of existing roof to include roof lights, reinstatement of windows, cycle store & cleaning, repair, repainting and installation of glass to steel frame canopy structure within adjacent yard	towards improving & maintaining the environ, highways, public realm / facils / infrastr etc in City Centre & assoc costs	23,000	Prior to occupation Money now due	0.00	n/a	n/a	n/a
24-Feb-15	100982 /FO/20 12/C2	1 Canal Street Manchester M1 3HE Piccadilly	change of use of floors 1 - 4 from commercial office space to 8 no. residential apartments (2 x 1 bed and 6 x 2 bed) & external elevations including the remodelling of the Richmond Street Facade, removal of windows at 3rd floor level to form balcony area and formation of new balcony with doors at 4th floor level.	improving and maintaining the environment, public realm, highways, public facilities, public infrastructure and the like in the City Centre of Manchester and associated costs	6,000	On commencement	6,294.50	Millennium Garden	6,294	Committed
03-Mar-16	110190 /FO/20 15/C2	Charlotte House 10 Charlotte Street Manchester Deansgate	Change of use to 14 no. residential apartments (C3) with 240m2 of commercial restaurant (A3) use at lower ground floor and	improving & maintaining the environment within the Chinatown area of the City & assoc costs (5,000 per dwelling)	70,000	Prior to occupation	0.00	n/a	n/a	n/a
20-Feb-17	114146 /FO/20 16	land bounded by Tib Street, Church Street, Joiner Street & Bridgewater Place (surface car park) Piccadilly	7 to 10 storey building for mixed used development. Grd floor commercial (Class A1, A2, A3, A4, B1,D2 (Gym and Cinema) 183 apartments Class C3 (8 no studio, 48 no 1 bed, 125 no 2 bed and 2 no 3 bed) with assoc landscaping etc, following demolition of existing structure & artwork at junction of Tib Street / Church Street	towards Affordable Housing with City of Manchester in accordance with policy H8 of Manchester's Local Development Framework Core Strategy adopted 11 July 2012	183,000	Prior to occupation	0.00	n/a	n/a	n/a

05-April-17	113870 /FO/20 16	2 - 4 Chester Road Manchester M15 4QG Deansgate	2 no apartment buildings with ancillary residents' gym, terrace, swimming pool, public realm / landscaping and two new pedestrian connections to the Castlefield basin from Chester Road, basemt car parking & related highway, access, servicing and assoc works.	towards the provision of AH affordable housing outside the Land but within the City in accordance with Policy H8 of the LDF Core Strategy adopted 11/7/12	282,000	within 6 months of commencement	0.00	n/a	n/a	n/a
22-Dec-17	117054 /FO/20 17	1-5 New Wakefield Street Manchester M1 5NP Deansgate	Erection of a 30 storey building to form 573 student apartments (Use Class Sui Generis) with associated basement, ground and first floor commercial unit (use class A1, A2, A3, A4 and A5 and D1) (454 sqm) following demolition of existing buildings and oth	affordable housing	500,000.00	On first occupation				
Page 45 23-Mar-18	118839 /JO/20 18	1 - 5 New Wakefield Street Manchester M1 5NP Deansgate	Variation to planning conditions 2, 14, 16, 19, 20, 24, 25, 26, 27 and 30 and removal of planning conditions 32, 38 and 39 of planning permission 117054/FO/2017 to allow for alternations to basement and ground floor including removal of car parking, reloc	Deed of Variation	0.00					
23-May-18	118120 /FO/20 17	Land Bounded By Thompson Street / Mason Street / Bendix Street And Rochdale Road Manchester Piccadilly	Erection of a part 15, part 9, part 7 storey building to form 155 residential apartments together with ground floor commercial uses (Use Classes A1, A3 and B1) (288 sqm) with associated car parking, access arrangements and other associated works following the demolition of existing buildings and structure and the closure of Hatter Street	Public Realm / Affordable Housing	550,000.00	On first occupation				

03-Aug-18	119380 /FO/20 18	1-5 New Wakefield Street Manchester M1 5NP Deansgate	Erection of a 32 storey building to form 603 student apartments (Use Class Sui Generis) with associated ground and first floor commercial unit (use class A1, A2, A3, A4 and A5 and D1) (232 sqm) following demolition of existing buildings and other associated works	Provision / improvement of general infrastructure within the vicinity of the development	500,000.00	On first occupation				
07-Aug-18	117059 /FO/20 17	32 Mason Street Manchester M4 5EY Piccadilly	Change of use of light industrial building (Class B1) to 7 x 2 bedroom apartments and 6 x 1 bedroom apartments (Class C3)	Environmental improvements within part of the New Cross Development Framework Area	37,500.00	Prior to occupation				

Crumpsall

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
Page 44 21-Sep-06	075914 /OO/20 05/N1(2)	land south Old Market st Blackley (Miller Brow)	200 no dwells & 1000 sqm of comm floorsp compr Class A1 (retail), Class A2 (office) & Class A3 (café / restrnt), open sp follwng dem of exist bldngs (81760 RM applic)	commuted sum for footpath & cycleway maintenance (1 of 3 obligs)	25,300.00	within 14 days of written notif of footpath & cycleway becoming a 'highway' at public expense (3 no. triggers)	Route was approved at RM & laid out		25,300	Spend commenced 17,000 balance
01-Dec-10	092648 /FO/20 10/N1	land west of of Celia St & Waterloo St Crumpsall (Brightside etc)	res dev comprising 111 no two three and four bed dwells to 2/3 strys with assoc car pkg, new highways & Indscpg with access from Celia St and Waterloo St	environ & rec imp to the Harpurhey Reservoirs site in vicin of devel currently id as Site Number 3 in Irk Valley Local Plan / edged red on Plan 2 in Agrmnt & assoc costs	80,200.25	n/a		environ & rec imp to the Harpurhey Reservoirs specifically Harpurhey reservoirs remediation works (60,000) & Response required from N/hoods Lead re improvements to lower ponds 23,570.93	83,570.93	Spend commenced, balance 23,000

9-Oct-12	099103 /JO/20 12/N1	Land east of 59 Crumpsall lane	15 no two storey dwellinghouses with associated landscaping and car parking (varies cond 3 of 095815/OO/2011/S2)	improving & maintaining the environment, public realm, highways, public facilities, public infrastructure and the like within the Crumpsall Green Renewal Area (reinforces 12-Mar-12)	5,000.00	n/a	5,000.00			n/a
30-April-15	107259 /FO/20 14/N1(2)	land at Charminster Drive / former Central Production Unit NMGH Delaunays Rd Crumpsall	23 no. two storey dwelling houses (Use Class C3) with assoc car parking, landscaping, boundary treatment & other works	'Parking Scheme Contribution' towards Residents' Parking Scheme for route linking the development to the highway	20,000.00	n/a	20,046.51	'Crumpsall RPZ' extension' project comprising (legal) TRO (Traffic Regulation Order) - traffic signs - road markings on as yet unnamed access road	20,046.51	Committed
Page 45 Aug-	092264 /FO/20 10/C1	land between Lion Brow / Old Market Street & Middleton Old Road Blackley	22 houses & 2 apartments & conversion of White Lion PH to 5 no. apartments incl a 3 storey side extension with assoc parking, landscaping & boundary treatments & new vehicular access following demolition of industrial buildings	to contribute towards the costs of works at Lion Brow between Old Market Street & St Peters Church including a) upgrading and resurfacing the carriageway and b) creating footway incl kerbs & surfacing and c) related drainage works and d) placing TRO's and e) installing lining & signing and assoc costs	34,000.00	Prior to commencement of either 092264 or 092265 (for commercial units)	0.00 neither comm.	n/a	n/a	n/a
	092264 /FO/20 10/C1(2)			provision of 4 plots 13,14,17,18 - the 'Affordable Housing Requirement' to be ready for sale by Registered Provider (not binding on land disposed of) and to be sold as First Sale and 74% of Market Value, and for occupation only as AH as in NPPF policy / glossary defs and dates for start n completion of First sales to be submitted to Council OR to pay the Council a commuted sum representing 26% of Market Value of AH, to then be sold at Market Value, (with the commuted sum then being used by MCC for (any) housing in the City) and to apply equity from Registered Provider from First Sale towards prov of AH and to remain as AH inperp or Intermediate Housing only	tbc	if Best Endeavour has failed within 9 months to secure a First Sale	n/a	n/a	n/a	n/a

13-Dec-16	108559 /FO/20 15/N1	North Manchester General Hospital Delaunays Road Crumpsall	part single /two/ three storey building for 24 bed intermediate care unit with assoc landscaping & car parking following removal existing car parking area	payment of the 'North Manchester Residents Parking Scheme' to assist residents of homes within the vicinity of the Land shown on the Plan around the care unit, to park their vehicles within the vicinity of their homes or an alternative parking scheme directed at mitigating additional on-street parking problems within the vicinity of the Land that will result from its development	60,000.00	n/a	60,000.00	NMGH RPZ Expansion incorporating Charminster Drive, Springfield Avenue, Peakfield Avenue, Saddlecote Close.	60,000.00	Committed
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Didsbury East

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
29-Jun-06 Page 46	059441 /FO/SO UTH2/0 0	St James' Court 2 - 4 Moorland Road Didsbury	18 sc flats in 4 storey block with pkg (retrospective) also 56592	a) environmental & other improvement within vicinity of land incl surface & landscaping works to Moorland Road	35,000.00	n/a	35,000.00	Environmental works & for bal, resurfacing / remedial works to adoptable standards to Moorland Rd etc	35,000.00	balance of 2,785.81
15-Feb-07	080340 /FO/20 06/S2	former petrol station Fog Lane Didsbury	6 no 3 sty town houses with vehic access from Fog Lane & Clayton Ave with assoc prkg & ldspg (updates 074056)	improving & maintaining highways in vicinity of Land (without predj to constrctn of ped refuge & / or crossing on Fog La) & assoc costs (updates 5 April 06)	15,000.00	n/a	15,000.00	Resurfacing carriageways on Fairfax Ave & Mere Ave off Fog lane	15,000.00	update pending on committed project

<p>24 -Nov-15 /</p> <p>Page 47</p>	<p>108541/00/2015/S2/111428</p>	<p>former Manchester Metropolitan University Campus & Broomhurst Halls of Residence, Wilmslow Rd Didsbury</p>	<p>42 no. dwellings, 7 no. apartments to four storey building with basement car parking after demol of existing buildings; change of use of the former Main Admin building for 32 dwellings (10 no. townhouses & 22 no. apartments) & including a two storey ext to internal courtyard, elev alts, u/grnd car park with assoc ldspg & bndy treatments, following demolition of existing bldgs within c/yd; change of use of The Chapel for 10 no. apartments incl ss ext, elev alts, u/grnd car park, & assoc amenity space; change of use of The Lodge for a dwellinghouse, two st side & rear extensions following demol of attached electricity sub station; change of use of 801 Wilmslow Road for single dwellinghouse; change of use of 803 Wilmslow Road for single dwellinghouse following demolition of existing two st outrigger ; alts to boundary walls; & provision of assoc parking, landscaping, boundary treatments & other infrastructure works with all matters to be considered for the site of the former Manchester Metropolitan University Campus: and; School building (with max 3,161 sqm of gross int floorspace) & assoc facils on the site of Broomhurst Halls of Residence following the demolition of existing buildings on site, with access from Wilmslow Road & all other matters reserved. As varied in draft by 111428, 111891/JO & 111835/LO for amendments to buildings & other elements</p>	<p>to pay the:</p> <ul style="list-style-type: none"> Tennis Court Contribution (150,000) for resurfacing the existing recreational facilities at Fletcher Moss Park to compensate for loss of existing facils <p>and</p> <ul style="list-style-type: none"> Play Equipment Contribution (50,000) for older childrens' play in Didsbury Park <p>& assoc costs</p> <p>as varied by draft to apply to 111428, 111891/JO & 111835/LO</p>	<p>200,000.00</p>	<p>Commenced</p>	<p>200,154.00</p>	<p>1 resurfacing from shale to porousTarmac including box type floodlights and 3m high perimeter green weldmesh fencing with gates & new tennis posts / nets) the existing tennis courts at Fletcher Moss Park works: £129,950 fees: £20,050 and 2) older childrens' play equipment at Didsbury Park</p>	<p>200,154.00</p>	<p>200,154 (check all now spent)</p>
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Didsbury West

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
27-Feb-06	076304 /FO/20 05/S2	129 - 131 Barlow Moor Road (Moor Allerton School & Silverwood House) Didsbury	c of u of Silverwood House from offices (Class B1) to school (Class D1), ss link ext between Silverwood House and Moor Allerton School, additional pkg, staff & visitor parking spaces & elev alts to Silverwood House	UU for the purpose of improving and maintaining highways in the vicinity of the property & without prejudice to generality towards ped crossings	20,000.00	n/a	28,500.00	surface improvements to 30m of Palatine Rd carriageway & 50m of Palatine Rd footway (west) & drainage reinforcement measures on the north-eastern corner of junction between Barlow Moor & Palatine Rd	28,500.00	Balance of 2,000
10-Aug-07 Page 48	082214 /FO/20 07/S2(2)	land at Needham Hall Palatine Rd	conv of N Hall into 11 no apartments, 4 no 3 stry bldngs, 1 no 3.5 stry bldng (& bsmnt pkg) & 1 no 4 stry bldng for 27 no townhs & 8 no aprts & Indscpng & prkng, aft demoln of stdnt accom (supersedes 64199)	travel vouchers for residents upon first occupation (supersedes 64199)	9,200.00	n/a	9,200.00	Travel vouchers for residents of new dwellings	9,200.00	Planning to progress with Neighbourhoods and Highways
30-Oct-07	083934 /FO/20 07/S2	22 - 24 Oak Road Didsbury M20 3DA	13 no flats in pt 4 / ss rear exten with assoc ldspg & car parking	public transport voucher contrib for public travel vouchers of £550 per flat upon 1st occup	7,150.00	on commencement	8,840.45	Travel vouchers	8,840.45	Planning to progress
06-Dec-07	080215 /FO/20 06/S2	Linden Court 10 The Beeches	c of u of existing resid premises for 11 no apartments incl 3 st extn, basem accommo, 11 no undercroft car pkg spaces & assoc ldspg	highway safety improvements in vicinity of the Land & rec provision in Mersey Valley & assoc costs	47,500.00	n/a	48,198.20	improvements to Chorlton Water Pk 30,000 (Mersey Valley Wardens) & extension of double yellow lines on Barlow Moor Rd	30,000.00 pending 48,198.20	30,000.00 committed/spe nt balance of 18,189 under discussion
18-Dec-14 / 4-Sep-15	103991 /FO/20 13/S2 / 107940 /JO/20 15/S2	Wrengate House 221 Palatine Road West Didsbury	seventeen 2 & 3 storey dwellings (9 no.4 bed detached and 8 no. 5 bed semi-detached) with assoc car parking & landscaping, following demolition of existing office building (as varied re house types, road layout, the omission of landscaped & longer driveways)	'affordable housing contribution' for the provision of AH within Manchester, to be paid in instalments as varied by insertion of new definitions, new 5th Schedule, amendment of defs, deletion of Clause, specification of 'spend by' date as 4/9/25, insertion of new Clause 35, alts to Schedule	185,000.00	Prior to occupation of each dwelling 13 plots occupied as at 16/6/16	194,086.21	Affordable Housing	194,086	Committed Affordable Housing Fund

12-May-15	105955 /FO/20 14/S2	Morris Feinmann House 178 Palatine Road Didsbury	87 unit care home to four storeys (72 no. one bed & 13 one /two no. Extra Care apartments & 2 guest bedrooms) with communal facilities & associated landscaping & car parking following demolition of the existing Morris Feinmann Care Home.	the Traffic Regulation Order Contribution Sum for the Council to make / implement a TRO(s) / amend existing (incl new signs or alteration & yellow road markings) to address specifically parking restrictions along Sparth Rd, in order to prevent on-street parking hindering the use of Sparth Rd	15,000.00	n/a	15,208.90	With Highways for confirmation	tbc	n/a
01-Nov-16	111296 /FO/20 16/S2	Silverwood House 129 Barlow Moor Road Didsbury	change of use & extension of preparatory school / nursery to 11 no. residential units (10 apartments and 1 coach house) and 6 detached houses (4 no 6 beds and 2 no 2 beds), with associated car parking & landscaping	towards Affordable Housing provision within the City of Manchester & associated cos	34,000.00	On commence ment. Trigger met and money being chased	0.00	n/a	n/a	n/a

Fallowfield

Date signed of draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
28-Feb-11	092641 /FO/20 10/S1(2)	site of St Crispins Church / Social Club & Scaffolding Yard Lloyd St South	foodstore (1,294 sq metre) with assoc car pk & Indscpg & 14 flats in a 3 no stys block & 3 pairs of 2 sty semi det hses & 1 no terrace of 4 no 3 sty town hses with assocd pkg & Indspg following demol of exstg church, social club & yard & reloc of a teleco	Aldi to contribute b) £9,201.60 for Public Highway Work as defined in Appendices A to D & shown in Appendix E (kerbs, edgings, surfacing & dropped kerb detail)	9,201.60	n/a	9,201.60	Project completed satisfactorily by a n other party so tbc for 9,201	/ tbc	Planning to progress With highways

Gorton North

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
17-Jun-04	070820 /FO/20 04/N2(3)	land to rear of 53 High Bank Tan Yard Brow Gorton Gorton and Abbey Hey	alts to layout of 16 det houses & public os & fp along southern boundy foll demol of 53 High Bank (067594 FO) then varied by 087863 JO	UU for contribution towards maintenance of public open space (3 frm same agrmnt) (supercedes 6 Jan 2004)	5,550.00	n/a	5,500	maintenance of open space following dedication / transfer to Council	5,550.00	With Legal
28-Sep-10	084665 /FO/20 07/N2(3)	Jubilee Works Constable Street Gorton Gorton and Abbey Hey	supports res dev approved for total 62 units under 87973 for 34 hses & 10 hses under 87972 for & 18 units remaining under from from orig plg permission	upgrading King George V Playing Fields & improving & maintaining the environment, highways. This is an informal but binding agreement varying the Terms of the 3 Oct 08 Agreemnt as varied by 6 May 09 (84665 / 87973 / 87972) for new payment profile spreading payments	93,000.00	n/a	93,000.00	Playing field, MUGA, bespoke young peoples'play area, green space for socialising	93,000.00	Committed

