



## **Resources and Governance Scrutiny Committee**

Date: Tuesday, 6 September 2022

Time: 2.00 pm

Venue: Council Chamber, Level 2, Town Hall Extension

Everyone is welcome to attend this committee meeting.

### **Access to the Council Chamber**

Public access to the Council 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. **There is no public access from any other entrance.**

### **Filming and broadcast of the meeting**

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## **Membership of the Resources and Governance Scrutiny Committee**

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**Councillors** - Simcock (Chair), Andrews, Davies, Good, Kirkpatrick, Lanchbury, B Priest, Rowles and Wheeler

## Agenda

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**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**

To approve as a correct record the minutes of the meeting held on Tuesday 19 July 2022.

7 - 14

**5. Call In - Capital Expenditure Hough End Master Plan**

The decision of the Deputy Chief Executive and City Treasurer on 4 August 2022 has been called in Councillors Leech, Johnson, Good, Nunney and Bayunu in accordance with paragraph 13.3 of the Scrutiny Procedure Rules.

15 - 16

The terms of the Call In are:-

*“The Council has claimed that there is a need for the additional artificial pitches. Evidence of this need has never been provided, apart from anecdotal evidence that one club in Wythenshawe were struggling to find an artificial pitch to hire.*

*What evidence is there of this being value for money and that this will not simply put the Council in competition with other providers (usually local schools and sports clubs), who already rent out their artificial surfaces?*

*What evidence is there that this investment will bring a financial return to the Council without compromising other local providers, most of whom need this revenue to support their school or sports club?*

*What evidence is there this capital spend will contribute to Manchester being a zero-carbon city, given that projects 'will not receive approval to incur costs unless the contribution to this target is appropriate'."*

A copy of the Decision Notice is attached.

Members of the Committee are asked to consider all relevant matters, debate the issues and decide which of the resolutions set out below it wishes to adopt.

- i. Support the decision
- ii. Refer back to Decision Taker (with or without recommendations)
- iii. Refer to Council (only applicable if the decision is contrary to the policy framework or contrary to or not wholly in accordance with the budget)

<b>5a.</b>	Report - Capital Expenditure Hough End Master Plan Report of the Deputy Chief Executive and City Treasurer attached.	17 - 24
	This report provides detail on the governance and approval process for the capital expenditure related to the Hough End Masterplan.	
<b>5b.</b>	Call In Protocol (for Information) The Council's Call In Protocol is attached for information	25 - 28
<b>5c.</b>	Call In - Managing the Process (for information) The Council's guide on Managing the Call In process is attached for information	29 - 30
<b>5d.</b>	Call In Guidance for questioning witnesses (for information) The Council's Call In guidance is attached for information	31 - 32
<b>6.</b>	<b>Annual Section 106 Monitoring</b> Report of the Strategic Director, Growth and Development.	33 - 98
	This report provides an update on the Council's Section 106 (s106) activity for 2021/22 and to date and follows the report which was presented to Members at the meeting on 7 December 2021.	
<b>7.</b>	<b>Property Annual Report</b>	To Follow
<b>8.</b>	<b>Ownership of Assets</b>	To Follow
<b>9.</b>	<b>Global Monitoring and Budget Position</b>	To Follow

**10. Overview Report**

99 - 130

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

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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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Agenda, reports and minutes of all Council Committees can be found on the Council's website [www.manchester.gov.uk](http://www.manchester.gov.uk).

Smoking is not allowed in Council buildings.

Joanne Roney OBE  
Chief Executive  
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## Further Information

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

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This agenda was issued on **Friday, 26 August 2022** by the Governance and Scrutiny Support Unit, Manchester City Council, Level 2, Town Hall Extension, Manchester, M60 2LA

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## **Resources and Governance Scrutiny Committee**

### **Minutes of the meeting held on Tuesday, 19 July 2022**

**Present:**

Councillor Simcock – in the Chair

Councillors Andrews, Davies, Good, Kirkpatrick, Lanchbury, Rowles and Akbar

**Also present:**

Councillor Akbar (Executive Member for Finance and Resources)

**Apologies:** Councillor B Priest and Wheeler

#### **RGSC/21/25 Minutes**

**Decision**

That the minutes be approved as a correct record.

#### **RGSC/21/26 Call In - Capital Expenditure to fit out levels 5 and 6 of Manchester Town Hall**

In line with Council procedures, at the commencement of the meeting, the Chair took as the first item an Executive Decision that had been called in. This had been requested by five members of the Council for the Committee to consider. The Committee would look at whether the decision made complied with the Council's decision-making process. If the Committee believed that this had not been complied with, it could then refer the matter back to the decision-maker for reconsideration.

On behalf of those who had signed the request, Councillor John Leech was invited by the Chair to explain the reasons for calling in the decision to approve capital expenditure of £1,170,000 for the fit out of levels 5 and 6 of Manchester Town Hall.

Councillor Leech explained that a response to his enquiries was only provided 24 hours before the deadline for call-in and that this did not allow opportunity to ask further questions relating to the viability of renting out the office space, and whether moving Town Hall staff into the space was good value for money before the decision was implemented.

The Deputy Chief Executive and City Treasurer, the Director of Capital Programmes and the Head of Corporate Property were in attendance to answer questions of the Committee.

In response to member queries, it was explained that external advisors had been consulted on value-for-money and a report outlining the financial benefits of the decision had been considered by the Strategic Board.

**Decision:**

That the decision taken by the Deputy Chief Executive and City Treasurer on 7 July 2022 relating to the approval of capital expenditure of £1,170,000 for the fit out of levels 5 and 6 of Manchester Town Hall, should stand.

**RGSC/21/27 HROD Update**

The Committee considered a report of the Director of Human Resources and Organisational Development (HROD), which provided an overview on HROD activity within the Council.

Key point and themes of the report included:-

- Updates on Our Ways of Working, Service Design and the Performance Management framework and approach;
- An overview of the Workforce Equality Strategy and its aims;
- An update on recruitment, including a proposed refresh of the Recruitment and Selection policy; and
- An update on casework with a focus on the organisations handling of suspensions.

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

- What the acronym EDI referred to in the report meant;
- No reference to the Talent and Diversity team working with care leavers to strengthen employment pathways to the Council;
- How difficult it was for the Work and Skills team to engage with young people NEET through the pilot programme to subsidise and support young people's participation in training direct and whether this work was undertaken on a ward-to-ward basis;
- The frequency of Equality Employee Network meetings and how we can ensure these meetings are meaningful;
- How are challenges within the Equality Employee Network resolved and evidenced;
- The inclusion of transgender employees within the Equality Employee Network and Workforce Equality Strategy;
- Potential solutions to the lack of system in place for recording and monitoring About You performance development meetings;
- Satisfaction at the decrease in number of safeguarding-related conduct cases;
- What the Council was doing to continue improving safeguarding and to prevent the abuse of power within Children and Adult Services; and
- The length of time taken to recruit staff and what was being done to improve this.

The Director of Human Resources and Organisational Development advised that EDI was short for Equality, Diversity and Inclusion and that this would be referenced in full in future reports.



The Talent and Diversity Lead provided assurances that the work of his team focused on strengthening employment pathways for all residents and that this encompassed care leavers. It was also explained that the Work and Skills and Education teams were responsible for identifying new cohorts for the pilot programme to engage with young people NEET and that the Talent and Diversity team were involved in connecting young people to opportunities within the Council.

Members were advised that the Employee Equality Networks met monthly with Network members involved in work between meetings in areas such as OD and performance. The Networks also have a governance structure – the Corporate Equalities, Diversity, Inclusion Leadership Group - in place, chaired by the Strategic Lead Member for Race and made up of directorate members and Chairs of the Networks, which meets bi-monthly.

Disputes within the Networks would initially be approached within the monthly meetings or escalated to the Strategic Lead for Race or the Corporate Equalities, Diversity, Inclusion Leadership Group.

The Talent and Diversity Lead also provided assurances that both the LGBT group and transgender employees were engaged throughout the development of the Workforce Equality Strategy and the 'Tell Us Once' programme was cited as an example of this collaborative work.

The Head of Workforce Strategy acknowledged issues around being unable to document and monitor 'About You' sessions and explained that a corporate system with oversight of performance reviews was proposed and that staff would be consulted on this for ideas.

It was also clarified by the Director of Human Resources and Organisational Development that HROD were responsible for the outcome of a safeguarding inquiry and advised that the length of suspensions within Children's and Adults Services had recently been reduced by not awaiting the outcome of a police inquiry.

In response to queries regarding the time taken to recruit, the Director of Human Resources and Organisational Development highlighted that the Recruitment team had evaluated the process, consulted with candidates and recruiting managers and redesigned the process to improve the time taken to recruit and appoint. A new recruitment system had been procured to further improve this.

A commitment was also provided to include feedback from staff about their experiences of working at the Council in a future HROD update report.

## **Decision**

The Committee:-

- (1) notes the report and
- (2) requests that feedback from staff about their experiences of working at the Council be included in a future HROD update report.

## **Ethical Procurement and Forthcoming Changes to Government Procurement Rules**

The Committee considered a report of the Head of Integrated Commissioning and Procurement, which provided an update on the council's approach to ethical procurement with a focus on workforce considerations including blacklisting and provided an update on changes in Government procurement rules and their potential impact.