Gorton South

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
4-Jul-13	101869 /FO/20 13/N2	land To Rear Of GMPTE Social Club (former Sports Ground) Mount Road Gorton Levenshulme	110 residential units, comprising 33 no. 2 bedroom houses, 28 no. 3 bedroom houses, 25 no. 2 bedroom bungalows & 24 no. 2 bedroom apartments.with associated in-curtilage parking, private garden spaces, access roads & landscaping.	to pay the total 'Planning Contribution' of £200,000 towards the cost of highway works within the vicinity of the Land; and / or b) upgrading a football pitch and / or providing and / or improving other sport or recreational facilities within the vicinity of the Land & assoc costs	60,000	3 Oct 14 or completion of 20th unit	61,585.90	Ph 1 at Wright Robinson Sports College, dugouts for 3 exiting 3G pitches & increasing height of perimeter fencing at back of each goal of the 3 existing pitches & pedestrian gate to access the site	61,585.90	spend commenced 54,000 balance
	101869 /FO/20 13/N2(2)				60,000	3 April 15 or completion of 40th unit	21,818.18 + 22,050.46 + 65,000.00 + 41,778.18 towards 2 nd & 3 rd & 4 th	108,868.64	n/a	
	101869 /FO/20 13/N2(3)				60,000	3 Oct 15 or completion of 60th unit				Ph 2 refurb or replacement MUGA & synthetic cricket wicket at Greenbank Park & poss u/spend for ph 3

	101869 /FO/20 13/N2(4)				20,000	3 April 16 or completion of 80th unit (more than 86th unit completed)		Ph 3 Response required from N/hoods Lead	Response required from N/hoods Lead	n/a
11-Jul-17 Page 51	115299 /FO/20 17	land North Of Melland Road Sports Field (former running track) South Of Melland Road Manchester Longsight	131 two storey dwellinghouses with associated boundary treatment & landscaping & new internal access road with 2 new vehicular access points to Melland Road.	First instalment towards £750,000 as inflated as a contribution towards the providing and / or improving sports or recreational facilities within the vicinity of the land and associated costs	250,000.00	occupation of 20th unit or 12 months after commencement (whichever is sooner)	0.00	n/a	n/a	n/a
	115299 /FO/20 17(2)			Second instalment towards £750,000 as inflated as a contribution towards the providing and / or improving sports or recreational facilities within the vicinity of the land and associated costs	250,000.00	occupation of 40th unit or 21 months after commencement (whichever is sooner)	0.00	n/a	n/a	n/a
	115299 /FO/20 17(3)			Second instalment towards £750,000 as inflated as a contribution towards the providing and / or improving sports or recreational facilities within the vicinity of the land and associated costs	250,000.00	occupation of 60th unit or 30 months after commencement (whichever is sooner)	0.00	n/a	n/a	n/a

Harpurhey

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
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NONE

Higher Blackley

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
30-Aug-11/ 25-Oct-10	095715 /FO/20 11/N1(2)	Heaton Retail Park Heaton Park Road West Blackley	replacement Class A1 superstore & 3 no new retail units, new petrol filling station & assoc car wash with assoc 711 space car park & relocated servicing rd & Indscpg / recycling facils (replaces 92003) varied by 105894/JO)	footpath, footbridge, litter traps & step works to River Irk & improvements along Heaton PK Rd West & maintenance (varied by 17 Sept 14 n/financial)	60,000.00	n/a	62,497.81	Future maintenance of improvements & footpaths	62,497.81	Committed

Hulme

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
20-Jun-09	070788 /FO/20 04/C3	21 Worsley St (also referred to as 3 Arundel St)	mixed use dev of 104 apts with base pkg & retail & business at grd & first floor (Dandara Ltd)	imps to amenity of land in locality of dev	9,000.00	n/a	9,000.00	Env imp	9,000	Committed

28-Feb-12	095557 /FO/20 11/S1	land adj to Stretford Rd, Old Birley St, Princess Rd & Bonsall St Hulme	pt full /pt outline applic for university campus, comprsg: A) Full application for five storey academic bldg of 24,900sqm of gross floor area; a 37 sp surface car park; a four sty 318 space multi-storey car park; a pt single/pt two storey energy centre; assoc landspg wks & ped/cycle routes & new POS space. B) Outline application for 5 no. mixed use blocks comprising max 1,200 student bed spaces & max 4,600sqm of gross floor area for commercial (Classes A1 to A5), office (Class B1) & non-residential (Class D1) & leisure (Class D2) uses; 20 surface car parking spaces; assoc ldspg wks a& ped/cycle routes & new public open space.	To design and implement residents' parking scheme	270,000.00	n/a	271,012.92	Birley Fields residents' parking scheme (<i>in conj with monies from 59810 & 90348</i>)	271,012.92	Spend commmnced balance 119,931.48 committed
31-Oct-14	105611 /FO/20 14/C1	1 Water Street Manchester M3 4JU	28 storey building comprising 301 apartments (Use Class C3), 6 town houses (Use Class C3), ground floor commercial units (Use Classes A1, A2, B1, D1 or D2), two levels of basement car parking, landscape and public realm	improving & maintaining the environ, pub realm, highways / facils / infra & assoc costs in the City Centre & / or Hulme ward	307,000	n/a	309,263.48	Hulme Residents' Parking Scheme (50,000 not committed) and Millennium Gardens	309,263.48	Committed

20-Sept-16 and 25-Feb-2016	111735 /JO/2016/S11 and 107667 /FO/2014/S1	land Within The Asda Car Park Greenheys Lane West Hulme	two-storey drive-through restaurant / take away & office development with assoc access, drive-through lane, landscaping and amendments to the parking arrangements, trolley and recycling bays and variations to conditions 2, 5, 7, 10, and 11 for amendments to car parking layout, more parking spaces, & revision of pedestrian crossing points & surface water drainage scheme	Applicable to either permission , towards the costs of the 'Pedestrian Road Works' meaning the Stage 1 upgrade / installation of a pedestrian crossing phase to the traffic lights at the junction at Hulme High Street & Greenheys Lane West	60,000.00	n/a	60,000.00	With highways for confirmation	60,000	n/a
17-Aug-17	115821 /JO/2017	Land Under Development Between Radnor Street And Greenheys Lane West Hulme High Street Manchester M15 5JR	Variation of Condition nos. 2, 3, 4, 5 and 10 attached to planning permission ref: 111735/JO/2016/S1 to allow amendments to car park layout and elevational alterations	Deed of Variation	0.00	On commencement				
Page 54 13-Oct-17	115919 /FO/2017	Land Adjacent To Hulme Hall Road Manchester M15 4LY	Construction of new 8 storey (plus basement) residential building (Use Class C3) to incorporate 108 no. apartments together with access and servicing arrangements, car and cycle parking, and associated works	Affordable Housing	100,000.00	On first occupation				
19-Mar-18	116881 /FO/2017	Unit 5 Bentinck Street Industrial Estate Bentinck Street Manchester M15 4LN	Erection of new 11 storey building to accommodate 79 no. residential apartments (Use Class C3) together with associated roof terrace, car parking, landscaping, boundary treatment and public realm, following demolition of existing building on the site	Affordable Housing	50,000.00	50% on commencement 50% on first occ				

22-Mar-18	117595 /FO/20 17	Talbot Mills 44 Ellesmere Street Manchester M15 4JY	Conversion of the Talbot Mill complex to create 114 residential apartments (Use Class C3), including rooftop extensions to Mill 1 and 2, and rear extension to Mill 1; demolition of Buildings A, B and C; retrospective application for demolition of Building	Affordable Housing	50,000.00	On commence ment				
25-Jul-18 Page 55	118625 /FO/20 17	Land Bounded By Dinton Street, Cornbrook Road, Chester Road And Trentham Street Manchester M15 4FX	Full planning application for the erection of a part 14, part 15 storey building to form 280 residential apartments (C3a) together with ground floor commercial unit (373 sqm) (Use Classes A1, A2 or A3) with associated car parking, landscaping, public realm and other associated works following demolition of existing buildings and; Outline planning application (with all matters reserved) for the erection of part 11, part 15 building to form a 154 bed hotel and 88 bed apart-hotel building (Use Class C1) together with a single storey retail building (140 sqm) (Use Classes A1, A2, A3, A4 or A5) with associated public realm, car parking, and other associated works following demolition of existing buildings		150,000.00	On commence ment	150,000.00			

Levenshulme

Date signed or draft	PIg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
05-Nov-01	060327 /FO/NO RTH2/00	32 / 90 Highfield Road Levenshulme	res dev compr 61no dwells & assoc wks (H2 Constn.)	contrib towards cost of wks to Highfield Country Park as per 'Schedule Works'	20,000.00	n/a	20,000.00	landscaping in Highfield Country Park & wild flower bed for balance	20,000.00	Committed/spent with balance of £240
05-Aug-02	063409 /FO/NO RTH2/01	former Express Dairy site Lloyd Road Levenshulme	4 no 3 st blocks to form 60 no flats with assoc car pkg & ldspg foll demol of existing bldgs	contrib twds cost of env imps at Highfield Country Park	20,000.00	n/a	20,000.00	Weed maintenance equipment for balance	20,000.00	Committed/spent with balance of £194
28-Sep-07	079113 /FO/2006/N2	Palace Nightclub Farmside Place Levenshulme	c of u from social club to gf restaurant with banqueting hall on 1st fl & takeaway facils with ext alts (Al Waalis)	env imps to car park adj land & adj to ped routes in vicin of Land & or imprving & upkeeping the environmt, highways, public realm / facils / infra & assoc costs	20,000.00	on commencement	Action was taken to recover overdue contribution -	20,000	To be confirmed now money received	n/a

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Longsight

Date signed or draft	PIg Ref	Location / Site	Approved Development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
27-Mar-12 / 12-May-14	097689/ FO/2011/ N2(3) varies 097655/ FO/2011/ N2 &	84 East Rd Longsight Cricket Club	1) 65 no. dwellings & 18 no. apartments with assoc access rds, boundary treatments, ldspg & car parking following demol of existing club house & 2) detached club house in assoc with retained bowling green	Replacement package of recreational facilities comprising: a) upgrading and refurbishing the MUGA in nearby Crowcroft Park b) providing 2 artifical grass match wickets at Cringle Fields pavillion and works to existing changing rooms in order to provide 2 larger changing rooms	87,953.00	n/a	87,953.00	a improvements to MUGA in Crowcroft Park b) 2 artifical grass match wickets at Cringle Fields pavillion and works to enlarge changing	87,953.00	80,423.50 spent 7529 balance remaining

Miles Platting & Newton Heath

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project where monies received	£ reserved	£ committed
28-Jul-11	094330 /FO/2010/N1	land off Dean Lane Dixon Street Hopwood Street & Warden Street Newton Heath	94 houses & 21 apartments if approved / signed (to replace 82213)	1) upgrade & impr of the Oldham Rd highway jcnctn with Dean La & Old Church Street (the Junction); 2) providing ped crossing facils at the 'Junction'; 3) reconfi gws at the 'Junction'; & assoc costs (to replace 8 Feb 08 for £117,000)	86,250.00	n/a	86,250.00	Highway improvement for jcnctn at Oldham Rd Dean La & Old Church St (coupled with monies from 083536 = 269,664.50 total for project)	86,250.00	spend commenced balance of 1,600
02-Sept-14 replace 03-Nov-11	095431/REP/2011/N1(2)	Rosedale Building Dulverton Street Newton Heath	114 no 1, 2, 3 bed flats & Class A1 (retail) 568 sqm of fl /spce at gf in pt 10, 6 & 5 sty bldg behind retained facade of the Rosedale Bldg with assoc pkg & ldspg (extended time to implement 082859/FO/2007/N114 Apr 08)	variation of oblig dated 3 Nov 2011 under 095431/REP/2011/N1, that being a supplementary planning agreement to extend time to implemt permission supported by obligation (having modified 14 April 08 under 082859 by extending time to implemetn permission that expired 14 Apr 13)) to now pay on two points of occupation, not on comm, still requiring in total £228,000 to a) upgrade & resurface footpaths & resurfacing along Old Church St b) improving the condition of the towpath in the vicinity of the Land; and / or c) improvements works in local parks within the Land, in particular Brookdale & Gasket St Park, and associated costs	114,000.00	on occupation	0.00 Development commenced	n/a	n/a	n/a
	095431/REP/2011/N1(3)			variation of oblig dated 3 Nov 2011 under 095431/REP/2011/N1, that being a supplementary planning agreement to extend time to implemt permission supported by obligation (having modified 14 April 08 under 082859 by extending time to implemetn permission that expired 14 Apr 13)) to now pay on two points of occupation, not on comm, still requiring in total £228,000 to a) upgrade & resurface footpaths & resurfacing along Old Church St b) improving the condition of the towpath in the vicinity of the Land; and / or c) improvements works in local parks within the Land, in particular Brookdale & Gasket St Park, and associated costs	114,000.00	on occupation of 57th unit	0.00 Development commenced	n/a	n/a	n/a

Moss Side

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
28-Jan-10	091405 /FO/2009/S1	1 - 5 Maine Rd	6 no terraced properties to 3 no stys with bndry treatmt & Indspg	installn of alley gates to rear of 382 to 396 Moss La East & 4 to 14 Fairbank Ave & 1 to 15 Haydn Ave & assoc costs	10,000.00	before completion	0.00 Action being taken to recover overdue contribution (with Legal)	Development completed – monitor for occupation	n/a	n/a
09-Feb-11	093074 FO/2010/S1	482 – 506 Moss Lane East	416 bed student accommo in pt 4 /5/6 sty bldg with pkg & Indspg (2 pp entries)	1) improvements / maintenance of environ / public realm / facilities / infrastructure & highways in vicin of the Land & 2) imprs to Whitworth Park assoc costs in conctn with 1) & 2) (1of 2 obligs	166,000.00	n/a	166,000.00	highways improvements to Heald Grove resurfacing the carriageways / footways, a one-way system, new street trees, & fees (£135,000) and Whitworth Art Garden Park. (25,000)	160,000.00 t	Spend commenced balance 52,000
21-Feb-11	096176 /FO/2011/S1	Ducie Court Burleigh Street Moss Side	614 beds in pt 4 / 5 / 9 st bldg compr 190 student units (C2) incorp 124 cluster units & 66 sc flats with grd flr comm units, base car pki & assoc Indspg following demol of existing building (varies 94460) (replaces 086612) Ardwick	half contributions to fund a) twds residents' pkg scheme affecting rds in vicinity of Land & b) public realm impms to rds in vicin of Land & c) twds leisure impms to Whitworth Pk & in part new childrens' play area (see 2nd obligation under 096176/FO/2011/S1(2))	300,000.00	n/a	309,458.88	Phase 1 - residents' parking scheme & public realm improvements to the highway, Denmark Rd & Acomb St (180,458.88) & landscaping in Whitworth Park incorp new pathways from Denmark Rd to Wilmslow Rd (£65,000) & fees (£64,000)	309,458.88	Spend commenced balance of 132,000 under discussion

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	096176 /FO/20 11/S1(2)			Phase 2 - half contributions to fund a) twds residents' pkg scheme affecting rds in vicinity of Land & b) public realm imp to rds in vicin of Land & c) twds leisure imp to Whitworth Pk & in part new childrens' play area (see 1st oblig)	300,000.00		319,173.41	Phase 2 - in and around the Denmark Rd / Acomb St towards: a 'Residents' Parking Scheme' and fees (£100,000) & public realm and highways improvements (£144,000) and improvements to Whitworth Park , (£75,173.41)	319,173.41	Committed
16-Oct-13	080958 /FO/20 06/S1	land at 297 Claremont Rd	pt 3 / pt 4 sty block comprising 578 sqm of retail / leisure flspe with 25 aparts above incl roof top gds & terraces & 9 no 3 sty town houses at rear of site fronting Dunworth St	Modification of agreement of 28 Aug 07 to reduce amount payable for a) providing trees in the vicinity of the Site and b) CCTV coverage c)improving & maint environ, highways, public realm / facilities / infrastructure etc in vicinity of the Land & assoc costs	40,000.00	n/a	40,000.00	Confirmation awaited		n/a

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Moston

Date signed or draft	Plg Ref	Location / Site	Approved Development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
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NONE

Northenden

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
22-Nov-06	075007 /FO/20 05/S2	6 Beechpark Avenue (former Ferrol House) Northenden	12 flats with car parkg assoc ldspg bin / cycle storage	a) improvements / maintenance of environ / public realm / facilities & highways infrastructure & assoc costs in the Northenden area	20,000.00	n/a	20,865.24	Environmental improvements in Northenden	20,865.24	Commenced balance 16,000

3-July-13	101366 /FO/20 13/S2	land at jcnct of Church Road & Palatine Road Northenden	Pt retrospective application to reduce in size existing 7 storey building to 6 storey including alterations to roof profile, lift shaft & elevational alterations to form retail (A1) (205sqm) at grd floor & 14 apartments above, basement car parking for 7 and 1 space at ground level (8 tot) & terrace areas & balconies (replaces 74034)	retain First Contribution for env works, public realm and facilities, highway works, car parking in North/den ward (40k) (replaces 28 April 05)	40,000.00	n/a	40,000.00	Development commenced	40,000	committed
	101366 /FO/20 13/S2(2)			retain Second Contribution for highway imps (20k) to junctn of Palatine Rd / Church Rd (replaces 28 April 05)	20,000.00	n/a	20,000.00	Development commenced	20,000	committed
	101366 /FO/20 13/S2(3)			'Public Transport Voucher' contrib for 10 no Travel Packs (six months public travel vouchers £250 (to flats 1-11 except 9).	2,500.00	n/a	2,500.00	vouchers	2,500.00	Planning to progress
Page 60 Apr-	102660 /FO/20 13/S2(4)	Camperlands Ltd Mill Lane	9 no. two storey, two bed houses, 14 no. three-storey, four bed houses and 16 no. one and two bed apartments in three-storey block with associated parking and landscaping (38 units)	any of the following : improving & maintaining the environ, highways, car parking, public realm / facils & towards the maintenance and / or provision of affordable housing & the like within Northenden ward assoc costs (three obligs totalling 250,000) (replaces 19-Dec-13 due to change in signatories)	20,000.00	n/a	20,000.00	Response required from N/hoods Lead as understand project under design	Response required from N/hoods Lead	n/a
	102660 /FO/20 13/S2(5)				115,000.00	prior to occupation of 50% ie 19 units	121,701.21	n/a	n/a	n/a
	102660 /FO/20 13/S2(6)				115,000.00	prior to occupation of 75% ie 28 units 50% or 19 units or more occupied as at 11/5/17 but rest not until	0.00	n/a	n/a	n/a