Key point and themes of the report included:-

- The Council had a long track record of promoting ethical procurement and social value;
- Over the years the Council had refined its policies and expanded its efforts, introducing, for example, the 20% social value weighting in the evaluation of all tenders;
- The Council's procurement approach was guided by two key policies – the Ethical Procurement Policy and the Social Value Policy;
- The Public Services (Social Value) Act 2012, gave the Council the freedom, and certain legal duties in relation to its procurement arrangements but there were some limitations
- Changes to UK Procurement Regulations were currently under consideration as the Local Government Procurement Bill was considered by Parliament during the current term with the new regulations resulting from the Act, once passed, likely to be in force from mid 2023 onwards' and
- In parallel, the Health and Care Act 2022 included provision that would establish a "Provider Selection Regime" ("PSR") which would be a new set of rules replacing the existing procurement rules for arranging healthcare services in England

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

- How prepared the Council is with regards to directly awarding contracts to VCSEs (Voluntary, Community and Social Enterprise organisations) in certain limited circumstances for up to 5 years instead of the 3 years under the current regulations;
- A need to include homeless people on the list of priority cohorts for the Social Value Policy as it was recognised that the term rough sleepers does not encompass all homeless people;
- Clarification on the procurement rules where company beneficiaries include the governments of countries with a poor human rights record;
- How the Council excludes bidders from the procurement process if they have committed serious violations; and
- If the Council had any plans to resume face-to-face Meet the Buyer and Ethical Procurement Conference meetings;

The Head of Integrated Commissioning and Procurement highlighted that the current procurement regulations permit the award of contracts to VCSEs in certain circumstances but acknowledged that these were limited. Changes to these

regulations were anticipated by the end of July 2022 but the detail was not yet known. It was also confirmed that forward planning for this change would be undertaken to identify those contracts up for renewal and opportunities for new initiatives.

It was acknowledged that the definition of homeless people is wider than “rough sleepers” and would be built into the guidance to support the Ethical Procurement Policy.

Whilst the Head of Integrated Commissioning and Procurement acknowledged that reference to local small and medium-size enterprise (SMEs) was not included in current procurement documentation, although the detail was not yet known, there was an indication that the new regulations would allow local authorities to adopt specific award criteria that may contribute toward the Council’s own objectives.

The Strategic Lead for Integrated Commissioning advised that the Local Government Act 1988 stipulated that local authorities were unable to refuse award of a contract due to non-commercial considerations, such as country of origin. He explained, however, that central government could issue statutory instruments to provide authorities with the legal power to refuse a contract on the basis of country of origin and any embargoes, such as those currently imposed on Russia and Belarus, although the authority would still need to ensure best value-for-money.

The Committee was also advised that the standard questionnaire developed by the Cabinet Office for local authorities to use when inviting contractors to tender included a question on whether the applicant or any company directors had previously been convicted of any serious offences.

The Head of Integrated Commissioning and Procurement commented that face-to-face meetings were recommencing following the Covid pandemic and explained that many Meet the Buyer events had been held virtually, with social value and ethical procurement principles emphasised in these meeting.

## **Decision**

That the Committee note the report.

## **RGSC/21/29 Management of Major Contracts**

The Committee considered a report of the Head of Integrated Commissioning and Procurement and Strategic Lead Integrated Commissioning, which provided information on how major contracts were managed and the key considerations for the Council when looking at future commissioning options.

Key points and theme of the report included:-

- The approach to contract management of major contracts;
- Key considerations for future commissioning;

- Main and current issues connected to contract management and commissioning, including:-
  - Policy changes;
  - Market risk;
  - Inflation and financial management;
  - Contract management skill development;
  - Complex procurements should include an appraisal of delivery options including insourcing;
  - Implementation complications;
  - Retention of expertise;
  - Back-office support requirements; and
  - Urgent insourcing as a result of supplier or market failure

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

- The impact of inflation on services such as school meals and care work and how other costs besides rising fuel prices will impact these;
- Sought assurance that the Council would support local SMEs at risk of closure;
- If detailed analysis of the delivery models which formed part of the decision to let the waste collection and street cleaning services to a contractor could be shared, with specific reference to the contract with Biffa Waste Management
- Whether there was any learning from other authorities that have insourced services that the Council could benefit from; and
- Whether an officer Major Contracts Oversight Board should be established with the Executive Member for Finance chairing the Board and the ability to co-opt other Executive Members to chair where contracts fall within their portfolio.

The Strategic Lead for Integrated Commissioning explained that the Council recognised the pressures currently experienced by suppliers and were willing to consider contract variations due to any price increase and not exclusively as a result of fuel price increase. Suppliers would be expected to keep costs under review and, should fuel prices decrease, it could be possible to renegotiate prices downwards. He advised that, as part of a national "true cost of care" exercise, the Manchester Local Care Organisation was working with the social care market to understand the costs of care, including food, energy, transport and wages.

It was explained that the Council would support SMEs with the focus of continuing to provide vital public services for residents and that they would expect services to have business continuity plans in place. Assurances were also provided that the Council would work with suppliers at risk of closure to understand the nature of the issue and to help with potential solutions.

The Director of Commercial and Operations advised that the details of the Biffa Waste Management contract had been shared with members previously but that he would provide a response to the member outside of the meeting.

The Executive Member for Finance and resources welcomed the recommendation to establish a Major Contracts Oversight Board and commented that this would help to ensure the Council provides good services and value-for-money for residents.

### **Decision**

That the Committee

- (1) notes the report and
- (2) recommends the creation of a Major Contracts Oversight Board to be made up of officers and chaired by the Executive Member for Finance. The proposed purpose of this Board would be to evaluate all major contracts with the potential to co-opt other Executive Members to chair the board where a contract falls within their portfolio.
- (3) recommends that the City Council establishes which other councils are working on projects to bring services back 'in-house' and to learn from their experiences.

### **RGSC/21/30 Overview Report**

The Committee considered the report by the Governance and Scrutiny Support Unit which provided 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 included the Committee's work programme, which the Committee was asked to amend as appropriate and agree.

### **Decision**

The Committee note the report and agreed the work programme.

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# Decision taken

Made by an Executive Member or Chief Officer



**MANCHESTER**  
**CITY COUNCIL**

## Notice of Decision Made

Decision maker	Deputy Chief Executive and City Treasurer
Date of decision	3 August 2022
What is the decision?	To give the approval of capital expenditure of £11.905m to deliver the Hough End Masterplan.
Reasons for the decision (but excluding any exempt or confidential information)	The approval of capital expenditure to deliver 2 NO. 3G Cork Infill Football Turf Pitches, Demolition of existing changing facility, Leisure Centre Extension and Car Parking at Hough End Leisure Centre and Playing Fields site
Alternatives considered and rejected	n/a
Interests Declared	none
Officer contact details For any further information	Neil Fairlamb Head of Parks, Leisure, Events and Youth Services Tel no: 07798947609 neil.fairlamb@manchester.gov.uk

### Register of Key Decisions

Register of Key Decisions Reference	12/05/2022B
<b>OR – if not published in the Register of Key Decisions</b>	
Reasons for <b>special urgency</b> such that this was not published in a Register of Key Decisions	

### Scrutiny Call In

Call-in deadline	4.00pm on Thursday 11 August 2022
<b>OR – if Exempt from Call-in</b>	
Advice as to how any delay would seriously prejudice the legal or financial position of the Council	
<b>Scrutiny Chair</b> who agreed the urgency	

Date this notice was published	4 August 2022
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**Manchester City Council  
Report for Information**

**Report to:** Resources and Governance Scrutiny Committee – 6 September 2022

**Subject:** Call in of decision: Capital expenditure of £11,905,000 for the Hough End Masterplan

**Report of:** Deputy Chief Executive and City Treasurer

### Summary

This report provides detail on the governance and approval process for the capital expenditure related to the Hough End Masterplan.

### Recommendations

The Committee is recommended to consider and comment on the information in the report.

**Wards Affected:** Chorlton Park and Old Moat

<p><b>Environmental Impact Assessment</b> - the impact of the issues addressed in this report on achieving the zero-carbon target for the city</p>
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<p>The contribution to zero-carbon is set out in detail in the main body of the report.</p>
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<p><b>Equality, Diversity and Inclusion</b> - the impact of the issues addressed in this report in meeting our Public Sector Equality Duty and broader equality commitments</p>
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<p>Equality Diversity and inclusion targets have been established as part of the commitment to fund the scheme with the Football Foundation. These targets will be monitored as part of the leisure contract monitoring arrangements.</p>
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<b>Manchester Strategy outcomes</b>	<b>Summary of how this report aligns to the OMS/Contribution to the Strategy</b>
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The project will support Job creation – Development of 5.5 FTE's which are new roles.
A highly skilled city: world class and home grown talent sustaining the city's economic success	The project will create sporting pathways into higher education and employment, and the development of volunteers and coaches to create a sustainable football workforce.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	The artificial pitch facilities will support significant growth of over 100 new teams and will enable development of targeted programmes working with local partners clubs and community organisations to increase participation from underrepresented groups such as women and girls, disability groups, and ethnic diverse groups. These programmes are anticipated to Widen access to sport and physical activity to over 4,000 people.
A liveable and low carbon city: a destination of choice to live, visit, work	Significant low carbon measures have been agreed as part of the development of scheme. The details are set out in the main body of the report.
A connected city: world class infrastructure and connectivity to drive growth	The report sets out proposals to meet unmet demand which contributes to neighbourhood of choice and development of sustainable communities.