Old Moat

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
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NONE

Rusholme

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
03-Sep-01	061653 /FO/NO RTH2/0 1	site of former St Vincent de Paul RC High School Denison Road / Conyngham Road & Kent Rd West Victoria Park	99 houses, 6 duplex apartmts & 64 apartmts in 4 blocks following demol of extg bldgs	UU for fin contrib to prov of rec open space for residents of the development & the public incl play equip in Birchfields Park	80,000.00	n/a	80,000.00	Towards childrens' playground & multi sports court & for balance, supplementary additional environ improvements in Birchfields Park	80,000.00	Spend commenced balance 1,500
21-Dec-10	091935 /FO/20 09/S1	land bounded by Meldon Road/ Copthorne Crescent & Beresford Road Rusholme	6 no pt 2 sty town houses & 1 no 3 stry block of 6 no flats with assoc car pkg & Indspg	improvements / maintenance of environ / public realm / facilities / infrastructure & highways in vicin of the Land & assoc costs and as contrib twds traffic man measures deemed necc as result of the Devel & assoc costs	22,000.00	n/a	24,330.99	Awaiting confirmation		n/a
Page 51 21-Dec-11	095274 /FO/20 11/S1	Manchester Grammar School Old Hall Lane	ss timber 'log' cabin teaching block comprg 6 no classrooms & 1 no multi use space & admin areas & ancill spaces to match adj teaching block (Bexwyke Lodge) - totalling circa 850 m2 gross int area	twds cost of street trees & / or bollards on the grass verges along Old Hall La in the vicinity of the Land & assoc costs	3,170.00	n/a		Trees on Old Hall Lane	3,170.00	Awaiting confirmation

Sharston

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
23-Dec-11	095818 /OO/20 11/S2	1 Crossacres Road Sharston	15 no. two storey dwellinghouses with associated landscaping and car parking	Off site amenity improvements at Hollyhedge Park	40,000.00	n/a	41,370.09	Hollyhedge Park Improvements project incl. play area improvements & drainage to sports pitches (coupled with other monies from 69232(3), 69232(2), 61809, 72418)	41,370.09	spend commenced blance 7,500

Whalley Range

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
03-Jul-06	068586 /FO/20 03/S1	Royston Court (former) 72 - 74 Carlton Road Whalley Range	54 apartments comprg 4 sty central building to form 12 no 2 bed apartmts & 2 penthouse aparts & 2 no pt 3 / pt 4 sty side bldgs to form 20 no 2 bed aparts with assoc pkg & ladspg after demol of exstg bldg (see also 68529 CC).	a) towards the provision of environmental imprs within the Whalley Range Conservation Area	40,000.00	n/a	40,000.00	Range Rd environ imps (£15,000) & addtnl planting (£1,602.73) & replacement Con area street name plaques in conjnt with local con gp 23,397.27)	40,000.00	Spend commenced bal of 29,000
21-Jun 16 and 30-April-17 Page 62	110883 / 103149 /FO/20 13/S1	52 College Road Whalley Range Manchester	Variation of cond no.2 of 103149 for 20 no. 3 storey dwelling houses (Class C3) with assoc parking & landscaping, to allow amendments to boundary treatments, fenestration details, landscaping and bin storage and extn of time of pp 82057 for 20 no 3 stry dwells (Class C3) with prking & Indscaping foll demol of exstg (replaces 095923 REP & 82057)	improving & maintaining the environment, highways, public realm / facilities / infrastructure & the like in the vicinity of the Land & associated costs (replaces 25 May 11 & 9 Dec 08)	90,000.00	n/a	92,180.54	Awaiting confirmation		n/a
09-May-17	112570 /FO/20 16/S1	45 St Werburghs Road	detached 3 storey 5 bedroom dwellinghouse (Plot 1) and 2 pairs of 2 storey 3 bedroom semi-detached dwellings (Plot 3,4,5 and 6) with associated car parking, landscaping and boundary treatments	Planting of seven trees planted in the immediate vicinity and maintenance for 5 years & associated costs	23,847.05	On commencement	23,847.05	n/a	n/a	n/a

Withington ward

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
14-May-13	099190 /FO/20 12/S1	site adj to White Swan PH Green Street Ladybarn	3 no.st bldg to form 12 no.1 bed, self-contained flats with 8 car parking spaces & assoc landscaping (varied by 105699 re layout / elevs / nos pkg spaces	Alleygating Scheme to r/o dwellings on Rufus St & Beverley Rd & any works deemed necc by the Council in order to resolve pkg issues on Rufus St & / or other environ works in vicinity as deemed necc by the Council as a result of the development & assoc costs (also manuscript amendment relating to trigger) variation in draft as at	7,500.00	n/a	7,788.00	Tbc pending variation with Legal	tbc	n/a

Woodhouse Park

Date signed or draft	Plg Ref	Location / Site	Approved development description	Obligation particulars	£ agreed	Obligation trigger	£ actual received	Reserved project	£ reserved	£ committed
24-Feb-10	090189 /FO/20 09/S2	land bnded by Portway & (former Painswick flats) Painswick Rd Woodhouse Park	88 affordable housing units comprg 44 no 4 sty flats, 30 no 2 sty hses & 14 no bungs incl 1 no accessible bung with assoc rds, Indscpg, pkg & bndy treatments (2 plg entries)	improving, maintaining the environ, public realm / facils / infrast & highways etc in Painswick Park & assoc costs (1 of 2 obligs)	30,000.00	n/a	30,205.19	new play equipment & stabilisation works of the Pond edges	30,205.19	Committed
21-Jan-11	092478 /FO/20 10/S2	land off Cornishway / Ravenscar Crescent Woodhouse Park	res dev 26 no 2 sty dwellinghouses with assoc pkg & Indscpg (replaces 071727)	improving Culmere Park & assoc costs (replaces 25 Oct 2004)	10,000.00	n/a	10,000.00	new small play equipment & flower planting & additional fencing of play area & other options tbc	10,000.00	Committed

19-Apr-13	099153 /FO/20 12/S2	site of former Talisman Public House at corner of Portway & Oatlands Road	7 no 2 storey townhouses and 9 no flats in three storey bldg fronting Portway & Oatlands Rd & car washing and valeting building to rear & extensions to front and rear of existing MOT premises fronting Oatlands Road	improving, maintaining the environ, public realm / facils / infrast & highways etc in the Wythenshawe area & assoc costs	5,000.00	n/a	5,000.00	& additional water plants to improve water quality and reduce algae for the resident fish (3,500)	5,000.00	Blanace 3,500 committed
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**Manchester City Council
Report for Information**

Report to: Resources and Governance Scrutiny Committee -
8 November 2018

Subject: The Manchester Civic Quarter Heat Network (the "CQHN") –
Update on progress since the March 2018 Executive Meeting

Report of: Strategic Director (Strategic Development)

Summary

The purpose of this report is to provide an update on the progress of the Manchester Civic Quarter Heat Network project (the "CQHN") and the actions required to enable contract closure and commencement of the construction phase.

The Council's Climate Change Action Plan and the Climate Change Strategy documents include the intention to develop and deliver a heat network in the Civic Quarter as a key project to contribute to the decarbonisation of energy provision in the Civic Quarter.

The Civic Quarter Heat Network Project comprises the creation of a new and architecturally acclaimed low carbon energy centre at the Manchester Central Convention Complex. The energy centre will supply low carbon heat and electricity to Council owned buildings – the Town Hall, the Town Hall Extension and Library, Manchester Central Convention Centre, Manchester Art Gallery, the Bridgewater Hall and Heron House. Refer to Appendix 1 for further information

The project has been designed to allow for expansion to supply low carbon energy to other commercial buildings/developments in the Civic Quarter. Subject to contract the project will be designed, built, operated and maintained on behalf of the Council by Vital Energi of Blackburn (Vital). Vital were selected via an OJEU compliant procurement process and will be subject to a performance related contract for both construction and operational phases.

On the 21 March 2018 the Executive:

- 1 Approved the establishment of a Special Purpose Vehicle (SPV), wholly owned by the Council, to promote the delivery of the Project as described in the report to Executive of the same date
- 2 Delegated authority to the Strategic Director Development, the City Treasurer and the City Solicitor, in consultation with the Leader, Executive Member for the Environment and the Executive Member for Finance and Human Resources, to approve the Business Plan and corporate documentation to establish the SPV and to negotiate and finalise the terms of the contractual and property arrangements as set out in the Executive report of 21 March 2018

- 3 Delegated authority to the City Solicitor to enter into and complete all documents or agreements necessary to give effect to the recommendations of the report to Executive of 21 March 2018

Recommendations

The Committee is recommended to:-

1. Note the progress that has been made;
2. Note the delegations agreed at the Executive meeting of 21 March 2018;
3. Note the remaining actions required to enable contract closure and construction and operation to commence as agreed and delegated at the Executive of 21st March 2018 viz:-
 - a. Complete the Business Plan (the Capital Approval Process Business Case)
 - b. Finalise the Project Agreement with Vital Energi
 - c. Finalise the lease agreement facilitating the construction of the Energy Centre
 - d. Finalise the agreement for the power connection
4. Note that the actions above are targeted for completion in November with the aim of entering into contract with Vital Energi in December.

Wards Affected: Deansgate

Alignment to the Our Manchester Strategy Outcomes (if applicable)

Manchester Strategy outcomes	Summary of how this report aligns to the OMS
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	Investment into a Heat Network within the City Centre will help to reduce energy costs to the City Council and connected businesses and improve their resilience to climate change.
A highly skilled city: world class and home grown talent sustaining the city's economic success	The delivery of a series of Heat Networks within the City Centre will facilitate the creation of employment opportunities at a range of skill levels.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	Work with the community sector to find ways of reaching communities to create a thriving active neighbourhoods
A liveable and low carbon city: a destination of choice to live, visit, work	The delivery of Civic Quarter Heat Network within the City Centre will reduce carbon emissions, help improve the environmental quality and

	attractiveness of the city, reduce energy and resource costs, and help create attractive places that residents and businesses will choose to locate to.
A connected city: world class infrastructure and connectivity to drive growth	Manchester's Civic Quarter already includes established transport links throughout; cycling lanes, metro link, bus corridor. The CQHN will demonstrate state of the art technology housed in an architecturally striking energy centre. It will also include provision for high performance fibre communications to be installed along its route

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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.

- Manchester City Council Climate Change Action Plan 2015/16 - 2017/18, Executive, 18 March 2015
- Civic Quarter Heat Network Proposal, Executive, 1 July 2015
- Capital Programme (Budget 2017/18 – 2021/22), Executive, 11 January 2017
- Civic Quarter Heat Network Proposal, Executive, 8 March 2017
- The Manchester Civic Quarter Heat Network, Executive, 10 January 2018
- The Manchester Civic Quarter Heat Network, Executive, 21 March 2018
- “Manchester Climate Change Strategy 2017 to 2050”, and the accompanying
- “Manchester Climate Change Strategy – Implementation Plan 2017 – 2022”

1.0 Introduction

- 1.1 This report provides an update to Members on the progress that has been made to date in respect of the Civic Quarter Heat Network (CQHN) project since March 2018 and provides further detail on the Full Business Case (FBC) and contractual relationships to facilitate the delivery of the project.
- 1.2 The Purpose of this report is to update Scrutiny on the terms of the proposed agreement to be entered into with Vital Energi (VE), outlines the steps to be taken in order to progress through to financial close of the project and seeks the approval of the Executive to delegations to officers and members around finalising the contracts.

2.0 Background

- 2.1 In the UK, unlike much of Northern Europe, the heating of commercial buildings has been by use of boilers installed within individual buildings. This traditional approach has been driven by the ready availability of natural gas supplies in most of the UK – the UK having probably the most extensive gas network in the world. In addition to this electricity supply to buildings has traditionally come from remote power stations transmitting power over significant distances using the national grid transmission system and local distribution networks. This is inefficient in that the waste heat associated with power generation is rejected to the atmosphere or rivers and not used to heat homes and other buildings. In addition there is further energy lost to the atmosphere from electrical transmission. Even with an increasing amount of renewable energy being produced it is probable that a significant amount of fossil fuel generation will still be required until at least 2050.
- 2.2 However there is an alternative and that is to bring the power generation into a building and collect the waste heat for use in heating the building. This is known as Combined Heat and Power (CHP) and is a well proven, highly efficient, highly reliable form of generation and because of its high efficiency will reduce carbon emissions even if operating on natural gas.
- 2.3 In order to achieve economies of scale and an even more effective system a larger CHP plant can be used to supply more than one building (hundreds in the case of a residential project) with both electricity and heat via a district heating network. This is more correctly described as District Energy rather than just District Heat.

The benefits of a District Energy project include:-

- Provision of low carbon energy (compared with traditional systems)
- Provision of lower cost energy (due to high efficiency)
- Provision of highly reliable energy due to the inbuilt duty/standby nature of the equipment installed;
- Improved air quality through installation of new low emission combustion plant which replaces older higher emission equipment;

- Reduced equipment costs for those connecting – no need for boilers/flues/gas connection;
- Reduced operating, maintenance and capital replacement cost – through not having to install individual boilers; and
- Improved safety as no requirement for gas supply in buildings (other than the building in which the CHP/boiler plant is located).

2.4 It is worthwhile noting that the UK Government sees the implementation of district heating/district energy as a key route to decarbonising heat as evidenced by publications including:-

- “The Future of Heating: a strategic framework” (2012);
- “The Future of Heating: meeting the challenge” (2013); and
- “Green Growth Strategy” (2017).

2.5 And through the creation of the Heat Networks Delivery Unit (HNDU), which provides grant funding and technical support for the early development phases of heat network projects, and through the establishment of the Heat Network Investment Project (HNIP) which is offering £320m of capital support to invest in projects.

2.6 In 2009 a plan for collective action on climate change in Manchester was produced – “Manchester – A Certain Future”. This was updated in 2013 and more recently “Manchester Climate Change Strategy 2017 to 2050” and the accompanying “Manchester Climate Change Strategy – Implementation Plan 2017 – 2022” have been produced. All these documents refer to the Manchester Civic Quarter Heat Network (CQHN) as a key project to contribute to the decarbonisation of energy provision in Manchester. Other benefits arising from the project include:-

- Provide reliable supplies of low carbon heat and power over a period of at least 30 years;
- Reduce the impact of energy cost increases to the City Council;
- Provide competitively priced low carbon energy to City Council premises and, potentially, to 3rd party off-takers
- Improve low air quality through a reduction in the emissions of oxides of nitrogen (NOx) over a period of at least 30 years;
- To be financially viable and generate a long term revenue stream for the City Council
- Avoid the cost of replacing ageing plant in individual buildings
- Install high performance broad band fibre along the route of the network
- Be the first modern heat network in Manchester, delivering heat and power to multiple owned sets of buildings and therefore act as the trailblazer for other such similar initiatives; and
- Create valuable long life assets – the Energy Centre, the heat network and the private wire supply which brings new electrical capacity into the centre of the city.

Development of the Manchester Civic Quarter Heat Network (CQHN) Project

- 2.7 At its meeting in July 2015 the Executive considered and approved the use of the OJEU compliant “Carbon and Energy Fund” (CEF) Procurement Framework to procure a delivery partner to deliver the CQHN. The Carbon and Energy Fund (CEF) provide project, procurement and management support together with the necessary technical, commercial and procurement experience within the City Council to deliver such a project.
- 2.8 Using the Carbon and Energy Fund Procurement Framework the Council undertook a mini-competition to select a delivery partner.
- 2.9 At its meeting in March 2017 the Executive considered and approved the appointment of Vital Energi (HQ in Blackburn), who are the country’s leading provider of sustainable and low carbon district energy schemes, as Preferred Bidder to develop the CQHN project within the city. When implemented this will reduce CO₂ emissions and improve air quality whilst generating a revenue stream for the Council to potentially invest in future projects.
- 2.10 The project, includes the creation of a low-carbon Energy Centre at Manchester Central Convention Complex incorporating CHP and boilers connected to a 2km district heating network. It will connect several iconic Manchester buildings, including Manchester Town Hall & Extension, Manchester Central Convention Centre, Central Library, Manchester Art Gallery, The Bridgewater Hall, and Heron House. The design of the Energy Centre (the Tower of Light”) has been the subject of an architectural competition and the chosen design has received widespread acclaim and approval at the planning meeting of 8th March 2018. A schematic plan of the route of the network and an image of the Energy Centre will be found in Appendix 1.
- 2.11 Heat created during electricity generation will be distributed through a highly efficient underground network of insulated pipes whilst the boilers will be used to “top up” the heat supplied by the CHP when required.
- 2.12 The electrical power generated will serve the connected Council buildings via a private wire connection with surplus electricity exported to ENW’s grid and traded via a licensed supplier arrangement
- 2.13 At its meeting in January 2018 the Executive considered and approved the establishment of a wholly owned SPV structure to facilitate the delivery of the project.
- 2.14 The current approved capital programme includes an £26m capital budget for the completion of this project. This includes a £2.87m grant awarded to the project by HNIP (referred to above). The final Capital Approval business plan is being finalised and is due for completion in November 2018. As part of the business plan the full working capital requirement of the SPV and surplus generated from its trading activity will be set out.