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

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

### **Financial Consequences – Revenue**

### **Financial Consequences – Capital**

**Contact Officers:**

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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.

Capital Programme Update – Report to Executive 1 June 2022  
Capital Strategy and Budget 2022/23 to 2024/25 – Report to Executive 16 February 2022

## **1.0 Introduction**

- 1.1 This report concerns the call in of the decision to approve capital expenditure of £11,905,000 in relation to the Hough End Masterplan. Members have requested more detail on the background of this decision through the Scrutiny call in process.

## **2.0 Background**

- 2.1 The plan to improve sports pitches at Hough end Playing Fields has been a long-term ambition for the Council, given that this is the largest accessible playing pitch site in Manchester and its strategic importance to several pitch-based sports. The headline analysis from the Playing Pitch Strategy highlights that the facilities at Hough End are of a poor condition, there is insufficient access to changing facilities to service pitch sports and there is an insufficient supply of existing Full Size 3G artificial facilities to meet current and future football demand in the South Manchester area. This project has been developed in response to the Playing Pitch Strategy, Local Football Facility Plan, Local Demand Analysis and extensive stakeholder and community engagement undertaken with local schools, universities, leagues, clubs, and community groups in area.
- 2.2 In summary, a detailed business case underpins the project including the strategic rationale and carbon impact. The business case has to set out how this aligns with the council's priorities for approval to progress. The business case for the Masterplan highlighted the supply and demand analysis and stakeholder engagement which had been undertaken that ensure that the facility continued to meet local need. The investment is expected to grow football participation, and growth in health and fitness membership, as well as providing new jobs. The building is designed to include sustainable technologies, including an air source heat pump, LED lighting, solar panels and water heaters. Tree loss will be kept to a minimum, with and trees removed replaced by 3 additional trees.

## **3.0 Need and Demand**

- 3.1 The evidence of need for Hough End 3G development has been set out as part of the planning process. Both the Statement of Consultation Document 'HEV-MCC-ZB-XX-RP-C-00002 P1 and Hough End Football Playing Field Statement 'HEV-MCC-ZB-XX-RP-C-00001-P0' are available on the planning portal as supporting information. In addition, the proposed Business Plan and 3G Pitch Programme were made public as part of the consultation process.
- 3.2 To address shortfalls identified through the Playing Pitch Strategy there is a need to provide two new Full Size 3G Football Pitches to meet current and future demands for football training, community activity, educational use, and weekend competitive match play. The Hough End Masterplan will address these shortfalls and provide new opportunities to significantly grow sport participation in an area of strong local need. There will be a good balance of high-quality grass and artificial grass pitch provision on site to service current

and future needs for training, competition, education, and community programmes that cannot be met from existing sites in Manchester.

- 3.3 The artificial 3G facilities will meet the needs of 17 organisations. Pitches are projected to be busy and in use at over 70% of opening hours from Year 1 during peak winter period (30 weeks per annum). The facilities will directly meet the demand and needs of schools, universities, clubs, leagues, and community organisations. These include: Chorlton High School South and Didsbury Point High School – servicing their PE, School Sport and Football Competition programme with no football playing fields on neighbouring school facilities. In addition, facilities will become home to other education partners such as Manchester Metropolitan University and University Campus of Football Business to support student access to training, education programmes and competitions that cannot be met from existing 3G pitch sites. Partner clubs and community organisations include Fletcher Moss Rangers, Chorlton Girls FC, AFC Villa, St John's Chorlton, and Youth on Solid Ground; and there will be new central venue divisions for Manchester junior football leagues to address demand for mini soccer and 9v9 football, supporting local access to high quality competition.
- 3.4 The Business Plan is built upon servicing additional need and no displacement from existing Full Size 3G Sites in South Manchester is planned. It is anticipated that investment will be a catalyst for participation growth across all forms of the game, with a particular focus on engagement of underrepresented groups and that is the basis upon which the Football Foundation and Sport England have invested. There will be some relocation of a small number of organisations from sites that are no longer deemed appropriate for the development of that level of football and to ensure local clubs and schools have access to fit for purpose facilities.
- 3.5 Based on the indicative programme of use, the Business Plan is forecasting to achieve a small net operating surplus from year 1 at c£28k and will reach maturity by year 4 at c£82k after lifecycle replacement and pitch maintenance is met. The net position is attributed to football sales only, as health and fitness operating surplus will be offset by loan repayments over a 16-year period, as part of a spend to save investment strategy to address overcrowding and high attrition rates that exist currently. The Council has committed to the Football Foundation to reinvest all surpluses generated from Hough End Football Facilities to support a long-term investment strategy to deliver Manchester Local Football Plan. This will include delivery of key priority areas such as grass pitch improvements to address pitch quality issues to meet current and future demand citywide.

#### **4.0 Contribution to Zero- Carbon**

- 4.1 The full scheme has been developed in accordance with Manchester City Council low carbon design principles and the Football Foundation and Sport England design guidance and represents an exemplar in embracing sustainable technologies and environmentally friendly design solutions at all stages of development. This includes:

- Demolition of existing inefficient changing facilities on site.
- The extension will be an all-electric building, providing a pathway to carbon neutrality.
- New building extension to be serviced by an air source heat pump system that can be powered by electricity generated from renewables.
- The building and 3G pitch lighting to include LED fittings, lower energy use and heat gains. Intelligent and dimming controls, extended lamp life and zonal lighting controls to lower energy use.
- Additional carbon saving measures that will work in conjunction with the heat pump system and the building operation include:
  - Roof mounted PV cells
  - Demand control ventilation system
- The building has been designed with adaptability and disassembly in mind to allow parts of the building to be disassembled at the end of its life, or to be renovated rather than demolished, with individual components used for other purposes.
- Externally, 10% of the car parking spaces will have electric charging points installed, there will be designated car sharing parking bays and there will be an increase in cycle parking. Active travel will be promoted through the Centre's travel plan.
- Tree loss has been kept to a minimum, site and logistics plans have been changed to maintain as many trees as possible. Those trees removed will be replaced on at least a 3 to 1 ratio. The project is continuing to explore the opportunity to increase the planting of appropriate trees and shrubs at Hough End to act as a carbon store and improve air quality.
- The main contractor has committed to undertake enhanced biodiversity measures as part of their social value commitments. This will be developed further, managed, and monitored as part of the construction contract.

## **5.0 Budget Approval**

- 5.1 In June, Executive were asked to consider as part of the Capital Update report the budget increase of £11.905m to fund the Hough End Masterplan. The report detailed the works to be conducted, including the erection of a two-storey extension, formation of 3G football turf pitches, reconfiguration of natural turf pitches, and the car park works.
- 5.2 The project is to be funded from a variety of funding sources, including grant of £4m, borrowing on an invest to save basis of £5.499m funded from joint funds held by the Council and Sports England, £1.832m of spend to save borrowing funded by the Council, and £0.574m of borrowing.
- 5.3 Under the Constitution, additional borrowing must be approved by Council. The Executive was asked to recommend to Council approval of the project and funding.

5.4 The project was considered by Council in July and approved.

*Approval to spend*

5.5 Under the Council's Constitution, before a capital project can incur costs it must have received approval to spend from the Deputy Chief Executive and City Treasurer and the Executive Member for Finance. It is this approval which forms the key decision, as until that stage the Council has not agreed to incur any costs.

5.6 Under the Council's capital approval process, as detailed in the Capital Strategy reported to Executive in February, approval to spend for a project is based on the business case which details the reasons for the project, the financial implications, the carbon measures to be included, the social value to be created, and the benefits to be generated by the investment.

5.7 Approval to spend cannot be given until the Executive Member for Finance and the Deputy Chief Executive and City Treasurer are satisfied that the business case aligns with the Council's priorities, and that the project is realistic and achievable. For this scheme the strategic fit and deliverability had already been assessed prior to the scheme being endorsed by Executive. This is the final stage in the approval process to ensure that nothing had changed and that there are no reasons to withhold the approval to spend.

**6.0 Recommendations**

6.1 Under the Council's framework for capital decision making, once budget approval is granted it is for the Executive Member for Finance and the Deputy Chief Executive and City Treasurer to agree when approval to spend can be given.

6.2 Having reviewed the business case and ensured that it was in line with the scheme that was approved by Executive, approval to spend for the project was given.

6.3 The Committee is recommended to consider and comment on the information in the report.

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## CALL-IN PROTOCOL

### **1. Purpose of Call-In and the Protocol**

- 1.1. The purpose of the Call-In process is to identify issues, explore them fully and make informed recommendations based upon a proper consideration of all relevant issues.
- 1.2. It is vital that a Call-In is perceived to be not only searching and transparent but also equitable, fair and not oppressive. All stakeholders and parties to the process must feel that they have been fairly treated. If they do not then the process and any recommendations arising from it will be diminished.
- 1.3. A well conducted Call-In process should make everyone feel that they have contributed rather than just been questioned.

### **2. The Decision to Call-In**

- 2.1. The right to Call-In applies to a decision made by the Executive or a Key Decision taken by an Officer under delegated authority.

A matter in which the final decision falls to the full Council is not subject to the call-in provisions.

Call-in provides an opportunity for Scrutiny Members to understand the process underlying the making of a decision and consider whether all relevant issues were given due consideration.

**It is not a form of appeal against a decision which has been properly made or a forum for a case to be argued for a different decision.**

- 2.2. Records of Decisions are published, normally within 2 days of the decision being made and they may not to be implemented until the expiry of five working days after the publication of the Decision Notice.

During that five-day period the Chair of the relevant Scrutiny Committee, or five Members of the Council may request a Call-In.

There are urgency exceptions to the right to Call-In. The Chief Executive will endeavour to assist Members of the Committee in requests for information about decisions which could be the subject of a Call-In.

- 2.3. A decision may not be called-in if the Committee has already made recommendations to the Decision Taker and those recommendations have been accepted by the Decision Taker either in whole or without significant addition or modification.

### **3. What is required when a Call In is made?**

- 3.1. The written notification of a Call-In shall specify reason(s) for the Call-In and any specific matters it seeks to see addressed, to assist the Decision Taker and Committee Members in preparing for the Committee Meeting.
- 3.2. Once a decision to Call-In has been properly taken then the item will be placed on the agenda for the next meeting of the relevant Scrutiny Committee.
- 3.5. The relevant Chief Officer and/or Exec Member shall have the right to attend the meeting to explain the reason for the decision and to respond to comments made at the meeting.

### **4. Issues to be addressed before the Scrutiny Committee Meeting**

- 4.1. The Decision Taker will be invited to submit a written statement for consideration by the Committee. The written statement will specify the decision, the reasons for it and all matters/factors taken into account in making the decision.
- 4.2. The Decision Taker must be able to call in support whomsoever they feel appropriate. The Decision Taker shall notify the Chair as soon as reasonably possible of the witnesses they wish to be called in support of the decision and any such persons shall be called as witnesses, if the Chair considers it appropriate to do so.
- 4.3. In addition to that the Scrutiny Committee will have a view about who they wish to interview.

When a decision to Call-In is taken at Committee then the Committee can indicate simultaneously who they wish to interview.

Where the decision is taken outside the Committee it might not be realistic to have another Committee meeting to decide who to interview. In these circumstances the Chair shall consult with those Members who were party to the Call-In as to whether any additional witnesses are to be called and any nominations made by Members on that consultation may be called as witnesses, if the Chair considers it appropriate to do so.

- 4.4. Where any person called to be a witness is unable or unwilling to attend on the required date, then the Chair of the Scrutiny Committee shall either:
  - if the person is a Member of the Executive or an Officer, insist on the Member/Officer's attendance on the required date; or
  - if the Member or Officer is willing to attend on an alternative date, amend the original request to attend by deciding to arrange an alternative date for attendance; or
  - amend the original request to attend by deciding to accept a substitute Member, Officer or other person to attend on the original required date; or
  - revoke the original request to attend and decide that the Scrutiny Committee shall proceed with the review of the decision in the absence of the Member, Officer or other person or a substitute.

- 4.5. The Decision Taker's statement should be published with the agenda of the meeting at which interviews are to take place. It should be an open item unless there are valid press exclusion reasons. Where a decision has been treated as a press excluded item previously then advice will be given upon the relevant issues for the Committee to consider as to whether there are valid press exclusion reasons.
- 4.6. If the Chief Executive or the City Solicitor believes that dealing with a Call-In as an open item could cause any Officer to publicly disclose any matter which would be prejudicial to the Council, or prejudicial to a third party or in breach of a duty of confidentiality, then either of them may instruct the Officer to give such evidence only in the press and public excluded part of the meeting.

## 5. Process

- 5.1. All those to be interviewed should be present throughout but seated away from the Committee.

It is important that when someone is interviewed they have a full understanding of the Committee's concerns and what other interviewees have said. If someone is not present throughout then they will be disadvantaged in this regard. The process will not have been fair to them and their contribution will be diminished as will any decision of the Committee. There may be some interviewees whose involvement is peripheral and who may leave after interview if they wish and the Committee agrees.

- 5.2. If appropriate legal and financial advice should be given and considered.
- 5.3. The proposer of the Call-In may if he/she wishes make a presentation outlining his/her main concerns to help focus issues.

This should concentrate on any perceived deficiencies in the process by which the decision was made, and whether all relevant issues were taken into account and given due weight; **it should not be simply be an argument for an alternative decision to be made.**

- 5.4. Interviewees are to be called to the Committee table one at a time and allowed to make a presentation of up to 5 minutes without interruption. Thereafter Members of the Committee may ask questions.

The questions must be courteous and relevant. If an interviewee does not possess knowledge or information to answer a question then he or she must not be pressed.

- 5.5. At the conclusion of each interview the interviewee should be asked if there is anything he/she wishes to add/clarify and should be allowed so to do.
- 5.6. At the conclusion of all interviews all interviewees should be asked if they wish to add or clarify anything and should be allowed so to do.
- 5.7. The Committee will consider all relevant matters, debate the issues and decide which of the resolutions it wishes to adopt set out in paragraphs 13.7, 13.8 and 13.9 of the Scrutiny Procedure Rules, those being:-

- i. To support the original decision;
- ii. To refer back to Decision Taker (with or without recommendations); or
- iii. To refer to Council (this is only applicable if the decision is contrary to the policy framework or contrary to or not wholly in accordance with the budget).

5.8 If referred back to the Decision Taker they shall then reconsider and may amend the decision or not, before adopting a final decision which will come into effect immediately.

5.9 If the Scrutiny Committee does not refer the decision back to the Decision Taker, the decision shall take effect on the date of the scrutiny meeting.

## **6. Call in and Urgency**

6.1 The call-in procedure shall not apply where the decision being taken is considered urgent. A decision will be urgent if any delay likely to be caused by the call-in process would seriously prejudice the legal or financial position of the Council or the interests of the residents of Manchester.

6.2 The record of the decision, and the notice by which it is made public shall state whether in the opinion of the decision making person or body (having considered the advice of the Head of the Paid Service and/or the Monitoring Officer and/or the Chief Finance Officer), the decision is an urgent one, and therefore not subject to call-in.

6.3 The Chair of a relevant scrutiny committee must agree both that the decision proposed is reasonable in all the circumstances and to it being treated as a matter of urgency.



## Process for managing the Call In

- 1. All those to be interviewed should be present throughout but seated away from the Committee.**

It is important that when someone is interviewed they have a full understanding of the Committee's concerns and what other interviewees have said. If someone is not present throughout then they will be disadvantaged in this regard. The process will not have been fair to them and their contribution will be diminished as will any decision of the Committee. There may be some interviewees whose involvement is peripheral and who may leave after interview if they wish and the Committee agrees.

- 2. If appropriate, legal and financial advice should be given and considered.**
- 3. The proposer of the Call-In may, if he/she wishes, make a presentation outlining his/her main concerns to help focus issues.**

This should concentrate on any perceived deficiencies in the process by which the decision was made, and whether all relevant issues were taken into account and given due weight; it should not be simply be an argument for an alternative decision to be made.

- 4. Interviewees are to be called to the Committee table one at a time and allowed to make a presentation of up to 5 minutes without interruption.**

Thereafter Members of the Committee may ask questions. The questions must be courteous and relevant. If an interviewee does not possess knowledge or information to answer a question then he or she must not be pressed.

- 5. At the conclusion of each interview the interviewee should be asked if there is anything he/she wishes to add/clarify and should be allowed so to do.**
- 6. At the conclusion of all interviews all interviewees should be asked if they wish to add or clarify anything and should be allowed so to do.**
- 7. The Committee will consider all relevant matters, debate the issues and decide which of the resolutions set out below it wishes to adopt.**
  - i. Support the decision
  - ii. Refer back to Decision Taker (with or without recommendations)
  - iii. Refer to Council (only applicable if the decision is contrary to the policy framework or contrary to or not wholly in accordance with the budget).

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**MANCHESTER  
CITY COUNCIL**

## **GUIDANCE FOR QUESTIONING OF WITNESSES ON CALL-INS**

The purpose of a Call-In is to ensure that there is an efficient and effective scrutiny of decisions. For this to be achieved not only must all relevant information be available for the Committee, but Members in questioning witnesses should make the best use of the opportunity by focusing on the relevant issues.

Unless all relevant information is disclosed in an appropriate Executive report, then witnesses should endeavour to prepare, for prior circulation to Members, a statement of the relevant information.

To assist witnesses Members should, in calling-in a matter, be as clear as possible as to the issues that they are concerned with.

Members involved in the Call-In are consulted on the appropriate witnesses and Members may wish to advise them in advance of particular issues they wish to raise or documents which they wish to refer to.