- 2.15 As the project is to facilitate delivery of commercial activity, the City Council is to establish a number of Special Purpose Vehicles (Tradeco, Councilco, Holdco) which it will wholly own. As noted in the previous report to Executive, Holdco will be a 'governance' buffer between the operating companies Tradeco and Councilco. Councilco will be the main entity that contract with the City Council and the Tradeco will be the main entity which contracts with third parties.
- 2.16 It is proposed that Tradeco will enter into the Design Build Operate and Maintain Contract (DBOM) with Vital Energi. Vital Energi will design, construct, commission and operate and maintain the network and its plant, equipment and Energy Centre building for 30 years. The Project Agreement with Vital is an energy performance contract which includes comprehensive repair and replacement of equipment and incorporates financial guarantees of operational performance and service quality.
- 2.17 Tradeco will be responsible for all commercial arrangements including:-
- Utility supplies to the Energy Centre (primarily natural gas and electricity to support essential services in the event that the CHP plant is not operational (e.g. at times of maintenance)
 - Power export and import agreements
 - Heat and power agreements with customers within the City Centre, and this will include a number of City Council buildings and potentially some private sector buildings.
- 2.18 The construction phase is anticipated to be 18 months and the contract with Vital includes penalties for late delivery.
- 2.19 The Energy Centre and the distribution network will be designed to accommodate a doubling of demand over time as new developments local to the network become available to connect. Having incurred the initial infrastructure costs the increase in demand at marginal additional cost will further improve the financial performance of the project. These will be looked at on a case by case basis as opportunities arise.
- 2.20 The delivery and long term operation of this network will also stimulate economic growth through the creation of jobs during the construction phase, and also through the revenue generated for the City Council by the project, mainly comprising of:
- Repayment of MCC's project funding - **Income**
 - Payment of Business Rates (estimated at £150k p.a.) and Energy Centre rental (£80k p.a.) - **Income**
 - Reduced cost of energy – **Savings**

3.0 Manchester Civic Quarter Heat Network - Business Case Development

- 3.1 The project objective is to deliver an energy network supplying both power and heat in order to realise a return on the initial investment. For the CQHN the

power generation is supplied by new Combined Heat and Power (CHP) plant installed in a new Energy Centre located at Manchester Central supplemented by the existing CHP equipment installed in the Town Hall Extension.

- 3.2 The approach taken by the project with regard to power supply is to adopt the “private wire” model. With private wire the project installs new power supply cabling to the customers who are also connecting to the heat network. This cable is installed in the same trenches as the heat pipes. The CHP units connect into the private wire cable which is also connected to the Electricity North West (ENW) local network (which provides resilience and the ability to import/export power).
- 3.3 The CHP units will be the normal supply of power to the connected customers with the resilience of also being connected to the ENW network which provides:-
- a continuity of supply for the occasions when the CHP is unable to provide sufficient power (e.g. when being maintained), and
 - a conduit for the export of power if the CHP is generating more power than the connected customers require, and
 - the same resilience of supply as a direct connection to the ENW network

4.0 Progress with the Manchester CQHN Project since March 2018

- 4.1 Since the March 2018 Executive the following key matters have been progressed, a number of which will be finalised in the coming weeks before Christmas 2018. These are:
- Planning permission for the project was secured in April 2018;
 - The development of the business case considered a number of scenarios of which the “Campus” approach described in 2.10 has been now been selected;
 - The Project Agreement with Vital is now near finalisation with no issues of significance to resolve. The aim is to reach final agreement in November;
 - The lease arrangements to accommodate the construction of the Energy Centre at Manchester Central are well advanced. The aim is to reach final agreement in November;
 - The fuel supply for the Energy Centre has been secured. In addition to the initial “Campus” requirements it will have capacity to supply expansion of the scheme;
 - The private wire power connection will be made at Circle Square and arrangements are progressing with the aim to reach agreement in November.

5.0 Next Steps

- 5.1 To complete the following activities by the end of November in order to achieve contract closure in December and commence the construction phase:-

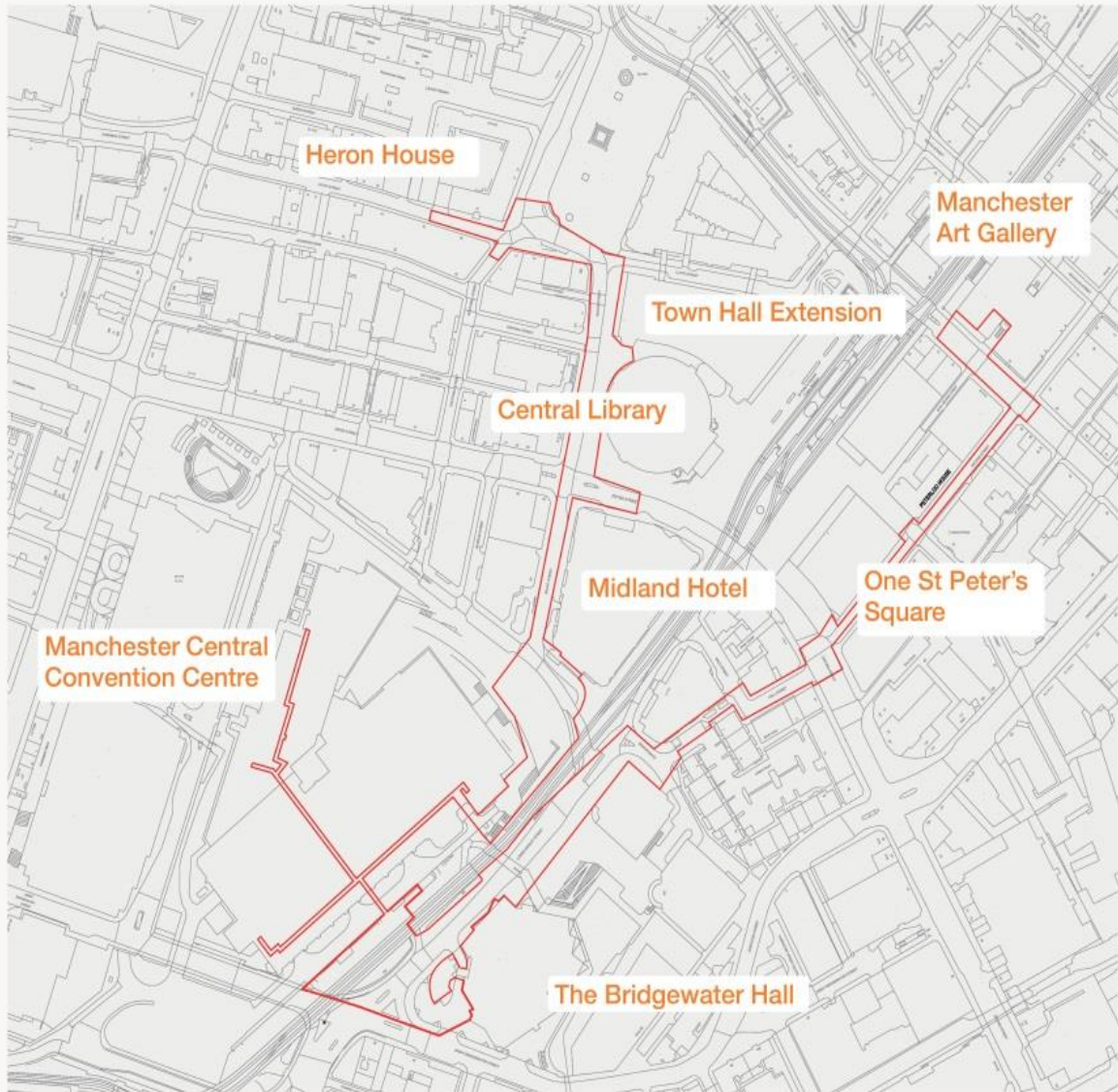
- the Project Agreement with Vital Energi
- the lease agreement facilitating the construction of the Energy Centre
- the agreement for the power connection
- the Capital Approval Process Business Case .This will provide more details on the finalised delivery timetable and cost plan.

5.2 The construction phase is 18 months and based upon a December commencement the scheme will be operational in the summer of 2020.

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Appendix 1 – The Network Route and the Energy Centre

The network route



Map showing the route of the DHN

The Energy Centre



**Manchester City Council
Report for Resolution**

Report to: Resources and Governance Scrutiny Committee -
8 November 2018

Subject: Annual Property Report

Report of: Strategic Director (Development)

Summary

The following report covers Property activity from April 2017 until March 2018. It reviews activity in Development and Investment; the Heritage Estate and the Operational Estate. In line with the request of the Neighbourhoods Scrutiny Committee in October 2015, the report also provides information about the strategy and initiatives to bring Heritage buildings back in to use.

Recommendations

That Committee note and comment on progress to date as set out in the report.

Wards Affected: All

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Background documents (available for public inspection): None

1. INTRODUCTION

1.1 This report covers the work of the property service between April 2017 and March 2018. It is broken down into three main sections to reflect the broad areas of property activity as follows:

- Development and Investment
- Heritage Estate
- Operational Estate

2. DEVELOPMENT & INVESTMENT

Development Overview

2.1 The period between April 2017 and March 2018 has seen the Development team deal with an unprecedented amount of development activity throughout the City as buoyant market conditions have resulted in demand for all types of space, particularly for residential and commercial uses. We have continued to support the Council's objectives for residential and employment growth as well as supporting sporting, cultural and leisure initiatives, redevelopment and regeneration of district centres and working with colleagues in other Directorates on safeguarding and developing the Council's heritage assets, developing schools and rationalisation of Council property.

2.2 The Development team is also responsible for generating income for the Council, both revenue in respect of rental income from the Investment Estate and from sale of land assets through capital receipts. Council funding through Government grants and its ability to borrow are likely to be constrained over the next few years. Consequently, the money generated by capital receipts will have an important role to play in helping to fund the capital programme and the rental income produced from the Investment estate, particularly from the Airport leases, will help to support services in other areas of the Council. Sound commercial judgement, together with a wider understanding of the Council's wider objectives is required to ensure that decisions on land and property achieve the best outcomes and deliver best value for the Council. We are well placed to provide this role, particularly where we are involved in the outset of negotiations or policy formulation.

2.3 The Development Team continues to provide viability advice for the Council on planning applications and also on the feasibility of development generally. This work area has grown as a result of the number of developers promoting schemes with no affordable housing content or without contributions towards urban realm or other public works. The level of requests for viability assessments has been unprecedented over the past year and looks set to continue.

2.4 The following paragraphs summarise the main achievements and areas of activity over the 12 month period April 2017 to March 2018.

3. COMMERCIAL AND EMPLOYMENT

Digital Assets

- 3.1 The Development Team has been instrumental in the delivery and operation of the Digital Assets which include The Sharp Project, Space Studios Manchester and One Central Park. Manchester Creative Digital Assets Ltd (MCDA) was set up as a company, wholly owned by MCC, in 2017 tasked with managing, operating and setting the strategic direction of the Digital Assets. Our role is primarily one of supporting MCDA in providing development advice, supporting on lettings and tenancies, providing property management advice and providing senior officer support on the delivery of new developments and the continued growth of the Digital Assets.
- 3.2 The acquisition of One Central Park (OCP) was completed in June 2014 as part of a further initiative to expand on the success of The SHARP Project and to grow the digital and creative content sector. Through improved property management, we have been instrumental in turning the operational building from a loss making facility to generating a healthy revenue surplus. We have also managed the preparation of a feasibility study considering options for a comprehensive refurbishment in order to remodel the building into a space suitable of accommodating growing companies from the digital and creative content sectors.
- 3.3 In June 2017, the City Council's Executive approved a £8.97m capital budget for the delivery a refurbishment, to be delivered on an investment basis. Alongside MCDA we have overseen the development of the plans and business case for the refurbishment and led on procurement of the professional team and main contractor, working closely with Capital Programmes to deliver the project. We also successfully vacated the majority of the building by April 2018, whilst also negotiating and managing an internal relocation of an existing tenant, 3D virtual imaging company EON Reality UK during the main works. The refurbishment commenced in the spring of this year and is due to complete in May 2019, with the first key date of relocating EON Reality into their new premises being delivered on schedule in September. We continue to perform a Development Management role, managing budgets and supporting MCDA in developing a leasing and letting strategy. Negotiations have commenced with a company looking to grow from 4,000 sq ft at The Sharp Project to 10,000 sq ft at OCP.
- 3.4 The success of The SHARP Project helped to establish the case for the Space Studios Manchester in West Gorton, the first phase of which has been operational since October 2014. The project involved the refurbishment of the former Fujitsu data centre to provide Manchester with high quality TV and film production stages to serve the domestic and international market. The £10.4m costs for Phase 1 were supported by grants from the European Regional Development Fund (ERDF) and Homes England (formerly the HCA). Phase 1 delivered 120,000 sq ft of production stages, support space and workshops with hi-speed connectivity and have been used by a range of clients including the BBC, Sky, ITV, Channel 4, Sony Big Talk and Tiger

Aspect as examples. A £14m expansion of Space Studios completed on time and within budget on 21st December 2018.

- 3.5 Phase 2 has delivered a new 30,000 sq ft stage, 6,396 sq ft of production support space, 10,000 sq ft flexible workshop space and 40,000 sq ft of small business units for supply chain businesses. We successfully negotiated the commercial terms and delivered the fit out works for two anchor tenants, Panavision and Provision (an ITV company) as part of the main scheme. All other marketed business units were also occupied on, or shortly after, project completion by other well established industry companies including Media Dog, Elstree Light and Power and Aqua Rosa. Big Talk productions also commenced filming ITV's 'Cold Feet' in the new stage in January 2018. Space Studio's recently secured their biggest production letting to date, due to commence in the new stage from October 2018. Space Studios was awarded the Regeneration award at the RICS North West Awards 2018 and has progressed into the national RICS Awards to take place in November.
- 3.6 The Development Team has also managed the large scale demolition of the former Fujitsu Tower and associated buildings, leaving a secure development ready site for the potential Phase of additional growth of Space Studios.

Manchester Airport & Enterprise Zone

- 3.7 Manchester Airport continues to develop internationally and is a major economic driver to the Region. The Manchester Transformation Project (MTP) is well under way with the enlargement of Terminal 2 on site. MTP will see a significant remodelling of the Airport to accommodate ever increasing passenger numbers. The first new pier is expected to be operational around April 2019. It is anticipated that the transformation project will create around 1,500 jobs. The performance of the Airport links directly to the annual rent income MCC receives, which is expected to reach over £10m per annum in the very near future. In addition the development team coordinate the landowners approvals process on behalf of the GM Districts, ensuring the works and associated construction methodologies are in accordance with the project objectives.
- 3.8 Airport City – with the development agreements in place, Airport City Manchester Ltd are progressing development both at Airport City North and Global Logistics (GL) (formerly Airport City South) although activity at Global Logistics is now being principally led by Stoford Developments on behalf of Soul Plane who acquired the majority of the GL lease, 45 acres of land, from MAG in 2017.
- Airport City North comprises 44 hectares of land to the north of the Airport terminals that will deliver a mixed use development of offices, hotels, advanced manufacturing and other ancillary uses. There has been significant activity over the last 18 months to secure development of 4 hotels on sites closest to the terminals known as the Blue Land. In addition to the hotel development, ACML are about to progress a speculative office and MSCP scheme on the North side of the M56 link

road adjacent to the landing point of the proposed new footbridge, linking Airport City North to the main Airport campus. Most significantly however is the recent announcement of a new campus for **The Hut Group** comprising **up to 500,000 sq. ft** over 3 phases of development. The recent announcement of the deal confirmed that an estimated 8,000 high quality jobs will be located at their new HQ in what is a significant boost to Airport City North. This anchor letting will also be supported by a number of multi-let office buildings connected to the transport interchange by a new £6m foot and cycle bridge. There will be also be a significant number of job opportunities created in the hospitality sector due to the new hotel district, with over 2,400 new hotel beds delivered during the project

- Global Logistics, is a logistics hub on a 34 hectare parcel of land adjacent to Junction 6 of the M56 motorway to the south of the airport terminals and apron. The scheme will significantly enhance the Airport's existing freight business through enhanced cargo handling areas and additional airside access. GL is continuing to expand with the arrival of a new Amazon fulfilment centre and a speculative logistics facility that is attracting significant interest from Airport related occupiers. Recently, MCC agreed to a variation to the lease to permit the development of a new petrol filling station and associated retail on a plot adjacent to the main entrance fronting the A538 Wilmslow Road. The development at Global Logistics has seen the creation of 1,955 permanent jobs which rises to 3,000 at seasonal peaks. This includes warehouse and logistics job roles with DHL and Amazon.

City Centre

3.9 Demand from investors and occupiers, particularly in the residential, office and leisure sectors continues to be very strong has seen a number of major City Centre schemes involving Council assets progress significantly. These include:

- Spinningfields: The development of the iconic No 1. Spinningfields tower completed and is now almost fully let. The sale of the Council's freehold reversion completed with a £12.9M capital receipt accruing to the Council.
- First Street: Southside Regeneration, the developer, is close to completing Building 8 a 200,000 sq ft office scheme in the First Street Central development. This was delayed due to the collapse of Carrillion, however the developer and Council have collaborated to vary agreements to support the continuation of the building with a new contractor. We are in discussion with the developer to bring forward new speculative office buildings following the success in pre-letting Building 8. Discussions are progressing with the developer to unlock the delivery of the 640 residential unit planning approval for 2 phases of PRS development on the First Street South Area. The Development Team has concluded variations to the commercial leases to facilitate institutional investment into these important developments.