### **Officer/Member Protocol**

The Protocol on relations between Members and officers stresses that for the effective conduct of business there must be mutual respect in all meetings and contact between Members and officers. In particular

- Members and officers should apply the rules of common courtesy to each other
- Members should be aware that officers are constrained in the response they may give to public comments by Members
- Members should not abuse officers and should not seek to undermine an officer's position by abuse, rudeness or ridicule.

This in no way reduces the Members' proper right and duty to criticise reports, actions and work of any department or section of the Council with the belief that such criticism is merited.

### **Call-In Protocol**

The Call-In Protocol confirms

- Questions must be courteous and relevant
- If an interviewee does not possess knowledge or information to answer a question then he or she must not be pressed
- At the conclusion of each interview the interviewee should be asked if there is anything he or she wishes to add/clarify and should be allowed to do so

## General Advice on Questioning

The following points should be borne in mind by Members in order that the debate and questioning can be focused and effective

- The purpose of the interview is to ask questions of interviewees and not to make statements. Interviewees are under no obligation to respond to statements not properly phrased as questions
- Little is gained by Members asking questions which are clearly already answered in either a report or statement already given
- Members are encouraged not to repeat questions asked either by other Members or indeed by the same Member
- The questions must be relevant to the concerns raised and should be aimed at gaining information which will assist enabling the Committee to make the appropriate decision
- The simpler and more direct that the question is then the more likely it is that an interviewee will answer directly
- If all relevant information has been obtained from a witness following questioning by other Members then Members can feel free to refrain from asking further questions as there is no obligation to ask questions.
- Purely rhetorical questions should be avoided
- If information has been obtained from one witness, there may be little point in asking the same questions of another witness



**Manchester City Council  
Report for Information**

**Report to:** Resources and Governance Scrutiny Committee –  
6 September 2022

**Subject:** Annual S106 Monitoring Report

**Report of:** Strategic Director, Growth and Development

### Summary

The purpose of the report is to update the Committee on the Council's Section 106 (s106) activity for 2021/22 and to date. This follows the report which was presented to Members at the meeting on 7 December 2021.

In noting the contents of that report, key points were raised in relation to the reconciliation clause now embedded as standard in legal agreements, the engagement with members, where the financial contributions could be spent (i.e., beyond a ward) and spend on affordable housing.

These matters were discussed during the meeting, however, further clarification has been provided in this current report.

### Recommendations

Members of the Committee are asked to note the report.

### Wards Affected: All

<b>Environmental Impact Assessment</b> - the impact of the issues addressed in this report on achieving the zero-carbon target for the city
The planning process seeks to deliver key Council objectives and address its zero carbon agenda in the built environment.

<b>Manchester Strategy outcomes</b>	<b>Summary of how this report aligns to the OMS</b>
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	Through supporting growth and new homes, the planning process seeks to

unlocking the potential of our communities	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 climate change and quality agenda.
A connected city: world class infrastructure and connectivity to drive growth	See above

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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.

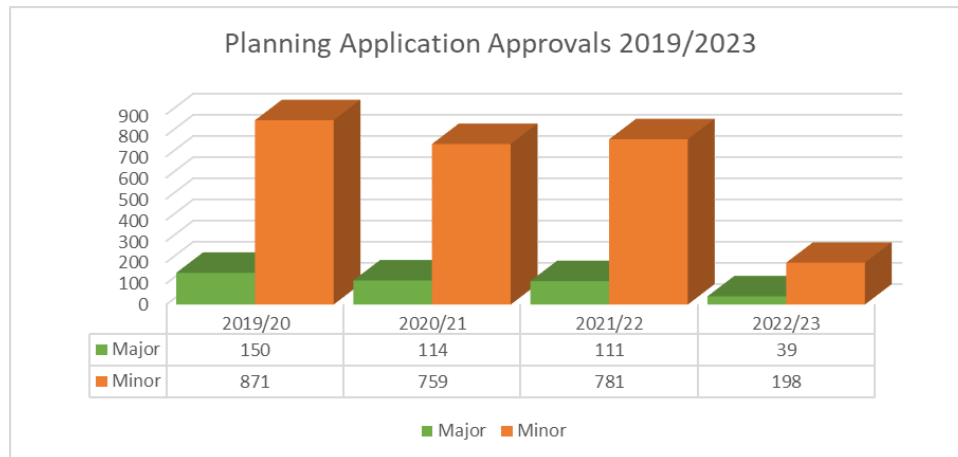
S106 annual report to Resources and Governance - 7 December 2022

## 1.0 Introduction

- 1.1. Past reports to this Committee have informed members of how the planning process in Manchester supports the delivery of key City Council objectives and focusses on securing outcomes through the legislative framework. Further they have outlined how Planning Obligations, which are part of this process are included within s106 Agreements to seek to mitigate impact of a proposal where this cannot be done by condition.
- 1.2. Members will recall such agreements are legally binding and are entered into between a local planning authority and the owners and developers of land on which planning permission is granted. Such agreements may include obligations to undertake work and/or obligations to make a payment. The Council monitor compliance with the obligations.
- 1.3. It has also been noted that the planning process delivers significant environmental and other benefits which are not reliant on a s106 agreement as these are embedded within the planning permission and requirements of conditions. The examples set out in the December report included Mayfield Park in the city centre, the former Manox site in Miles Platting and Newton Heath and The Renaker schemes at Great Jackson Street which will provide space for a medical facility and a school. In all cases, the monetary value and uplift to the city will be substantial.
- 1.4. As in previous reports, information was provided to the Committee in December 2021 on the timing and triggers for the receipt of any associated financial contribution in addition to the associated legal tests that govern the use of planning agreements. This information is provided in appendix 4 to assist members. The key and overarching factor is that obligations can only be used to make an individual development acceptable in planning terms.
- 1.5. Also, to assist members the process map previously provided is attached in Appendix 1 (End to End Process Map).
- 1.6. Members had raised a number of questions at the December meeting which were largely covered at that time. The reconciliation clause, benchmarking and spend on Affordable Housing via the HAF discussed at the meeting are also included in this report.
- 1.7. There had been a question relating to where a financial contribution must be spent (i.e. was it restricted to the ward in which the application was generated). With the exception of affordable housing, any contribution needs to be geographically linked to the development site as this is to mitigate harm. It is possible that mitigation may be required in any other area where the harm extends beyond a ward. What is not possible is for money to be spent beyond the area identified at the planning application stage as part of the formal assessment process.

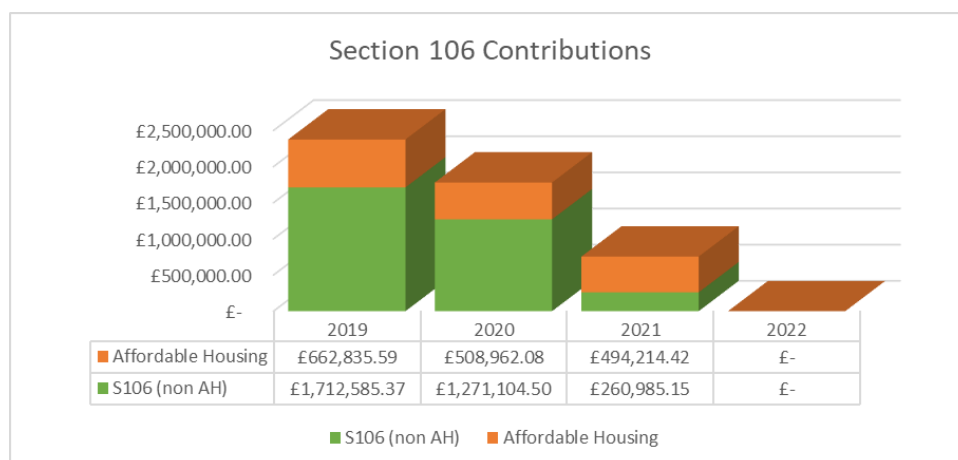
## 2.0 Activity 2021/22 and to date

2.1. Planning application numbers having remained relatively stable over the years but saw a slight downturn during 2021/22. It is still too early to predict activity for this current financial year; however, majors are currently not at previous levels. This is important to note as s106 agreements tend to relate to the bigger developments in order to mitigate their impact.



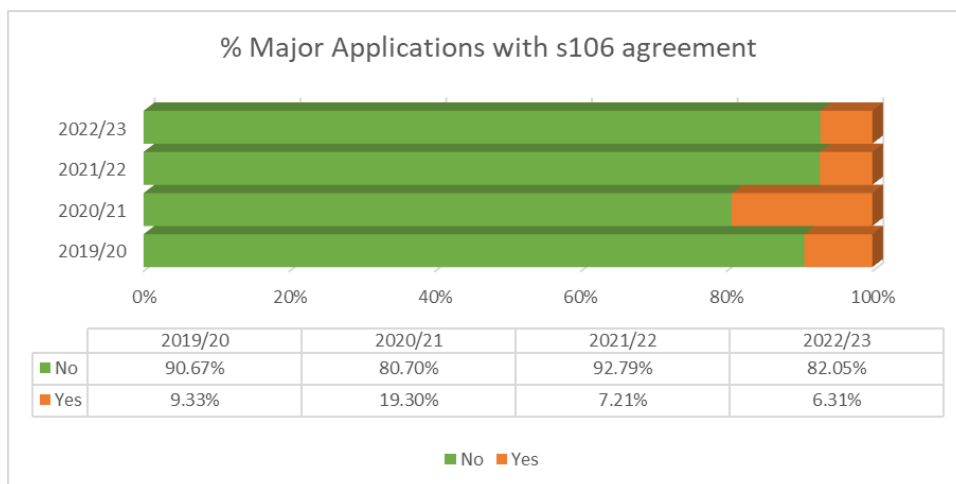
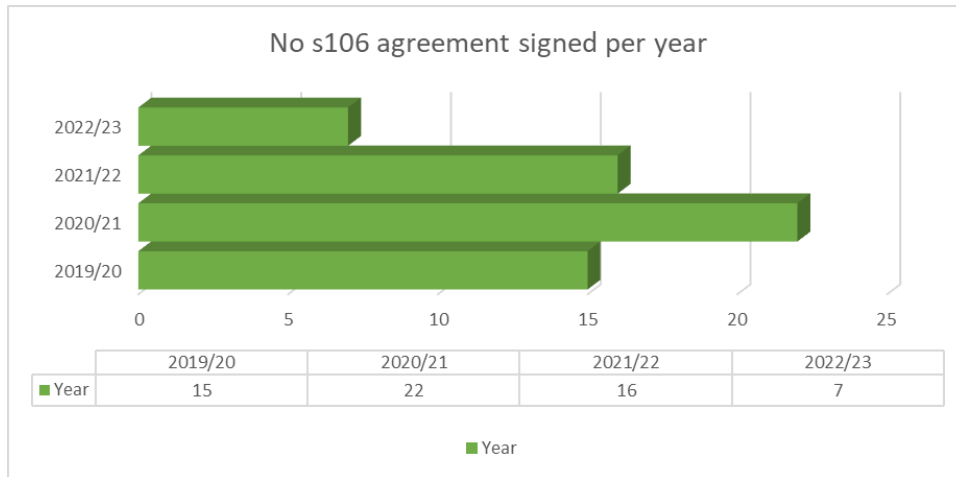
2.2. Notwithstanding the challenges of recent years and the reduction in planning application numbers themselves, contributions have been received as construction in the city continues. It is also recognised that most planning permissions are granted with a requirement that they are implemented within a three-year period, this means there is usually a time lag between consent being issued and the trigger for any associated obligation (including the payment of a financial contribution).

2.3. Of the contributions received, a higher proportion now relate to affordable housing. Other key areas though will include leisure and environmental improvements.

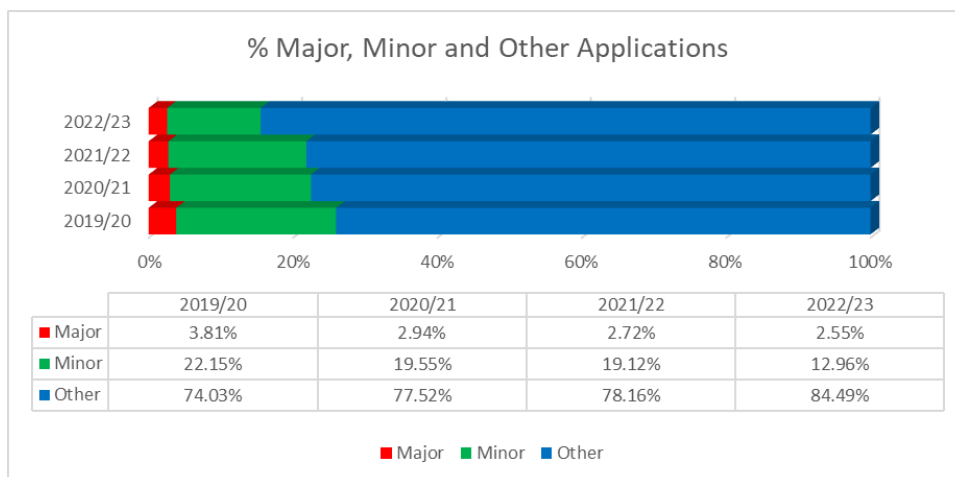


### 3.0 Planning permissions issued with s106 agreements

3.1. During the financial year 2021/22, 16 agreements were signed. To date for 2022/23, 7 further agreements have now been signed.



3.2. The graphs below provide information on applications by type received; the significance of this is that it would be highly unusual for S106 agreements to be linked with minor or other applications as noted in 2.1. The profile of the city is that major applications, have been around 4-5 % of all schemes received. (\*see note below on application type))



\*Major applications are where the number of residential units is 10 and over or where floorspace is greater than 1000 sqm.

Minor applications are those that involve between 1 and 9 residential units or where the floor space is less than 1,000 sqm

Other applications include householder applications, changes of use etc.

### 3.3. S106 agreements completed during this period include:

As with the previous report a schedule of the agreements signed over recent financial years is set out below.

#### 2019/2020

Ward	Application	Location	Obligations	Total	Date
Ancoats and Beswick	120893/FO/2018	Land Bounded By Bengal Street, Primrose Street, Radium Street And Silk Street Manchester M4 6AQ	Affordable Housing	(reconciliation)	Jun-19
Ardwick	122945/FO/2019	328-336 Stockport Road Manchester M13 0LE	Affordable Housing	£30,000	Oct-19
			Public Realm (Facilities/ Infrastructure)	£30,000	

Cheetham	114860/FO/2016	Land To The South Of Dantzic Street Manchester	Public Realm (Facilities/ Infrastructure), Affordable Housing	£750,000	Oct- 19
			Affordable Housing	(reconciliation)	
Chorlton Park	124237/FO/2019	419 – 421 Barlow Moor Road Manchester M21 8ER	Affordable Housing	39 units	Mar- 20
Deansgate	114664/FO/2016	Land Bounded By Jacksons Row, Bootle Street, Southmill Street & 201 Deansgate Manchester M2 5GU	Affordable Housing	£2,200,000	Sep- 19
Deansgate	116850/FO/2017	Olympia Trading Estate Great Jackson Street Manchester M15 4NP	Affordable Housing	£1,000,000	May- 19
				(reconciliation)	
Didsbury East	122334/JO/2019	825 Wilmslow Road Manchester M20 2SN	Deed of Variation	No change to obligations	Aug- 19
Hulme	123261/FO/2019	Land Bounded By Arundel Street, Ellesmere Street, The A57 (M) Inner Ring Road (Mancunian	Affordable Housing	£1,150,000	Aug- 19
				(reconciliation)	

		Way) And Worsley Street Manchester			
Levenshulme	122042/OO/2018	Land Off Cringle Road Manchester	Parks and Leisure	£150,000	Jun- 19
			Affordable Housing	11units	
Piccadilly	121380/FO/2018	Swan House Swan Street Manchester M4 5DF	Highways	£150,000	Oct- 19
			Affordable Housing	19 units	
				(reconciliation)	
Piccadilly	122523/FO/2019	Land Bound By Back Turner Street, Shudehill, Soap Street And High Street Manchester M4 1EW	Affordable Housing	(reconciliation)	Nov- 19
Piccadilly	124888/FO/2019	Land Bound By Addington Street, Marshall Street, Cross Keys Street And Chadderton Street Manchester M4 4RJ	Environmental Improvement	£36,000	Jan- 20
			Affordable Housing	£220,000	
Whalley Range	121945/FO/2018	English Martyrs Tennis Club Alness Road	Parks and Leisure	£5,900	Aug- 19



		Manchester M16 8HW			
Withington	117847/FO/2017	Existing Car Park Off Cotton Lane Christie Hospital Manchester M20 4UX	Transport and Car Parking	£1,000,000	Jun- 19
Withington	123981/FO/2019	Former Nat West Bank 437 Wilmslow Road Manchester M20 4NW	Environmental Improvement	£5,000	Dec- 19

**2020/2021**

Ward	Application	Location	Obligations	Total	Date
Ancoats and Beswick	126261/FO/202 0	Land At The Corner Of Pollard Street And Munday Street Manchester M4 7AN	Affordable Housing	£102,000  (reconciliat ion)	Aug- 20
Ancoats and Beswick	126431/FO/202 0	Site South Of Sportcity Way, East Of Joe Mercer Way, West Of Alan Turing Way And North Of The Ashton Canal At The Etihad Campus Manchester	Transport and Car Parking, Highways	£250,000	Oct- 20
Cheetham	126944/FO/202 0	Land Bound By Dantzic Street, Gould Street, Williamson Street And Bromley Street (Known As Victoria Riverside) Manchester	Affordable Housing	>= 32 units  (reconciliat ion)	Jan- 21
Clayton & Openshaw	125474/FO/201 9	Land Adjacent To Mayton Street Manchester M11 2AN	Affordable Housing	5 units	Nov- 20
Crumpsall	115468/OO/201 7	Land To The Rear Of Whitehouse Club	Parks and Leisure	£201,921	Feb- 21