- Jacksons Row/Bootle Street - St Michaels: The scheme has now secured planning consent for a very different scheme than St Michaels that initially proposed. The Development Team has worked alongside planning and regeneration colleagues to promote a scheme that delivers the highest quality in one of the most sensitive locations in the City Centre, whilst supporting the Council's growth agendas and remaining commercial viable.
- St. John's: This scheme involves the redevelopment of the former Granada studios complex as a major mixed use scheme that will transform this area and spatially connect Spinningfields, Castlefield and the Museum of Science and Industry. A key aspect of the scheme is the Factory – an iconic arts and cultural centre. The last 12 months have seen significant activity and a number of milestones achieved to support the delivery of this scheme. The commercial arrangements around development and project management have been strengthened and the complex land arrangements required to construct this stand-alone development within a new neighbourhood have been concluded. This has seen the Development Team lead negotiations to secure c2 acres of prime development land on which to develop Factory along with the rights and reservations to be able to construct and operate the facility. As an indication of the complexity of this set of transactions, there were over 20 linked deeds and contracts required to secure the necessary interests to deliver the scheme. This involved the Council, Salford City Council, 3 separate Allied London companies, ITV, Network Rail, SIP Car Parks, investors, funders and statutory undertakers.
- Heron House – Refurbishment of this building is now on site and is targeted for completion in Autumn 2019. It is one of several buildings under refurbishment or redevelopment in the Brazenose Street / Lincoln Square area, which will result in a natural extension of Spinningfields towards the Civic heart of the City. The scheme now includes the relocation and refurbishment of the Registrar's accommodation and the extensive fit-out of two floors of the building totalling approximately 43,000 sq ft of lettable space for a major public sector occupier.
- Mayfield Regeneration Area: A major development comprising +1M sq ft of commercial space, over 1,300 new homes, hotel beds and a 7 acre City Park is proposed for this strategic site on land to the south east of Piccadilly train station. The commercial deal and land transfers have completed, with the JV company bringing forward meanwhile uses and a new development framework are being progressed. We are providing commercial advice from the Council's position in relation to the delivery structure for the commercial and residential development.
- Circle Square: We have completed the land consolidation exercise with the developer, a Joint Venture between Bruntwood and Select, to support the delivery of Phase 1A and 1B of the development proposals, which will deliver two services apartment buildings, two office buildings and two residential apartment blocks, along with high quality public realm and

public green space. We continue to work collaboratively with the developer to work through constraint removal to accelerate the delivery of the commercial floorspace and public realm investment at the new estate. Work has commenced on the Multistorey Car Park and Hotel building earlier this year.

Other Commercial Development

- Siemens: We have concluded the commercial arrangements for the development agreement for c100 new homes and c160,000 sq ft of commercial space on site and work is well out of the ground on the first phase of the commercial development, triggering the second phase of development and a second tranche of capital receipt.
- Central Park: 39 acres of undeveloped land was acquired from the Homes & Communities Agency (HCA) in March. Following a detailed review, work is progressing on how to develop out the site for B1, digital media and high value manufacturing uses. This process will include a revised master plan and the rebranding of the Business Park. Terms have been agreed with the owner of the Holiday Inn on Oldham Road to develop a hotel and ancillary uses on what is known as the Gateway site because of its location fronting Oldham Road, close to the entrance of the Park.
- Little Greene Paint Company: The completion of a 7,000msq headquarters building for this locally based company took place this year on land that was sold to the Company by the team. The company's new headquarters are located at the junction of Ashton Old Road and Pottery Lane and is a high quality and flagship building for his prominent site. The Company are delighted with their new premises and the assistance that the Development Team were able to bring in helping them to relocate from their previously cramped premises in Openshaw. The Company employs 43 people currently with plans to expand employment and turnover by 60% in the next 3 years

4. HOUSING

- 4.1 The Development team play a crucial role in working with Strategic Housing, Planning and other partners to deliver the Council's objectives for Housing and this will continue as the need to deliver more quality homes in the City becomes more important. Since the Manchester Residential Growth targets were approved in March 2015 there has been an increase in the level of housebuilding taking place in the City.
- 4.2 Over the past year the team has continued to lead or support the development of family homes throughout the City and facilitated several apartment-led schemes within the City Centre and edge of City locations, including progressing the land transactions with the Co-op and Far Eastern Consortium (FEC) to support Angel Meadows development, which will deliver over 500 residential apartments, which is a catalyst site to the wider Northern Gateway project. Outside the City Centre we have facilitated the development of

housing on Council owned sites at West Gorton (61 units), Toxteth Street, where a further 100 new homes have been completed and at Moston, where Redrow are due to complete the final phase of housing. We have also supported the Matrix Homes initiative with 5 sites agreed for the Housing Investment Fund (HIF) 2 programme. The Joint Venture arrangements with Greater Manchester Pension Fund (GMPF) have been finalised, and procurement of a development partner has been progressed to preferred bidder stage. Next steps are detailed schemes to be worked-up through a Pre-Contract Services Agreement with a view to submission of planning mid-2019 and start on site 2020. The scheme will deliver c350 new homes, with an aspiration to deliver 20% affordable housing provision across the five sites. Discussions in respect of the detail of affordable homes are progressing with the potential to provide innovative mechanisms to support the Council's affordability requirements. The Development Team has negotiated and promoted a number of other housing schemes, often working with Registered Housing Providers and colleagues in Strategic Housing to deliver affordable housing.

4.3 During 2018/19 it is anticipated that development will take place on the following sites supported or led by the development team

- Former Stagecoach Site – Construction of 258 new homes will commence shortly over three phases of development. Phase 1 will comprise of 54 family houses for market sale and shared ownership. Phase 2 will provide 72 affordable Extra Care units to be delivered in partnership with MossCare St.Vincents Housing Trust (a Registered Provider). Phase 3 will be a health hub with supported accommodation incorporated. Leases for parts of phase 1 and phase 2 have now been drawn down with an imminent start on site.
- Infill Sites, Phase 1 – We have been providing property and development support on the disposal and development of a number of infill sites to facilitate family housing across the City. Phase 1 involves the disposal of six sites near to Queen's Road, Cheetham Hill to Rowlinson Construction Ltd to develop out 48 homes including 28 affordable homes. Construction commenced in March 2018 with a phased completion date of the affordable units being April 2019 and the private sale units following by December 2019.
- Northern Gateway – Covering an area of over 300 acres, and lying roughly between Oldham and Rochdale Road, delivery of new housing through a number of new distinct urban neighbourhoods is fundamental to delivering the City's residential growth agenda ambitions and meeting the demand for housing. The Council and its JV partner, FEC, are progressing business plans for initial phase developments. This will see delivery of new infrastructure, public realm, residential and commercial developments in an area where the Council has extensive land interests, and the Development Team plays a key role with FEC and other partners in order to unlock development potential. The current focus of activity is around land assembly and disposal, urban planning, data gathering and supporting

business relocation.

- Princess Road / Barnhill Street – the site of the former Repsol filling Station and the Barnhill Nursery is being developed by Galliford Try on behalf of One Manchester to provide 104 apartments in a block fronting Princess Road known as The Clockworks.
- St Georges, Hulme – Phased development of the Chester Road frontage adjacent to St Georges Church. The Council are the freeholders of the former, partially derelict industrial units which require lease re-gears to allow for the development of apartments for market sale. The first phase of 156 units commenced in 2017 and the second and third phase delivering 109 and 138 units will commence this year. The fourth phase which will include some previously undeveloped land, is in negotiation and will deliver a further 285 units. A smaller sixth phase is also planned. In addition to premium payments, the Council will receive an annual ground rent.
- Ben Street - The Ben Street project comprised the acquisition and substantial refurbishment of 62 vacant and some case seriously dilapidated properties, in the Clayton area. One Manchester were selected as the partner to lease, market and manage these new homes for Market Rent. The first two phases of 45 homes have already been successfully handed over. They have been very popular with the community and are already substantially let to new families. The face-lifts and streetscape scheme have dramatically improved the aesthetics of the area and there has been an overwhelming positive response to the work undertaken. The last phase of properties will see the remaining 17 houses handed over to One Manchester around the beginning of December. This will then shift the focus to bringing forward the Ilk & Alpine Street development site forward for circa 66 new affordable homes for sale.

- 4.4 Following the approval of the Eastlands Regeneration Framework in December 2017 the Development Team have supported One Manchester as part of its masterplanning exercise for the proposed housing renewal scheme in Beswick which will seek to regenerate Beswick and provide an increased number and better quality development of affordable housing, including the re-provision of all existing social housing tenants. The development would also include high quality public realm and community facilities. The scheme will be funded and delivered by One Manchester.

5. DISTRICT & TOWN CENTRES

- 5.1 District centres play a vital role for local communities. They are often central to the identity, character and appeal of a neighbourhood, surrounded by housing and accessible to all forms of transport. They can provide the focus for retail, leisure, public services, employment & educational as well as housing. We have been actively involved in a range of initiatives to improve the quality and offer in district centres which includes the delivery of new development. Current initiatives include:

- Harpurhey District Centre: Continuing to work with Habro, the long leaseholder, to improve and diversify the range and quality of uses within the Centre. Agreement has been reached to transfer the market from the Council to Habro who are intending to appoint an experienced market operator to run the facility and invest in a number of improvements to its physical fabric and improve the offer. Also working with Habro to ensure that any development on adjoining sites is appropriate, of high quality and supports the sustainability of the district centre.
- Wythenshawe Town Centre: The regeneration and redevelopment of Wythenshawe Town Centre will be a major project for the Council over the next few years. With a 70,000 population catchment, the current Centre will not meet the needs or aspirations of the existing and growing population as it stands. The Centre's proximity to the Airport and the employment opportunities that will be generated by its continued expansion, provide an important economic driver that will help to secure investment in the Centre and support the development of residential uses as well as improved retail, leisure and commercial uses. Initial discussions have been held with both St. Modwen and Wythenshawe Community Housing Group and a process will be established to guide development in the Centre, with full engagement of local members, businesses and residents in the process

6. LEISURE, SPORT AND EDUCATION

Schools

- 6.1 The Development Team provides property input to the completion of new schools which includes the acquisition of land to accommodate new schools or school expansions, and negotiating the leases for both Academies and Free Schools. This has included the Communications Academy in Harpurhey, the Creative and Media Academy in Charlestown, the East Manchester Academy in Beswick, Newall Green High School, Wythenshawe and Chorlton High School at Hough End, Chorlton Park. A lease has recently been granted to The Secretary of State for land at Rayburn Way, Cheetham Hill to facilitate the development of an Edens Girls Academy and Edens Boys Academy which will accommodate up to 1600 pupils.-RHC.
- 6.2 As part of the ongoing Education Basic Needs Projects, assistance will be provided to facilitate the extension to the Cheetham CE Community Academy at Cheetham Hill and the proposed Academy at Daisy Mill in Longsight.

Etihad Campus

- 6.3 Extensive support has been provided to colleagues in Leisure on a number of sports related projects, the main one being:
- In December 2017, Manchester Metropolitan University announced its intention to relocate its academic sports provision to the Etihad Campus from Crewe and Alsager, bringing approximately 3,100 students and 160

staff to the Campus in time for the 2021-22 Academic Year. The Development Team has led on discussions with them to identify the preferred location for the academic building and will negotiate disposal terms. The department will work closely with other internal departments including Leisure Services as well as City Football Group as Joint Venture partners on the Campus to deliver a high quality sport and education offer, in accordance with the Eastlands Regeneration Framework – approved by Executive in December 2017.

- In February 2018, Rugby Football League ('RFL') agreed to move its 150 office staff to the Campus from Leeds and Salford Quays by Autumn 2021, in line with the Rugby World Cup, to be staged in England. The Development Team was heavily involved with the submission of the bid to RFL along with Leisure Services and City Football Group. The department will lead on the delivery of a new facility for RFL along with other National and Regional Governing Bodies already located in Manchester. It is also expected that the development will attract additional organisations either to relocate in full or to use for agile working.
- The two schemes will be delivered together with all parties identifying the importance of a world class sports Higher Education Institution located close to sporting organisations who may benefit both from research and development opportunities as well as having a high class graduate pool to attract future talent from.

7. CAPITAL RECEIPTS

- 7.1 Capital receipts will be an important element of the Council's capital programme over the next few years as borrowing becomes more restrictive. Market conditions are currently buoyant and it is important that sales are progressed if the Council is to receive the best value for its assets that can be used to support other spending commitments, in addition to driving growth and support the place making agenda.
- 7.2 A total of £28.4m of capital receipts were received in the year 2017/18 from the disposal of Council land and property.

8. STRATEGIC ACQUISITIONS

- 8.1 Responsibility for managing a programme of strategic acquisitions also rests with the Development Team and a number of important acquisitions have been completed this year in support of major regeneration and development schemes. These include:
- The acquisition of the former Sonoco factory in Clayton. The premises have been demolished and a 6 acre site fronting the Ashton Canal and adjoining other extensive Council landholdings at Eccleshall Street will be available for housing. The area lies within one of the Council's affordability zones and this acquisition will help to support the development of housing in this area, which is located between two

metrolink stops and is less than 3 miles from the City Centre.

- The acquisition of Central Retail Park, a 10.5 acre site secured for a landmark new development opportunity building on the Council's investment in the Eastern Gateway.
- There have also been a number of acquisitions immediately adjacent to the Etihad Campus to support longer term proposals for mixed use development in this part of the City, including Commsec and Datesand sites to support the proposed sports innovation campus.
- The team also successfully concluded the acquisition of the Ancoats Freehold and commercial estate from the HCA, providing the Council with a stewardship position on the estate management along with commercial accommodation to support the Council's investment estate.

9. INVESTMENT ESTATE

- 9.1 The Investment estate generates income for the Council through the sale or lease of land and property to generate capital receipts and secondly in maintaining the Council's investment estate to generate income. Income from the Council's investment estate continues to provide a valuable source of revenue for the Council, particularly from its property interests in the Airport. Requests from lessees to acquire freeholds or peppercorn leaseholds in exchange for capital receipts are generally resisted with income producing ground leases being the preferred option.
- 9.2 The rents received from the Investment estate, together with a number of other income streams such as rents from market stalls and some housing rents are currently collected through a rent accounting system that has been in place since 1999. It is outdated and cannot be properly supported by the Council's ICT service. Following a review of the options available for its replacement a business case has now been agreed for a rent accounting system to be developed using capabilities within CPAD that will be integrated into the existing SAP and Winshuttle applications for a modest costs. The new system will be more automated, improve transparency and provide for payment by direct debits. It will allow much better debt management and allow for more time to be spent on financial management rather than inputting of data. It is hoped that the new system will be in place by summer 2019.
- 9.3 The investment estate generated a gross income of £18.1m last year with increases in income from the Airport and Manchester Central, providing a counterbalance to reductions in income from the Arndale Centre. The net income figure is around £17m, once repayment of loans, rent and rates on empty buildings, service charge costs and repairs and maintenance are taken into account.
- 9.4 Income from the Arndale Centre has seen the largest drops in recent years with income in 2017-18 at £270,564, down from £1.7m in 2013. The main reason for the reduction in income is due to the disproportionate impact that

empty rates liability has on the Council's share of income. In essence a small increase in vacant space has a disproportionate impact on the Council's income from this asset. Over the past year a number of units in Halle Square have been vacated to facilitate the Halle Place scheme and this has increased the Council's empty rates liability, although once these units are taken out of rating during the works, these costs will cease until the scheme is available for letting. There has also been an increase in the amount of void space in Arndale Tower. However, taking the Centre as a whole, the amount of vacant space in the retail space is low and the owners, Intu and M & G have a clear long term strategy to re position and refresh this prime asset and the impact on the City will be positive, notwithstanding that projects such as Halle Place are likely to have a negative impact on the income generated by the Centre for the Council whilst they are being implemented.

- 9.5 Income from the Council's ground lease at Wythenshawe Town Centre has also seen a decrease over the past few years. Prior to 2015, the Council's income was around £450k but this dropped to £187k in 2015/16 due to a significant increase in service charge costs.
- 9.6 The income from the Council's ground lease commercial estate and managed properties is generally very stable and shows a small but regular increase. Income from our advertising interests may decrease in the future however as some of the sites containing the large digital displays are likely to be developed. This may however be balanced as income on retained sites increases. The Council's income from telecommunications masts, which is currently around £133k pa, is however likely to see a more sustained fall as there is a new code for determining the rights of operators to erect equipment on land and property, which also severely restricts the value that landlords can demand for this use.
- 9.7 Voids from the investment estate are generally at a very low level and in the year 2017/18 stood at less than 1% and management costs are low as most of the assets comprise of ground leases. The major negative impact on income during 2017-18 was the Council's lease on the sixth floor of no 1 Piccadilly, where the Council had 3.75 years left on its lease. A surrender was agreed with the landlord of this property with a surrender premium of £524k agreed. The final payment of £262,228 was paid in March 2017 and the Council has been relieved of the ongoing liability of £1.493 million in respect of the remaining term of the lease.
- 9.8 The holding costs of surplus property and land that is identified for redevelopment is also a major cost pressure on the budget and one that has been increasing in recent years as we have acquired more property and are dealing with an ongoing rise in fly tipping and unauthorised uses on our property. During 2017-18, the gross holding costs of properties that are held for regeneration or development purposes was £562,424, with a net figure of £352,853 once temporary income is taken into account. These costs have shown a steady increase over the past few years, largely due to development activity but all expenditure is carefully scrutinised to ensure value for money, sites or buildings are disposed of as soon as is possible and when acquiring

property, capital funding is sought to cover holding costs.

10. JACOBS CONTRACT

- 10.1 The management of the Council's non-operational (investment) estate and transactional work such as rent-reviews, lease renewals and some disposals are dealt with by Jacobs who are the Council's outsourced property management contractor. The original contract entered into in 2008, came to the end of its term and it was agreed that it should be re-tendered. This process has now been completed and the new contract was signed in April this year. The contract contains a number of KPIs in respect of performance on property transactions, rent reviews and management of the estate. For the first time, Jacobs will be required to supply an annual statement as to how they have met the social value benefits set out in their tender. There will also be opportunities for the contractor to take on a more direct role in the management and maintenance of Investment properties and for additional professional support to be made available to the Council as required

11. ASSET VALUATIONS

- 11.1 The Council's property assets largely consist of operational and investment assets (non-operational) and also its surplus assets. The investment assets are valued on an investment basis by way of a largely desk based review by reference to the class of asset and changes in investment yields. Surplus properties should ideally be valued on an annual basis with operational properties are generally valued on a 5 year rolling programme with the valuations carried on a Discounted Replacement Cost basis. This means in practice that around 20% of the operational estate is valued each year. Over the past few years CIPFA rules have required a greater proportion of the estate than 20% and there is a cost implication to the Council of this requirement.

12. HERITAGE ESTATE

- 12.1 Manchester City Council and its partners hold a substantial stock of heritage assets which help to create the distinctive character of our neighbourhoods and contribute to the Our Manchester Strategy. These historic assets have the potential to contribute towards creating a sense of place and identity to the City's communities, increasing the attractiveness of our urban areas through an energised cultural and leisure offer and to delivering our vision of Manchester as a world class city with a culturally rich offer, where residents of all backgrounds can live well.
- 12.2 These venues will play a significant role in the Council's residential growth strategy through the creation of neighbourhoods of choice, and in many cases offer significant potential to increase access and to generate revenue income to contribute towards meeting their ongoing running costs.
- 12.3 Our aim continues to be to provide strategic and practical advice and support to both the management and future use of our historic assets, including

identifying investment for their upkeep and restoration. This includes those assets managed directly by the Council and those controlled or managed by our partners, including voluntary bodies and charities. This has involved working closely with Historic England (HE) and the Heritage Lottery Fund (HLF) to raise awareness of the Council's Heritage assets and strategic priorities. We also support and advise other partners in the City, in relation to non-Council owned assets, who are embarking on projects in or around heritage sites, where we see that there would be an over-riding strategic benefit to the city region from the successful delivery of the project.

- 12.4 The Heritage Asset Strategy is in the process of being formally adopted and then available as a public document. It is intended to identify the broad challenges and opportunities facing heritage assets in our ownership and set a broad direction for their future management. The Council also recognises its huge industrial heritage and that we have a number of buildings that are not listed but intrinsic to the history and culture of Manchester. To ensure we do not lose sight of our industrial heritage we will create a separate approach with planners and partner organisations, by consideration of these buildings as non-designated heritage assets.
- 12.5 The Heritage Assets Priorities (HAP) Board, chaired by the Head of Corporate Estate meets bi-annually and considers the HAP schedule. The heritage buildings on the schedule are agreed by the board, and progress being made on them being brought back into a sustainable use is reviewed and monitored. The schedule is also shared at regular meetings with HE and HLF which helps to ensure that our priorities are aligned. The top priorities on the schedule are Manchester Town Hall, Heaton Hall, Wythenshawe Hall, Manchester Art Gallery and Clayton Hall.
- 12.6 From the 2016/17 financial year, a dedicated budget has been set aside within the Estates Assets Management Programme to facilitate investment in our heritage assets. There remain significant competing pressures on the overall budget and prioritisation of spend is ultimately determined by the HAP Board.
- 12.7 In recognition that some projects delivered by the small works technical team requires heritage expertise, a commission has been approved that allows the draw down of Heritage Architect consultancy on a project by project basis quickly and easily.
- 12.8 The detail below sets out some highlights in relation to work that has taken place on a selection of our heritage assets.

Manchester Town Hall

- 12.9 Manchester Town Hall is Grade 1 listed and is undergoing a 5 year renovation project costing £328m. The project has entered RIBA Stage 3 (Developed Design) and is on time and on budget. Completion of RIBA Stage 2 was a huge achievement aided by positive consultation with heritage organisations, including Historic England and the Victorian Society. The design team led by Purcell has given great consideration to how the building can be made more

accessible to the people of Manchester. The access sub-group has praised the proposals for the accessible entrances, the vertical elevations and the treatment of Albert Square. A Curatorial Manager has arranged for the safe removal, transportation and storage of the portable heritage assets, that includes busts, paintings and furniture. To progress works to the Great Hall, an organ advisor has been appointed to advise the Design Team on the safe removal of the Cavaille Coll organ during the works programme.

Heaton Park & Hall

- 12.10 Heaton Hall and Orangery is a Grade 1 listed Georgian manor house, and has been the subject of a comprehensive programme of ongoing repair works over the past 6 years, supported by significant partnership funding from Historic England. Over the past 12 months, delivery of the phase 4 of the repair programme has been completed, which as seen all external windows repaired or replaced and the external elevations of the Hall painted. The public response to the works has been very positive. A soft market testing exercise was carried out with a view to attracting a company to operate events and weddings in the Hall but feedback from potential operators identified the need to upgrade rooms in the Hall if they were to be utilised as part of the offer. An M&E survey was subsequently undertaken in the Hall and Orangery which has established that most of the existing installations require complete replacement. Decoration of any of the rooms in the Hall is not feasible until the M & E installations are upgraded. These works will take time to develop, fund and implement and consequently it has been decided to seek a company who is willing to operate a catering and events venue just in the Orangery. However the Hall continues to be used for tours and performances on an occasional basis and the Friends run tours of the building at a weekend on a monthly basis.

Wythenshawe Hall and Park

- 12.11 The Hall is a Grade 2* listed half-timbered manor house. Following the fire in March 2016, a programme of phased work is underway. Phases 1 and 2, covered by insurance is for emergency stabilisation works and internal repairs. Any heritage betterment or enhancement work is funded by the Council. Phase 3 (in design) is for maintenance works and funded by the Council. Good relationships exist with the insurance company, the contractors Conlons Construction, Historic England, and stakeholder groups, such as the Friends of Wythenshawe Hall. The latter have ambitious plans to bring the Hall back into use post restoration. Nathan Lee, Head of HLF North West visited the Hall and has indicated that HLF would welcome an expression of interest application from the Friends. The Parks team continue with work with the Friends and the other stakeholder groups to align plans with the Strategic Framework for the Park which will strengthen any bid to HLF.

Clayton Hall and Park

- 12.12 Clayton Hall is a Grade 2* listed Tudor Hall and is one of the few remaining timber-framed hall-houses sitting within a 'moated' site within the north-west

region, and has important local, regional and national social, economic and cultural links. Working with the Trustees of Clayton Hall Living History Museum, their supporters and Friends, as well as the Park staff, a programme of works has now been completed bringing the oldest part of the building into use, enhancing visitor facilities, the offer and accessibility.

Platt Hall

- 12.13 Platt Hall is a Georgian house situated within Platt Fields Park and is Grade 2* listed. It operated as the Gallery of Costume but is currently closed for repair work to the roof following damage caused by repeated lead thefts. The project is due to commence early autumn and is expected to complete by the end of 2018. Security will be improved through fencing off the rear of building and the installation of an upgraded CCTV system.

Other Heritage Buildings

- 12.14 There are a number of other heritage buildings, where there is ongoing work with a variety of partners to ensure the future viability of these important assets.
- Upper and Lower Campfield Markets are former covered market buildings and are Grade 2 listed. Plans are approved to extend the St John's SRF to include them. Proposals have been received and are being considered from Allied London who have set out their vision for their redevelopment and refurbishment.
 - Varna Street is a grade 2 listed former primary school, and one of the few remaining Manchester Board schools but has been vacant since it ceased to be used as a school. It has been leased for an initial 5 years to Rogue Artists, following the scheme to refurbish their former home at Crusader Mill. Rogue is a community interest company and the largest independent studio in the North West with over 85 artists working in 57,000 square feet. They provide artists with accessible workspace and also assist in helping artists to secure commissions. Rogue secured funding from Arts Council England to carry out repair works to make the space fit for purpose. They are developing a sustainable business plan and will explore further funding options to improve and develop the building, while preserving its architectural integrity. The re-use of Varna Street by Rogue has removed a significant financial liability from the Council and provided a real foothold for creative industries in East Manchester.
 - Victoria Baths is a former Edwardian swimming baths and Grade 2* listed. The Council entered a Trust Ownership agreement with the Victoria Baths Trust in 2000. There are currently 15 Trustees, 9 members of staff and over 100 active volunteers working on the project. The long term vision is to fully restore the building, bringing public leisure facilities back into use. In the meantime it operates as a heritage visitor attraction and events venue with almost 40,000 visitors each

year. They continue to fund-raise and have applied to HLF for development funding but were unsuccessful. They plan to submit a strengthened bid to HLF in 2019.

- The Craft and Design Centre is based in the former Smithfield Market buildings, in the Northern Quarter. It is a not for profit social enterprise and an independent venue for craft and design businesses in the North West. The centre has developed a capital project proposal to resolve maintenance issues, extend the life of the building for its current use and make it fully accessible. The Council is supporting the centre both in terms of grant funding and by reviewing and commenting on funding bids to ACE and HLF. Initial applications they made in 2016 and 2017 were not successful. Their plans are currently being revised following feedback on their applications, and they plan to submit a bid for a reduced scheme.

12.15 The Council is committed to working with third sector organisations who are developing the use of our Heritage Assets.

- Manchester Heritage Buildings Network was a partnership project between the Council, HLF, HE and the Architectural Heritage Fund, facilitated by MACC that ran from March 2016 until June 2017. The project developed through recognition by partners of the important role that non for profit community based groups play in developing the use of heritage buildings, and to provide them with the right tools to help them to achieve their aims. Following a series of workshops the groups were encouraged to join the Heritage Trust Network and form a North West Regional Heritage Trust. This has been achieved and groups can continue to network and access information in the form of an online toolkit.
- The HLF will begin a new 5 year strategic funding framework in 2019. This will set out how funding will be allocated to Heritage projects. The amount of grant funding available will be reduced and grant giving will be simplified. They are planning new strategic funding to support innovation and new ways of working. Applications under the new Framework will be open from January 2019. Manchester groups will need to develop sustainable business plans and ensure they have secured sufficient match funding to improve their chances of receiving HLF funding.

13. OPERATIONAL ESTATE

Corporate Landlord Overview

13.1 The Corporate Estate and Facilities service is responsible for the future strategy, management, repair and maintenance of the Council's operational and non-investment estate and the delivery of Facilities Management services including maintaining statutory compliance, cleaning, catering, security, planned preventative maintenance and reactive repairs and maintenance.

- 13.2 The Estates team responsibilities include all operational buildings (excluding schools), unlet land and buildings and certain properties of a public nature which are occupied by other bodies (e.g. the Bridgewater Hall).
- 13.3 The Facilities team responsibilities cover all of the Estates Team portfolio. Additionally, they deliver services to schools and other facilities that are not part of the Corporate Landlord model; for example, repairs and maintenance for schools, markets and Children and Families buildings that fall outside of the Corporate Landlord remit.
- 13.4 The Corporate Estate and Facilities service are collectively responsible for the operational estate's Carbon Reduction Programme, which seeks to reduce the carbon emissions from operational property assets and support a sustainable Council, both environmentally and financially, through various initiatives aimed at reducing the emissions from buildings.
- 13.5 The service area is governed by the Estates Board, and this Board structure is now a mature and well established governance arrangement. The Estates Board is a sub-group of SMT and is chaired by the Deputy Chief Executive (Growth & Neighbourhoods).
- 13.6 The Board ensures:
- Effective asset management for corporate estates assets
 - Adherence to financial regulations and the corporate constitution
 - Timely delivery of estates transformation activities to support operational service delivery
 - A cohesive approach to estates and facilities activities within MCC
 - Effective communications with the wider organisation in respect of estates utilisation and rationalisation
- 13.7 An Asset Management Steering Group continues to meet to manage the day to day progress, spend and reporting for the annual programme and progress is reported to the Estates Board.
- 13.8 The Estates Board reports into the Executive Member Estates Board which is comprised of the Executive Member Leads for Property and Finance. This Board is the decision maker in respect of estates and facilities matters.
- 13.9 Work with Finance colleagues has been progressed and budgets have been re-aligned to reflect spend in the appropriate areas. Monthly budget monitoring meetings are held with the Finance team to monitor spend against budget profile.
- 13.10 Both the Estates and Facilities teams actively engage with their customer base to ensure effective service delivery that meets the needs of building users. They also support other departments in changes to their property requirements and estates/facilities related activity.

Facilities Management

- 13.11 The Facilities Management (FM) team have continued to further develop the efficiency of the MCC FM helpdesk and have now created links to the MCC security provider (G4S to enable them to manage security requests in a 'live' situation. This development has reduced sub-contractor waiting times in relation to response to customer requests and created a transparent, auditable platform on which to contract manage this key supplier.
- 13.12 Increased volumes of over 30,000 service requests (all types) have been received through the FM helpdesk during 2017/18, with an improved success rate on previous year of 97.4% against a target of 90% for request completion within the appropriate priority level.
- 13.13 The previously mentioned large volume of legacy high risk remedial works, identified when the PPM was centralised and transferred into FM, have now been fully removed along with the residual medium risk requests. The FM service have now delivered a significant reduction in the area of building management risk for MCC across the operational estate.
- 13.14 The ongoing local and national profile of security along with the many public order incidents that have occurred and been successfully managed across the Town Hall Complex during the past twelve months has resulted in considerable workload for the FM team. These have been dealt with through a partnership approach led by FM staff along with local GMP, counter terrorism officers and the MCC security provider in a highly professional manner under extremely difficult circumstances.
- 13.15 The FM savings targets for 2017/18 were again achieved and an additional saving of c200k delivered to mitigate pressures forecast for 2018/19 brought about by Member and procurement delays in the retendering of both the MWL and G4S.
- 13.16 FM have provided considerable ongoing support and guidance to the Town Hall project team and have created a cross department group to advise and guide the design teams on a range of FM outputs that are critical to the ongoing success of this scheme.

The Operational Estate activity: 2017/18 Asset Management Programme delivery

- 13.17 Stock Condition data continues to be used to define priorities and works within the operational estate.
- 13.18 During the 2017/18 reporting period the Estates team has delivered the following:
- 2017/18 – 42 projects completed;
 - 22 projects completed;

- 20 were in progress and delivered over the year end (into the 2017/18 financial year);
- The spend for 2017/18 programme delivery equates to £9.98m; and
- Reasons for slippage from the 2017/18 year into the 2018/19 year largely centre on a programme or roof repairs/re-roofing and delays in getting started due to inclement weather.

13.19 In addition to the above the Estates AMP scheme have been involved in the delivery of the works to repair Wythenshawe Hall after the fire. Working with colleagues in Capital Programmes, Finance and Parks the team have been aligning Estates AMP funding activity to ensure works complimentary to the insurance works are undertaken in such a way to ensure the Council gets the best and most cost effective outcome.

13.20 During the 2017/18 financial year work has also commenced on reviewing properties that were not included in the operational estate, but potentially should have been. This includes building in Markets and some major landlord liabilities (Space, Sharp and Once Central Park) and it is the intention to move the end of life repairs and maintenance into the Corporate Landlord model for maintenance and FM provision in line with other operational assets and landlord liabilities.

13.21 Further work has also progressed on understanding the costs for undertaking stock condition surveys for the remaining operational estate, including asset identified to move into the Estates AMP regime (described above) with a view to having whole life costs for the entire property portfolio.

Operational and Transformation activity:

13.22 In 2017/18 significant progress was made in a number of Estate related areas.

These include:

- Working with colleagues in Homelessness;
- Working with colleagues in Early Years;
- Re-location of the Registrars service to support refurbishment of Heron House;
- Supporting the Our Town Hall project;
- Progressing the scheme to refurbish Hammerstone Road depot;
- Progressing the scheme to refurbish the former Hulme Library;
- Working with partners in Health and Social Care;
- Working with the DWP and other partners to achieve One Public Estates objectives, including the co-location of the DWP with MAES in the Wythenshawe Forum.
- The Our Manchester Experience

13.23 Homelessness and Estates colleagues have collaborated to bring the former Longford Care Home in Chorlton back into use as a Centre to support newly homes, single and childless couples. The scheme supports people and helps them move on to independent accommodation, employment and training with

tailored support. The work to repurpose involved a 8 week programme in order to ensure that the new facility was open for the winter period.

- 13.24 The Estates Team have also been supporting colleagues in Early Years to re-purpose de-designated Sure Start Centres across the City. This will ensure that the buildings remain in use providing valuable services to the community.
- 13.25 Work has progressed to refurbish the Registrar's Office in Heron House, including a temporary relocation of the service within Heron House. This work has delivered improved accommodation for this important service, including a much improved record storage facility. The new accommodation is more efficient, delivering the requirements of the service in a smaller footprint. The scheme was part of the wider refurbishment of Heron House. Work was completed and the Registrar's Service moved back into Heron House in June 2018.
- 13.26 Ongoing support has been provided to the Old Town Hall project, which has included work on decanting around 500 people from the Town Hall into alternative accommodation. This work has included moving Executive Members and their support, Members and SMT into the Town Hall Extension. The Lord Mayor relocated to Central Library. The decant activity has taken place during the course of the 2017/18 year.
- 13.27 Additionally, the team have been working to re-locate the Coroner's Office from the Town Hall into the offices at the Royal Exchange. The complexities of the Royal Exchange and the need to meet listed building regulations and gain consents has meant this has taken longer than originally planned during Autumn 2017.
- 13.28 The preferred contractor has been identified for the refurbishment of Hammerstone Road Depot which will ensure that Hammerstone Road becomes the Council's main, 'fit for purpose' depot. This scheme will see the rationalisation of the Hooper Street Depot to facilitate the HS2 scheme, with teams moving over to the newly refurbished Hammerstone Road facility.
- 13.29 Work on the project to refurbish the former Hulme Library and create a new Hulme District Office has been progressing throughout 2017/18, with business cases, procurement of a contractor and costs being progressed. Work commenced on site in July 2018 and is scheduled for completion in March 2019. The DWP will be leasing space in the new facility and co-locating with Council teams.
- 13.30 Significant works have progressed in support of the Health and Social Care teams and their new estates requirements. This has involved assessing estates capacity across the city, carrying out a number of feasibility studies, re-space planning accommodation, relocating staff teams and refurbishing part of the ground floor in Harpurhey District Office, negotiating a temporary lease for the headquarters of the Manchester Local Delivery Organisation (MLCO). These activities have included supporting the MLCO in acquiring a 3 year lease of Parkway Green House (floors 1 and 2) from Wythenshawe

Community Housing group to enable the location of a further Integrated Neighbourhood Team.

- 13.31 Integrated Neighbourhood Teams are now working from the following locations:

North:

Harpurhey District Office
Victoria Mill
Cheetham Primary Care Centre

Central:

Gorton South Neighbourhood Office
Moss Side Health Centre

South:

Etrop Court
Withington Community Hospital
Burnage Health Centre
Northenden Health Centre
Chorlton Health Centre

- 13.32 Plans are also in place to develop three new Hubs in Gorton, North Manchester aligned to the North Manchester General Hospital and in Withington/Burnage.
- 13.33 In January 2018 the Estates Service have also become the 'Senior User' for the proposed new Gorton Hub, following One Manchester re-locating their Headquarters office to a building in Hulme. This scheme is a new build proposal in Gorton that will see Primary Care, Integrated Neighbourhood Teams, Mental Health, MCC Libraries, MAES, One Manchester and the DWP co-locate in a new integrated Health and Social Care Hub.
- 13.34 The Estates Team have also played a key role in facilitating and supporting the activity to move the DWP into the Wythenshawe Forum, co-located with MAES. The DWP moved into the newly refurbished premises in March 2018 providing a sustainable solution for all parties (Forum Trust, MAES and the DWP).
- 13.35 The Estates Team supported the conversion of the Castlefield Visitor Centre to host the Our Manchester Experience - an interactive training and development space that will support attendees to explore, understand and adopt the principles and behaviours of Our Manchester.