		Middleton Road Manchester M8 4JZ	Affordable Housing	15 units (reconciliation)	
Crumpsall	125961/FO/2020	Land To The Rear Of Crumpsall Constitutional Club Off Linn Street Manchester M8 5SN	Parks and Leisure	£20,000	Jul- 20
Deansgate	113617/FO/2016	Plot G Slate Wharf Blantyre Street Manchester	Affordable Housing	£162,500	Jan- 21
Deansgate	120635/FO/2018	Hotspur Press 2 Gloucester Street Manchester M1 5QR	Affordable Housing	£400,000 (reconciliation)	Oct- 20
Deansgate	125573/FO/2019	Plot 11 First Street Comprising Land Bound By Hulme Street To The North, Wilmott Street To The East, The Unite Parkway Gate Development And Mancunian Way To The South, And Medlock Street To The West Manchester	Other	a sum equivalent to the Council Tax payable had a room been occupied by a person who was not exempt from Council Tax and the periods of occupation	Mar- 21
Didsbury West	120849/FO/2018	The Limes 816 Wilmslow Road Manchester M20 2RN	Affordable Housing	£85,000	Oct- 20
Harpurhey	126507/FO/2020	67 Old Market Street Manchester M9 8DX	Affordable Housing	18 units	Oct- 20
Longsight	122160/FO/2018	Belle Vue Stadium Kirkmanshulme Lane Manchester M18 7BD	Affordable Housing	(reconciliation)	Nov- 20

Miles Platting and Newton Heath	125596/FO/2019	Land Bounded By Hulme Hall Lane, Varley Street, Iron Street, Coleshill Street And Rochdale Canal Manchester M40 8HH	Parks and Leisure	£300,000	Nov-20
			Transport and Car Parking	£60,000	
			Affordable Housing	(reconciliation)	
Piccadilly	121099/FO/2018	Land At Portugal Street East Manchester M1 2WX	Affordable Housing	(reconciliation)	Mar-21
Piccadilly	121375/FO/2018	20 – 36 High Street Including Church Street Market Stalls Manchester M4 1QB	Affordable Housing	£1,000,000	Oct-20
				(reconciliation)	
Piccadilly	122000/FO/2018	Victoria House Great Ancoats Street Manchester M4 7AB	Affordable Housing	(reconciliation)	Aug-20
Piccadilly	123371/JO/2019	Land Bounded By Thompson Street / Mason Street / Bendix Street And Rochdale Road Manchester	Deed of Variation	No change to obligations	May-20
Piccadilly	125678/FO/2019	Site Bound By Bendix Street To The North East, Chadderton Street To The South East, Goulden Street To The South West And Cross Keys Street To The North West Manchester	Affordable Housing	£156,428	Dec-20
				(reconciliation)	
			Highways	£12,000	
Piccadilly	125686/FO/2019	Site Bound By Oldham Road To The South East, Marshall Street To The North East, Chadderton Street To The North West, And Addington	Highways	£12,000	Dec-20
			Affordable Housing	£308,572	

		Street To The South West Manchester		(reconciliation)	
Piccadilly	126608/FO/2020	Land To The South Of Store Street Manchester M1 2NE	Affordable Housing	13 units	Nov-20
Piccadilly	127317/FO/2020	Land At Heyrod Street Manchester M1 2WW	Affordable Housing	(reconciliation)	Feb-21
Withington	125126/FO/2019	Land To The Rear Of Melmar Court Heaton Road Manchester M20 4PU	Affordable Housing	1 unit	Aug-20

**2021/2022**

Ardwick	126651/JO/2020	Vacant Plot North East Of The Vallance Centre Brunswick Street Manchester M13 9XF	Highways	£10,000	Apr-21
Ardwick	131240/FO/2021	Vacant Plot North East Of The Vallance Centre Brunswick Street Manchester M13 9XF	Highways	£10,000	Feb-22
			Affordable Housing	(reconciliation)	
Crumpsall	119341/JO/2018, 120489/JO/2018, 120492/JO/2018, 123961/JO/2019	Bowker Bank Industrial Park Bowker Bank Avenue Manchester M8 4PD	Ecological Mitigation Strategy, Management Strategy, Footpath Upgrade and Maintenance Scheme	Non Financial	Mar-22
Deansgate	121252/FO/2018	Great Marlborough Street Car Park Great Marlborough Street Manchester M1 5NJ	Public Realm (Facilities/Infra- structure)	£707,300	Jul-21
			Affordable Housing	£300,000	
Deansgate	125655/FO/2019	Water Street Manchester M3 4JQ	Affordable Housing	10% of the Bedrooms (64) will be let at a Discounted Rent	Jul-21

			Non Financial	not permit the Development Bedrooms or the Studio Units to be Occupied by Students for the duration of their use	
				Waste Management Agreement	
				Disabled Parking Spaces Strategy	
Deansgate	126648/FO/2020	Water Street Manchester M3 4JQ	Deed of Variation	No change to obligations	Nov-21
Deansgate	127944/FO/2020	8-8A St John Street Manchester M3 4DU	Public Realm (Facilities/Infrastructure)	£70,000	Aug-21
Hulme	124302/FO/2019	Land Bounded By Chester Road, Hulme Hall Road & Ellesmere Street Manchester M15 4JY	Parks and Leisure	£80,000	Aug-21
			Affordable Housing	£250,000 (reconciliation)	
Miles Platting and Newton Heath	127971/FO/2020	271 Oldham Road Manchester M40 7PS	Affordable Housing	(reconciliation)	May-21
Moston	127669/FO/2020	Deanway DIY Store 112 Kenyon Lane Manchester M40 9DH			Nov-21
Northenden	125635/FO/2019	Tatton Arms Boat Lane Northenden Manchester M22 4HR	Affordable Housing	(reconciliation)	Apr-21

Northenden	131147/FO/2021	Manchester College Arden Centre Sale Road Manchester M23 0DD			Dec-21
Moston	127669/FO/2020	Former Deanway DIY Store, 112 Kenyon Lane, Manchester, M40 9DH	Affordable Housing	7 Units	Nov-21
Piccadilly	125681/FO/2019	Site Bound By Thompson Street To The North East, Oldham Road To The South, Bendix Street To The South West And A Building Occupied By Turning Point To The North West Manchester	Affordable Housing	£345,000	Apr-21
			Highways	£12,000	
Piccadilly	128997/FO/2020	40 Swan Street Manchester M4 5JG	Highways	£12,000	Sep-21
			Environmental Improvements	£53,000	
			Affordable Housing	(reconciliation)	
Piccadilly	131708/FO/2021	87 Rochdale Road Manchester M4 4JD			Feb-22

**2022/2023**

Ancoats and Beswick	130394/FO/2021	Brunswick Place Bradford Road Manchester M40 7EZ			Apr-22
Cheetham	132416/FO/2021	Land Bounded By The Travelodge And Surface Level Carparking To The North, Further Surface Level Carparking To The East, Manchester College To The South And Bury New Road To The West Manchester	Affordable Housing	(reconciliation)	Jun-22
				23 Units	

Deansgate	132199/FO/2021	Plot F Great Jackson Street Manchester M15 4AX	Affordable Housing	(reconciliation) £99,000	Jul-22
			Education	£450,000	
Deansgate	132429/FO/2021	Two Parcels Of Land Known As "Trinity Islands" Bounded By The River Irwell, Regent Road, Water Street, Trinity Way And The Railway Manchester M3 4JW	Affordable Housing	(reconciliation) £106,000	May-22
			Education	£1,500,000	
Didsbury East	131722/JO/2022	Former Manchester Metropolitan University Didsbury Campus Manchester M20 2RW	Landscape Management		Jul-22
Gorton and Abbey Hey	129852/FO/2021	Former Chatsworth Mill Williams Road Gorton Manchester M18 7AY	Affordable Housing		Apr-22
Piccadilly	131634/JO/2021 (variation of 122000/FO/2018)	Victoria House Great Ancoats Street Manchester M4 7AB	Affordable Housing	(reconciliation)	Jul-22

Agreements signed in 2019/20 amount to a value over £5,500,000 plus 69 units.

Agreements signed in 2020/21 amount to a value over £3,000,000 plus 84 units.

Agreements signed in 2021/22 amount to a value over £1,800,000 plus 7 units.

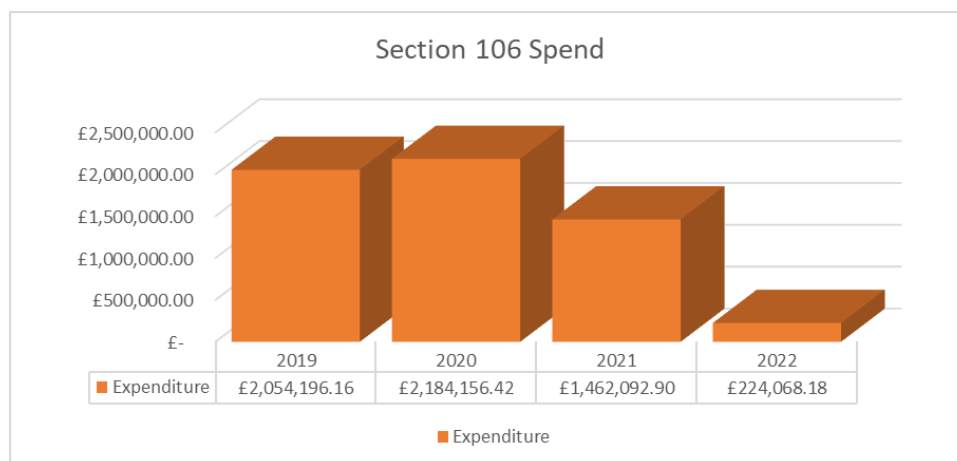
Agreements signed in 2022/23 amount to a value over £2,155,000 plus 23 units

- 3.4. Members have previously been informed that all agreements now include as standard a clause relating to reconciliation, which allows the LPA to reassess viability at an agreed trigger point. To date, no implemented developments have met this trigger.
- 3.5. Although this report focuses on activity and governance, it is recognised that questions are often raised about the role of viability in the planning process. This has been covered previously and there are no changes to how viability must be addressed in our decision making at this time. The revised National

Planning Policy Framework, however, requires a greater focus on viability testing at plan-making and this will have to be factored into the review of our Core Strategy.