Operational Estate Carbon Reduction Programme

- 13.36 During 2017/18, work has continued on the Estates Carbon Reduction plan/programme. The programme sets out a range of properties and associated investment options to reduce carbon emissions within our operational estate and increase our sustainability (both in respect of impact on the environment and financially).
- 13.37 A Programme Manager has been appointed to manage the delivery of the projects that form the Estates Carbon Reduction Programme. They have been working on the procurement of an Energy Services Company (ESCo), with the route to market being through Local Partnerships – which is a framework that has been procured via the Crown Commercial Services (a partnership between the government and Local Partnerships) to support Local Authorities in procuring contractors to support delivery of their sustainable/green agenda activities.
- 13.38 The ITT launched on the 1st June and includes a number of the authorities' top carbon emitting buildings within scope for the 1st phase of delivery. The successful ESCo will undertake detailed studies of the buildings and produce Investment Grade Proposals (IGPs) which will detail the costs, and financial and carbon benefits of each of the measures they are proposing.
- 13.39 The programme of work will be undertaken on an Invest to Save basis, but there are a number of contractual issues that will need to be resolved as part of the implementation. In particular where properties are occupied/operated by a third party provider (e.g. Leisure Centres) there will be a need to work closely with colleagues to ensure that the Council can secure a return on its' investment.
- 13.40 A Carbon Reduction Steering Group has been established, which will oversee the practical delivery and implementation of the Carbon Reduction Programme, and has a range of key stakeholders as part of that Group. The Steering Group reports directly into Estates Board.
- 13.41 Current estimates are that there will be an ESCo in place by August 2018. They will initially produce High Level Appraisals (HLA's) that indicate where they believe savings can and should be made, these will be available to review by October 2018. Following approval of the HLA's they will then produce detailed IGPs (containing a savings guarantee) which should be available for the Council to consider by April 2019. Each case will be considered on its own merits and a separate approval will be sought for release of funds.

Civic Quarter Heat Network

- 13.42 During 2017/18 work has progressed on the Civic Quarter Heat Network (CQHN) scheme. The scheme will see the introduction of an Energy Centre located on part of the car park adjacent to Manchester Central.

13.43 The scheme has successfully applied to the Government's Heat Network Investment Project and been awarded £2.87m of funding. The project has appointed the following external professional advisors:

- Browne Jacobson and Lux Nova – Legal advice
- KPMG – Financial advice

13.44 The location of the Energy Centre in the Civic Quarter is a strategically important and sensitive area of the City. In keeping with the sensitive (and historic) location there has been a planning requirement to ensure that any designs for the 'chimney' were high quality and iconic. To achieve this an architectural design competition was held, with internationally renowned practises competing. The winning design was produced by architects Tonkin Liu and as well as being widely acclaimed achieved planning approval in March 2018.

13.45 Work has also progressed on the commercial activity to secure a network of buildings/companies to take energy from the new CQHN, with other activity and considerations being the type of connectivity, exporting/selling surplus energy. The commercial aims for the project meant that the Council is obliged to establish a wholly owned Special Purpose Vehicle (SPV), and the structure of this SPV has been agreed.

13.46 Substantial progress has been made on the commercial agreement between the Council and the preferred delivery partner, Vital Energi of Blackburn. It is expected that the final business case, project agreement and other work streams will be completed in order for the project to commence the construction phase in August 2018.

Community and Voluntary Sector Lettings

13.47 During 2017 / 2018 we have continued to deliver the asset transfer training programme developed with our VCS support partner Macc in 2016/2017 with 17 organisations undergoing the full 5 day training programme.

13.48 2017/2018 has seen us provide more support for "meanwhile" projects, where sites that are currently disused but earmarked for future development are used to host short-term projects that will benefit the local community. This year we have supported projects at South Church Parade, Cringle Park and Platt Fields Park and are currently exploring the feasibility of a major meanwhile project with colleagues from HS2 at a future development site.

13.49 In 2017/2018 we have continued to support existing asset transfers and one of the groups we worked with earlier in the programme were successful with their bid to the Big Lottery for £900k towards the demolition of the existing building and reconstruction of a new three-storey facility.

13.48 We have also provided support to organisations that have occupied council-owned premises for many years but have, for a variety of reasons, struggled to stay afloat in 2017/2018. By providing advice, support, training and in two

cases helping to bring in temporary external management, we have stabilised long-established facilities and protected the services delivered to local communities.

- 13.50 In total we have completed a further 4 asset transfers this year, including the re-opening and extensive redevelopment of the former Northenden Library into a venue for an amateur dramatics society which is set for its first production in September.

14. SYSTEMS & RECORDS

CPAD

- 14.1 CPAD (Council's Property Asset Delivery) is a web-based property information and management system that the Service has been developing to record and manage its land and property assets and undertake property transactions. As previously reported, the system went live in January 2014, and we have now had over four years' experience using the system. The contract with Concerto, the software provider, was extended for a further 5 years from December 2016.
- 14.2 During the last 12 months, the team have continued to focus on and address significant issues and initiatives. All focused on ensuring that the organisation exploits the system to secure efficiencies and holds and maintains comprehensive property information.
- 14.3 CPAD continues to support the delivery of the Corporate Landlord activity. During the 12 month period, work has continued to develop/hold comprehensive property information from the stock condition surveys work. The development includes the creation of an 'App' that will allow the building surveyors to update the system once any property works have been undertaken, ensuring that property information is always up to date. This in turn informs the annual Estates Asset Management programme of activity and 2017/18 was the first year that the programme of work was formulated based on empirical (stock condition) data.
- 14.4 Following the introduction of the FM Helpdesk module and integration with Manchester Working Ltd (MWL) in 2016, the incorporation of the Planned Preventative Maintenance Module and reporting on statutory compliance (aligned with Stock Condition data); benefits have continued to be realised. The online reporting of statutory compliance and comprehensive records on work/activities supports the Council in ensuring a well-managed and recorded statutory compliance; supporting the management of risk across the estate.
- 14.5 Further work between the team and FM colleagues to expand the use of the FM Helpdesk to better manage security requests went live in the summer of 2017 with the launch of the Security Request Helpdesk.

- 14.6 Work completed in late 2017 on the roll out of job classifications for the FM Helpdesk, allowing requests to be directed to the correct person/team, with the correct property. This will allow better reporting of types of the work carried out across the estate.
- 14.7 The CPAD team have supported the FM team to use mobile questionnaires for daily building inspections in the Town Hall Complex. A similar approach is currently being rolled out between Estates and FM for some of the resource centres, as a way of recording weekly building user checks.
- 14.8 The team worked with FM to launch 'Red Box' items on operational sites last summer, which provides easy access to key documents such as Asbestos and Fire Risk reports.
- 14.9 Water monitoring testing is now being carried out by the supplier and the results are then updated directly onto the CPAD system using handheld/mobile devices. Any remedial works identified are being raised within the CPAD system and sent to directly to the contractor.
- 14.10 In order to ensure that there is a planned and cohesive approach to the use and development of the system, an in house CPAD User Group has been established, with membership consisting of all departmental users. The user group has full visibility on the use and development requirements for the system and is developing the governance and protocols for the forward development and use of the system.
- 14.11 The team have worked with FM to make use of a new PPM Compliance Dashboard, giving RAG rated visibility of PPM compliance across the operational estate.
- 14.12 The CPAD team have also:
- worked with Corporate Estates and Facilities Management to develop the Case Management module within CPAD, to manage the workflow around large scale change requests for buildings, e.g. the work associated with re-opening Longford.
 - provided CPAD training to the City Solicitor's Property teams, allowing them to retrieve data and navigate the Case Management module.
 - Worked with colleagues in Public Realm to ensure that all of the major public realm sites are on the system, and any Manchester Working job requests can be raised by the Public Realm team direct to MWL via CPAD.
 - Provided training and ongoing support to Jacobs, to enable them to raise jobs on the FM helpdesk for direct progression to Manchester Working. This ensures that they are working and ordering goods and services in a consistent way and in line with other Council departments.
- 14.13 The CPAD team are continuing to identify opportunities for development of the system across the Estates team and other directorates. They are currently working with Jacobs and the Development team to record inspection data for

the managed investment estate in CPAD, and collect future data via an app on a handheld device.

Records

- 14.14 The team have undertaken a piece of analysis and costing exercise, which resulted in all of the Serial Books (these are the legal transaction and completion statements for property transactions) being scanned and made available electronically, resulting in improved access to records, reducing physical storage and the risk of the paper records deteriorating beyond useful life.
- 14.15 The team continue to update the system with peppercorn leases to ensure that there is a comprehensive electronic record for each lease.
- 14.16 The work has been undertaken alongside the Business as Usual activity of providing information to the organisation in respect of property ownership, transfers and other property transactions. In 17/18 the Records Team have added 655 additional transactions to CPAD, 3310 additional sites; completed 676 site histories; and answered 1542 enquiries.
- 14.17 The team continue to provide services to other departments and members of the public with a range of services/enquiries, including provision of plans, dealing with land registry enquiries and supporting the City Solicitor with the Voluntary Registration Programme and litigation claims against the Council.
- 14.18 Progress to date in respect of the creation of property records is as follows:
- Backlog of Operational estate records have been completed; and
 - Backlog of Investment estate records (rent/income generating assets) has been completed

Work is now in progress to create property records in respect of 'peppercorn' leases, with the intention to follow on with vacant land and disposed assets as the final work stream.

- 14.19 The team have worked with the CPAD team and the Development team to produce detailed categorisation reports for the investment estate, for use by both Jacobs and the Development team. Work continues to ensure that all residential properties and developments are recorded and categorised appropriately.

**Manchester City Council
Report for Information**

Report to: Resources and Governance Scrutiny Committee –
8 November 2018

Subject: Overview Report

Report of: Governance and Scrutiny Support Unit

Summary

This report provides the following information:

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

Recommendation

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

Contact Officer:

Name: Mike Williamson
Position: Team Leader- Scrutiny Support
Telephone: 0161 234 3071
E-mail: m.williamson@manchester.gov.uk

Wards Affected: All

Background documents (available for public inspection):

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

None

1. Monitoring Previous Recommendations

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

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

Date	Item	Recommendation	Action	Contact Officer
4 Jan 2018	RGSC/18/03 The Council's Operational Property Strategy	<p>To request that Ward Members are provided with a briefing of the services to be delivered from the 12 multi-disciplinary Place Based Hubs which their residents will access</p> <p>To request an item of information on the cost comparisons of modular hubs at Hammerstone Road as opposed to a change of use of the existing building</p>	<p>A response to this recommendation has been requested and will be reported back once received.</p> <p>Information to be provided to Members as soon as possible</p>	<p>Carolyn Kus/David Regan/Nikki Parker</p> <p>Eddie Smith/ Richard Munns</p>
21 June 2018	RGSC/18/28 Health and Social Care Governance and Budget arrangements	To request that the Executive Member for Adults, Health and Wellbeing provide all members of the Council with an information fact sheet as to how Councillors can engage with the scrutiny of the integrated health and social care arrangements by various bodies both locally and at a GM level	Information to be provided to Members as soon as possible	Cllr Craig

		To request Officers provide information to all members of the Council on VCS funding available from MHCC and how this can be accessed	Information to be provided to Members as soon as possible	Ed Dyson
6 September 2018	RGSC/18/45 Revenue and Benefits Unit - Annual Report 2018/18	To request that Officers provide the Committee with more appropriate information on the banding of new properties being built in and across the city	A response to this recommendation has been requested and will be reported back once received	Julie Price
6 September 2018	RGSC/18/47 Blacklisting	To request that the City Solicitor provides a view on whether there is a contradiction within the Council's self-cleaning regime as identified by the Committee	A response to this recommendation has been requested and will be reported back once received	Fiona Ledden
11 October 2018	RGSC/18/55 Delivering Equalities through the Council's spending decisions, decision making and monitoring processes	To request that a completed EIA is submitted as part of the budget reports planned for the Committees meeting in December in order to help determine if any further scrutiny on this subject is required	This recommendation will be actioned at Decembers meeting	Carol Culley/Janice Gotts

2. Key Decisions

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

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

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

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

An extract of the most recent Register of Key Decisions, published on **26 October 2018**, containing details of the decisions under the Committee's remit is included below. This is to keep members informed of what decisions are being taken and, where appropriate, include in the work programme of the Committee.

Directorate - Corporate Core

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
Strategic Land Acquisition Ref: 15/003	The approval of capital expenditure for the purpose of the strategic acquisition of land.	City Treasurer	March 2018 or later	Gateway 5 (procurement document)	Sean McGonigle 0161 234 4821 s.mcgonigle@manchester.gov.uk
Collyhurst Regeneration Ref: 15/005	The approval of capital expenditure for land and buildings in Collyhurst.	City Treasurer	March 2018 or later	Gateway 5 (procurement document)	Sean McGonigle 0161 234 4821 s.mcgonigle@manchester.gov.uk

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
Depots Programme Ref: 15/007	The approval of capital expenditure on the council's depots.	City Treasurer	March 2018 or later	Gateway 5 (procurement document)	Julie McMurray Tel: 0161 234 6702 j.mcmurray@manchester.gov.uk
Factory Project Ref: 15/012	The approval of capital expenditure in relation to the creation of the Factory.	City Treasurer	March 2018 or later	Gateway 5 (procurement document)	Dave Carty 0161 219 6501 d.carty@manchester.gov.uk
Allocation of Central Contingencies/ Reserves Ref: 15/023	To fund currently unplanned expenditure or expenditure the exact amount of which has yet to be determined.	The Executive	March 2018 or later	Report to the Executive as part of the Global Monitoring Report	Carol Culley 0161 234 3590 carol.culley@manchester.gov.uk
Allocations for General/Earmarked Reserves Ref: 15/024		The Executive	March 2018 or later	Report and recommendation	Carol Culley 0161 234 3590 carol.culley@manchester.gov.uk
Clean and Green Fund Ref: 15/025	Long-term improvements to cleanliness and environment of the city.	City Treasurer	March 2018 or later	Requests from Growth and Neighbourhoods Directorate	Carol Culley 0161 234 3590 carol.culley@manchester.gov.uk
Leisure Services – External Ref: 2016/02/01C	The approval of capital expenditure.	City Treasurer	March 2018 or later	Gateway 5 procurement document	Lee Preston 07852957286 l.preston2@manchester.gov.uk
Capital Investment in schools	The approval of capital expenditure in relation to the creation of school places through	City Treasurer	January 2018 or later	Gateway 5 (procurement document)	Amanda Corcoran 0161 234 4314 a.corcoran@manchester.gov.uk

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
Ref: 2016/02/01D	new builds or expansions.				
Our Manchester Strategy 2016-19 Ref: 2016/01/14	To adopt the "Our Manchester ICT Strategy 2016-19".	The Executive	March 2018 or later	Our Manchester ICT Strategy 2016-19	Bob Brown 0161 234 5998 bob.brown@manchester.gov.uk
Construction and Property Professional Services Framework (CAPPS) for the Capital Programmes and Property Dept. Contract TC859 Ref: 2016/07/21	To seek approval to award Framework Agreements a range of professional services in connection with construction and property related matters. This will consist of 21 individual Framework Lots, each relating to a specific professional discipline, for the use of the Capital Programmes and Property Dept. Each will operate for 2 years with an option to extend for up to a further 2 years. The anticipated commencement dates for various Lots are phased between August and October 2016.	Chief Executive in consultation with the City Treasurer	Phased in batches of Lots according to priority, between September 2016 and September 2018 or later	Confidential contract report with recommendations and supporting documents.	John Finlay 0161 219 6530 j.finlay@manchester.gov.uk Neil Davies 0161 234 3005 n.davies@manchester.gov.uk

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
Provision of licenses for improved SAP provision Ref: 2017/02/02A	To seek approval to award a contract to a single supplier for license provision allowing the Council access to an improved SAP interface.	City Treasurer in consultation with the Chief Executive	March 2018 or later	Confidential contract report with recommendations	Bob Brown 0161 234 5998 bob.brown@manchester.gov.uk Michael Shields 0161 234 1009 m.shields@manchester.gov.uk
Carbon Reduction Programme Ref:2017/06/30C	The Approval of Capital Spend in order to achieve a reduction in carbon emissions.	City Treasurer	March 2018 or later	Gateway 5	Julie McMurray Strategic Development 0161 219 6791 Mobile : 07950 790533 j.mcmurray@manchester.gov.uk
Estates Transformation Ref:2017/06/30D	The approval of capital spend to ensure that the operational estate is fit for purpose.	City Treasurer	March 2018 or later	Gateway 5	Julie McMurray Strategic Development 0161 219 6791 / 07950 790533 j.mcmurray@manchester.gov.uk
Security Services (Contract TC888) Ref:2017/09/04B	To seek approval to appoint a company/s for the provision of Security Services, covering all city requirements within Manchester. The contract will be for a 3 year period with the option to extend for a further 2 years.	City Treasurer in consultation with the Chief Executive	March 2018 or later	Confidential contract report with recommendations	Steve Southern Head of Facilities Management Corporate Estates Team 0161 234 3683 s.southern@manchester.gov.uk Colin Butterworth Senior Procurement Officer 0161 234 3434 c.butterworth@manchester.gov.uk

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
Lincoln Square/Brazenose St Ref: 2017/12/04A	To approve the signing of a collaboration agreement among landowners, as a precursor to the Council investing £1.2m of a total of £4.08m in a new public square and public realm.	City Treasurer	March 2018	Draft collaboration agreement Draft public realm development plans High level cost schedule	Pat Bartoli Head of City Centre Growth and Regeneration 0161 234 3329 p.bartoli@manchester.gov.uk
Greater Manchester Waste Disposal Authority (GMWDA) - GM Waste Disposal Levy Allocation Methodology and Approval of a Revised Levy Allocation Model 2017/12/13	Approve the revised GMWDA Levy Apportionment Methodology Agreement which is to be applied in full from 2019/20 and with transitional arrangements for 2018/19.	City Solicitor	March 2018	GMWDA Waste Management Levy Allocation Methodology (LAMA) Agreement	Fiona Worrall 0161 234 3926 f.worrall@manchester.gov.uk
Planned Preventative Maintenance (PPM) and reactive repairs Ref:2018/01/31A	To seek approval to award a contract to a single supplier to carry out repairs to Public Buildings within Manchester	City Treasurer	August 2018	Confidential Contract Report with recommendation	Jared Allen Interim Director of Capital Programmes Tel: 0161 234 5683 j.allen4@manchester.gov.uk Stephen Polese Procurement Officer 0161 234 3265 s.polese@manchester.gov.uk

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
Extra Care Ref: 2018/02/1A	The approval of capital expenditure that will provide 72 new units as part of the City's Extra Care Programme	City Treasurer	March 2018 or later	Business Case	Steve Sheen 234 4115 s.sheen@manchester5.gov.uk
City Cycle Ambition Grant (CCAG1) Withington Village Ref: 2018/02/28B	The approval of capital expenditure to resurface the carriageway through Withington District Centre	City Treasurer	February 2018 or later	Business Case & Gateway 5	Kim Dorrington k.dorrington@manchester.gov.uk
Empty Homes Clusters Phase 2 Ref: 2018/02/28D	The approval of capital expenditure for the purchase and refurbishment of long term empty properties in North and East Manchester	City Treasurer	March 2018 or later	Business Case and Gateway 5 (procurement document)	Ian Runacres 0161 234 4953 i.runacres@manchester.gov.uk
Factory/St. John's Ref: 2017/12/12	Approval of the approach to delivery of Factory/St John's including all commercial and property transactions, contractual, delivery and operational arrangements together with capital funding arrangements and all ancillary agreements	Chief Executive	March 2018	Will include legal agreements relating to the delivery of both Factory and St. John's developments including property transactions, delivery and operational arrangements, the Management and Works contracts	Dave Carty

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
				and all associated ancillary agreements	
Manchester Health and Care Commissioning Pooled Budget Arrangements Ref: 2018/03/15/A	To finalise and agree the Section 75 agreement between the Council and the Manchester Clinical Commissioning Group to enter into a pooled budget arrangement.	City Treasurer, Interim City Solicitor in consultation with Executive Member for Finance and Human Resources	30/04/18	Report to Executive 21/03/18 The Section 75 Agreement	Carol Culley City Treasurer 0161 234 3406 c.culley@manchester.gov.uk Jacqui Dennis Interim City Solicitor 0161 234 3087 j.dennis@manchester.gov.uk
Valuation and Property Services Ref: 2018/03/15/B	Appointment of providers to deliver valuation and property services under framework agreement.	City Treasurer	June 2018	Contract Report and Recommendations	Louise Causley, Procurement Officer, Tel 0161 234 4290 louise.causley@manchester.gov.uk Mike Robertson, Senior Development Surveyor (South) Tel 0161 234 1260 m.robertson@manchester.gov.uk
Manchester Airport – MCC Freehold Leases rent Review 2016 Ref: 2018/03/21A	To approve the new rent to be received following the conclusion of the 2016 rent review	Eddie Smith	April 2018	Briefing Note	Name: Mike Robertson Position: Senior Development Surveyor Tel no: 31260 Email address: m.robertson@manchester.gov.uk
Medieval Quarter Masterplan Ref: 2018/04/03/A	The approval of capital spend to deliver quality public realm within the medieval quarter.	City Treasurer	April 2018 or later	Gateway 5 & Business Case	Pat Bartoli 0161 234 3329 p.bartoli@manchester.gov.uk

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
National Productivity Investment Fund – Mancunian Way Junctions with Princess Parkway Improvements Ref: 2018/04/03/B	The approval of capital spend to improve and increase capacity throughout by signalling two key junctions of the Mancunian Way; Princess Road/Medlock Street and Cambridge Street/Higher Cambridge Street	City Treasurer	April 2018 or later	Gateway 5 & Business Case	Kim Dorrington 0161 234 4828 k.dorrington@manchester.gov.uk
Provision of Telephony / Unified Communications Ref: 2018/04/03/F	To seek approval to award a contract to a single supplier for the provision of Telephony / Unified Communications across the Council	City Treasurer / SMT	October 2018	Confidential Contract Report with Recommendations	Bob Brown Chief Information Officer Tel: 0161 234 5998 Bob.brown@manchester.gov.uk Michael Shields Procurement Manager Tel: 0161 234 1009 m.shields@manchester.gov.uk
TC970 - Supply of Electricity (Street Lighting, brokered sites, over 100KW sites & sub 100KW site contracts). 2018/05/25A	Multi-supplier framework for the supply of Electricity (Street Lighting, Brokered sites, Over 100KW sites & sub 100KW site contracts).	City Treasurer	August 18 onwards	Report and Recommendation	Walter Dooley. Group Manager (Energy) Corporate Procurement w.dooley@manchester.gov.uk 0161 234 3633

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
North West Construction Hub High Value Framework (2018-2022) Reprocurement Ref: 2018/05/1A	Approval to appoint contractors to the North West Construction Hub High Value Framework 2018, for the delivery of construction projects of a value between £8m – over £35m for public sector organisations within the North West of England.	City Treasurer	November 2018	Confidential High Value Report 2018 (will be attached at Key Decision stage once outcome of process is known)	Name: Jared Allen Position: Director of Capital Programmes and Property Tel no: 0161 219 6213 Email address:j.allen@manchester.gov.uk Name: John Finlay Position: Capital Programme Procurement Manager Email: j.finlay@manchester.gov.uk 0161 219 6213
ICT Capital Investment Ref: 2018/05/1C	The approval of capital spend for the purpose of ICT Capital Investment	City Treasurer	May 2018 or later	Gateway 5 & Business Case	Bob Brown 234 5998 Bob.brown@manchester.gov.uk
Civic Quarter Heat Network Contract 2018/06/22A	To award and enter into the necessary arrangements to deliver the Civic Quarter Heat Network (CQHN) including all corporate, commercial, contractual, delivery and operational arrangements together with all necessary property arrangements and all ancillary agreements.	City Treasurer and Strategic Director (Development) and the City Solicitor	July 2018	Legal documentation and arrangements to effect the delivery of the CQHN together with Executive reports – Item 8, 21 st March 2018 and Item 4 - 10 th January 2018, business case, business plan, and Contract Report setting out the	Name: Paul Hindle Position: Head of Finance Tel no: 0161 234 3025 Email address:p.hindle@manchester.gov.uk

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
	Approval of the business plan, business case and any funding arrangements			terms of the arrangements.	
Data Centre Network Provision and Implementation 2018/08/01C	To seek approval to award a contract for the data centre network provision including implementation	City Treasurer/Chief Information Officer	October 2018	Confidential Contract Report with recommendation.	Bob Brown Chief Information Officer Tel: 0161 234 5998 bob.brown@manchester.gov.uk Chris Johnson Senior Procurement Officer Tel: 0161 234 3085 c.johnson1@manchester.gov.uk
Our Town Hall- Appointment of the Management Contractor. 2018/09/07A	Appointment of the Management Contractor	The City Treasurer	Nov 18	Executive Report 8 th March 2017 – Manchester Town Hall and Albert Square-Out Town Hall Resources and Governance Report 6 th September 18- OTH Management Contractor Update OTH - Contract Report for the appointment of the Management Contractor	Jared Allen Director of Capital Programmes Tel: 0161 234 5683 Mobile: 07866 989671 email: j.allen4@manchester.gov.uk

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
Our Town Hall- Management Contractor- Fees and Preliminaries 2018/09/07/B	Approval to spend the Management Contractors Fee and Preliminaries	The City Treasurer	Nov 18	Executive Report 8th March 2017 – Manchester Town Hall and Albert Square-Out Town Hall Resources and Governance Report 6th September 18- OTH Management Contractor Update OTH - Contract Report for the appointment of the Management Contractor	Jared Allen Director of Capital Programmes Tel: 0161 234 5683 Mobile: 07866 989671 email: j.allen4@manchester.gov.uk
Framework Agreement for the Provision of Office Furniture 2018/09/07/C	To seek approval to award a framework of up to 5 suppliers for the provision of office furniture	Strategic Director (Developmen t) and the City Treasurer	October 2018	Report and Recommendation	Samantha Wilson Senior Procurement Officer samantha.wilson@manchester.g ov.uk 0161 234 4368
TC969 – Provision of Comms Room Phase 2 Project and Delivery 2018/09/24C	MCC requires a delivery partner to refresh the hardware in the Comms Rooms and to design, test and implement a fit for purpose Software Defined LAN.	City Treasurer	December 18 onwards	Report and Recommendation	Andrew Blore ICT Strategic Business Partner 0161 234 1882 a.blore@manchester.gov.uk

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
Alexandra House 2018/09/28A	The approval of capital spend on the refurbishment of the office building and underground car park.	City Treasurer	October 2018 or later	Business Case	Eddie Smith 0161 234 4821 e.smith@manchester.gov.uk
West Gorton Park 2018/09/28B	The approval of capital spend on the design and creation of a new community park.	City Treasurer	October 2018 or later	Business Case	Eddie Smith 0161 234 4821 e.smith@manchester.gov.uk
Replace On Street Parking Pay and Display Machines 2018/09/28C	The approval of capital spend on the replacing of pay and display machines to allow for newer payment types.	City Treasurer	October 2018 or later	Business Case	Steve Robinson 0161 234 4828 Steve.robinson@manchester.gov.uk
Peterloo Memorial 2018/10/04D	The approval of capital expenditure in relation to the creation of the Peterloo Memorial.	City Treasurer	December 2018 or later	Checkpoint 4 Business Case	Dave Carty d.carty@manchester.gov.uk 0161 234 5908
Award of Print Contract for Elections and Registration 2018/10/04E	To appoint a supplier to provide print services for Elections and Registration materials for a period of 2 years with the ability to extend for a further 2 years, dependent on performance and	City Solicitor	November 2018	Tender Responses and sample materials submitted by bidders as part of the competitive tendering process (being managed by STaR procurement on	Emma Burnett Head of Electoral Services e.burnett@manchester.gov.uk 0161 234 3146 Clare Travers Electoral Services Team Manager c.travers@manchester.gov.uk 0161 219 6949

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
	delivery. The intended commencement date of the contract is January 2019.			behalf of AGMA authorities)	
Metroshuttle Funding 2018/10/05A	To finalise and agree the terms for a new funding agreement with Transport for Greater Manchester for the City Council funding contribution towards the Metroshuttle costs.	City Treasurer and City Solicitor in consultation with Lead Member for Finance and Human Resources	Nov 18	Funding agreement and Executive Report	Name: Paul Hindle Position: Head of Finance Email:- p.hindle@manchester.gov.uk Telephone:0161 234 3025 Name: Richard Elliot Position: Head of City Policy Email: r.elliott@manchester.gov.uk Telephone: 0161 219 6494
Supply, installation, and maintenance of Pay and Display ticket machines 2018/10/11A	To seek approval to award a Contract to 1 supplier to Supply, install, and provide maintenance of all Pay and Display ticket machines across the city centre	City Treasurer & Deputy Chief Executive	Dec 2018	Confidential Contract Report with recommendation	Daniel Holden Contracts Manager Tel: 07534 956491 d.holden@manchester.gov.uk Stephen Polese Procurement Officer 0161 234 3265 s.polese@manchester.gov.uk
Our Town Hall –Early Works 2018/10/11B	Approval to spend the Capital Budget for Early Works estimated at £2.39m	The City Treasurer	October 2018	Business Case for Early Works submitted to Capital Strategic Board -September 2018	Jared Allen Director of Capital Programmes Tel: 0161 234 5683 Mobile: 07866 989671 email: j.allen4@manchester.gov.uk

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
TC986 – SAP SUPPORT AND MAINTENANCE 2018/10/11D	To provide support to the SAP team in order to resolve incidents	City Treasurer	November 18 Onwards	Report and Recommendation	Alexander Forbes Programme Manager (ICT Corporate Core) a.forbes@manchester.gov.uk 0161 234 1820 Robert Kelk Procurement Manager Corporate Procurement r.kelk@manchester.gov.uk 0161 245 7897
House and Institute of Sport 2018/10/17A	To undertake feasibility works around the National Squash Centre and Athletics Arena in advance of development of MMU – Institute of Sport and Council’s House of Sport. Feasibility works £1.5m (Council contribution £450k, MMU £1.05m).	The City Treasurer	October 2018	Report to Executive: Eastlands Regeneration Framework - 13.12.17 & 25.07.18 (update).	Name: Richard Cohen Position: Senior Development Surveyor Tel no: 234 3019 Email address: r.cohen@manchester.gov.uk
Northwards Housing Replacement of Prepayment Meters in High Rise Blocks 2018/10/17B	The approval of capital spend on the upgrading of obsolete heat and prepayment meters in high rise blocks	City Treasurer	November 2018 or later	Business Case	Ian Runacres 0161 234 4953

Decision title	What is the decision?	Decision maker	Planned date of decision	Documents to be considered	Contact officer details
TC718 – Microsoft Licenses and Support 2018/10/26A	To appoint a Microsoft Licensing Solutions Partner to work with the Council regarding its Microsoft software and licensing estate	City Treasurer	November 18 onwards	Report and Recommendation	Stephen Knight ICT Service Management 07903 272363 r.kelk@manchester.gov.uk Robert Kelk Procurement Manager 0161 245 7897 r.kelk@manchester.gov.uk

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

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

Thursday 8 November 2018, 2.00pm (Report deadline Tuesday 30 October 2018)				
Item	Purpose	Lead Executive Member	Strategic Director/ Lead Officer	Comments
Property theme meeting	To include:- <ul style="list-style-type: none"> Annual Property Report Governance of S106 (and CIL viability assessments) The impact on the revenue budget in relation to empty Council owned rental properties and the delays to renovations of Council owned buildings progress report on the implementation of a Civic Quarter Heat Network for the City 	Councillor Leese (Leader) Councillor Nigel Murphy (Deputy Leader)	Eddie Smith Carol Culley Julie McMurray Julie Roscoe	Invitation to be sent to all city centre Councillors.
Factory Project Report	To receive an update report on delivery of the Factory Project.	Councillor Leese (Leader)	Carol Culley	Executive Report
Overview Report	The monthly report includes the recommendations monitor, relevant key decisions, the Committee's work programme and any items for information.		Mike Williamson	

**Thursday 6 December 2018, 2.00pm
(Report deadline Tuesday 27 November 2018)**

Item	Purpose	Lead Executive Member	Strategic Director/ Lead Officer	Comments
Budget Setting themed meeting	To include:- <ul style="list-style-type: none"> • Autumn Statement • Directorate budget reports/business plans • Delivery of the Capital Programme 	Councillor Ollerhead (Executive Member for Finance and HR)	Carol Culley Janice Gotts	
Our Manchester – financial Impact on decision making and Business Plan	To receive a report on the evaluation of Our Manchester and how this is helping to deliver the required Council savings targets and the effect that it will have on the Council’s future budget process	Councillor Ollerhead (Executive Member for Finance and HR)	Sara Todd Carol Culley	
Overview report	The monthly report includes the recommendations monitor, relevant key decisions, the Committee’s work programme and any items for information.		Mike Williamson	

Thursday 10 January 2019, 2.00pm (Report deadline Monday 31 December 2018)				
Item	Purpose	Lead Executive Member	Strategic Director/ Lead Officer	Comments
Financial Settlement	To receive a report on the financial settlement for the Council for the 2019/20 financial year	Councillor Ollerhead (Executive Member for Finance and HR)	Carol Culley Janice Gotts	
Management of staff performance and misconduct	To receive a report on how the Council manages staff performance and underperformance, and the steps that are taken to address misconduct by staff. This report will include data on staff suspensions.	Councillor Ollerhead (Executive Member for Finance and HR)	Lynne Ridsdale	Part B report
Modern Slavery and Living Wage	To receive a report on the Council's position in regards to Modern Slavery and an update on progress that has been made towards consideration of becoming an accredited Living Wage employer	Councillor Ollerhead (Executive Member for Finance and HR)	Ian Brown Carol Culley	
Overview report	The monthly report includes the recommendations monitor, relevant key decisions, the Committee's work programme and any items for information.		Mike Williamson	

**Thursday 7 February 2019, 2.00pm
(Report deadline Tuesday 29 January 2019)**

Item	Purpose	Lead Executive Member	Strategic Director/ Lead Officer	Comments
Refreshed budget and business plans	<p>The Committee will consider the refreshed budget and business plans that were requested by the Committee at their December 2018 meeting.</p> <p>To include business plans for all other Directorates as an appendix</p>	Councillor Ollerhead (Executive Member for Finance and HR)	Carol Culley	
Financial Impact of Welfare Reforms	To receive a report that describes the impact of welfare reforms on the residents of Manchester.	Councillor Ollerhead (Executive Member for Finance and HR)	Carol Culley Julie Price	
Overview report	The monthly report includes the recommendations monitor, relevant key decisions, the Committee's work programme and any items for information.		Mike Williamson	

**Monday 25 February 2019, 10.00am – BUDGET MEETING
(Report deadline Thursday 14 February 2019)**

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

Items To be Scheduled
 (Items highlighted in grey indicate that these have been included in the work plan of one of the above meetings)

Item	Purpose	Executive Member	Strategic Director / Lead Officer	Comments
Global Revenue Budget Monitoring	To receive an update on the forecasted financial position for 2017/18 through to 2018/19	Executive Member for Finance and Human Resources	Carol Culley Janice Gotts	This will be considered as part of the suite of reports at the Budget meeting of 25 February 2019.
Central Retail Park	To receive an update on Central Retail Park.	Executive Member for Finance and Human Resources	Eddie Smith	Date to be confirmed.