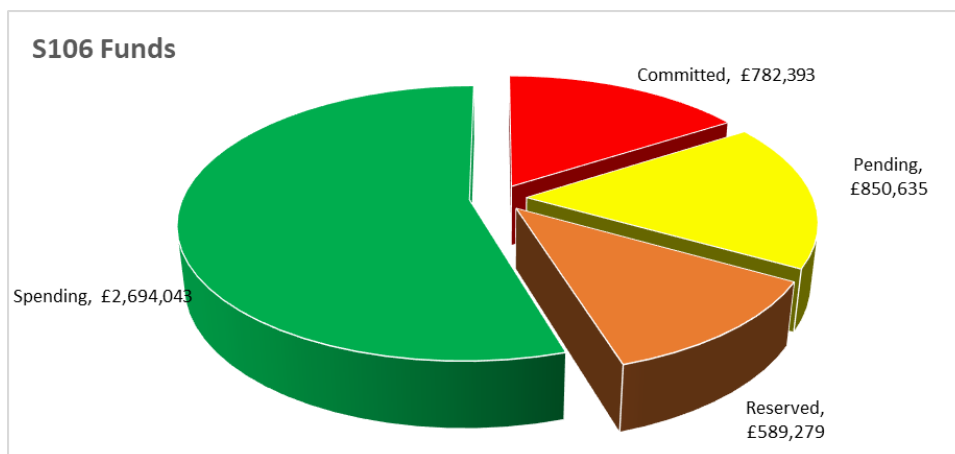
- 3.6. Currently, a viability assessment which will be publicly available is independently assessed and the outcome of this verified by the Councils in house advisors.

#### 4.0 Spend



- 4.1. A working group has been set up, which aims to meet on a regular basis to ensure that money received is available for spend, that there are no unnecessary delays in the spending of those financial contributions and that there are project managers in place to oversee individual projects. The meetings are facilitated by the Planning Service and are attended by officers from relevant parts of the Council including Leisure Services, Highways and Neighbourhoods. Meetings are also held with the service contacts to discuss issues that are specific to their area and resolve problems. The next meeting of the working group is planned for September 2022, although there is regular dialogue with colleagues across the service areas in order to resolve specific issues relating to spend.
- 4.2. The balance of funds in the s106 capital accounts as identified by the schedule in Appendix 2 is currently £ 4,916,350. This split into money that is:
- Pending allocation - £ 850,635– the terms of an obligation identified and agreement on who will take this forward
  - Reserved £ 589,279 - a specific project/work identified and awaiting a project manager to take forward.
  - Committed to project £ 789,393– design and approval processes have commenced
  - Spending Commenced £ 2,694,043





- 4.3. As previously advised any contribution towards affordable housing will flow into the s106 account and recorded. This is then transferred into the Housing Affordability Fund (HAF) and the S106 account balance adjusted accordingly.

## 5.0 Examples of spend

### 5.1. Affordable Housing

Members have previously been advised of the report considered by the Economic Scrutiny Committee on 14 January 2021. This provided an update on the delivery and provision of Affordable Housing in Manchester. Links are again provided to a copy of the report and the appendix below.

[Affordable Housing Update Report](#)  
[Appendix to Affordable Housing report](#)

The Housing Affordability Fund, which is in part funded by contributions from Section 106 agreements (for the provision of Affordable Housing within the boundaries of Manchester) has received c. £9.111m to date, of this 1.9m has been generated through S106 agreements. £1.3m has now been spent on capital projects to create affordable housing.

If all triggers are met on those agreements signed to date this would equate to £6.658m

### 5.2. Highway related works

Although historically, off-site highways related works were factored into a S106 agreement, it is becoming more common to capture these through the conditions attached to a planning permission. This allows those works to be delivered internally by the Council or through a Section 278 process. There will still be occasions where highway improvements and associated highways works will be embedded in an agreement, but this is more likely where the work is extensive and relies on a significant funding contribution relating to individual planning applications.

### 5.3. Tree Planting and Public Realm Works

As already noted, replacement and new tree planting can sometimes be dealt with through legal agreements. However, it is more often the case that this matter is dealt with through the conditions of a planning permission which regularly require street tree planting, off-site planting in an appropriate location, as well as on site tree planting as part of a comprehensive landscaping scheme. Similarly, public realm works can also be delivered through the conditions of planning permission and will therefore not always be subject to a 106 agreement.

In this way, many benefits of an individual development are secured through the approved plans or conditions of any development.

Appendix 3 provides specific examples of projects funded by Section 106.

## **6.0 Audit Review**

- 6.1. In the December 2021 report to Committee, members were advised of an Internal Audit review of the s106 arrangements and how we were moving forward with changes to governance.

The three actions that arose from the review, regular performance monitoring, formalising and updating team resources and reconciling the new database with the various and historic records held across the Council on s106 agreements have all now been completed.

## **7.0 Benchmarking with other LPAs**

- 7.1. This is an outstanding action and something that members have raised. Officers are continuing to explore the most practical and reasonable way to ensure that this is a meaningful process. Officers from the Planning Service have contacted other Core Cities to arrange a meeting to share information and compare approaches and outcomes. Unfortunately, it has not been possible to date to meet and very limited information has been shared. Further contact has been made and it is hoped that this can be progressed in the near future. One of the challenges is being able to provide accurate benchmarking against other comparable Council's. Each local authority has its own uniquely adopted policy criteria that individual planning applications are required to be assessed against and these policies require different contributions ranging from payments towards a range of matters: education, open space provision and play equipment (as well as others).
- 7.2. In Manchester there is a very clear Council imperative that quality drives design and that this permeates throughout the built form and place making, ensuring there is longevity and a sustainable approach to development. We also drive much out of development in term of environmental standards, inclusiveness and safety. As noted earlier in the report securing other benefits ranging from the quality of the architectural form, materials to be used, energy efficiency and renewable energies, community facilities through to electric vehicle charging points as well as crime and safety issues are embedded into

a planning permission. The same applies to community use agreements for new playing fields and local labour agreements.

The manner in which we capture these does set Manchester apart from some other local planning authorities; there is also the question of variations in land values and the role of market forces.

- 7.3. One option that has been considered for benchmarking is a review of Infrastructure Fund Statement (IFS). This is a new requirement that includes information on the Community Infrastructure Levy (CIL) liability notice and where money is received or takes the form of in-kind works from a Section 106 agreement. Authorities that charge CIL have had to produce a report on receipts and expenditure since the regulations were introduced in 2010, but there has not been a requirement to report on section 106 in this way until recently. The information provided would relate to all the new activity in the year as well as all unspent money from previous years.
- 7.4. IFS are now beginning to be published although they will differ as some authorities are not CIL charging (as is the case in Manchester) and for others there have been different methods for reporting on s106 activity. The intention is to explore how information can best be provided through GM and Core Cities and which could also help to provide more of an in- depth analysis on how benefits are secured. Unfortunately, to date, very few reports have been published and no meaningful information can be captured as yet.

## **8.0 The Planning Reforms and planning contributions**

- 8.1. As previously reported, there have been several changes made over recent years to the planning system. Further changes had been identified in the Planning White paper and some (but not all) were reaffirmed in the Queens speech in May 2022.
- 8.2. It is still anticipated one change that will be introduced is a reform of the system of developer contributions. The proposal is for a new "infrastructure levy", to reform and extend the Community Infrastructure Levy (CIL) and abolish section 106 agreements and planning obligations (with the exception possibly for some major schemes).
- 8.3. However, no other detail has been forthcoming on when and how the changes will be introduced.
- 8.4. This means that we are proceeding with caution with respect to the emerging Local Plan regarding the treatment of planning contributions. The draft Places for Everyone plan (the examination in public is due to commence later this year) includes a general policy approach for planning contributions (Policy JP - D 1). Our refresh of the Core Strategy will then look to set out the appropriate level of detail to ensure planning contributions capture key requirements expected to be delivered via the process. As noted in 3.5 the plan will be subject to viability testing which will test the soundness of emerging policies.

The current timetable for the next stages of this are:

- Consultation on a draft plan (summer 2023)
- Consultation on a finalised plan (winter 2023)
- Examination of the plan (spring/summer 2024)
- Adoption (winter 2024)

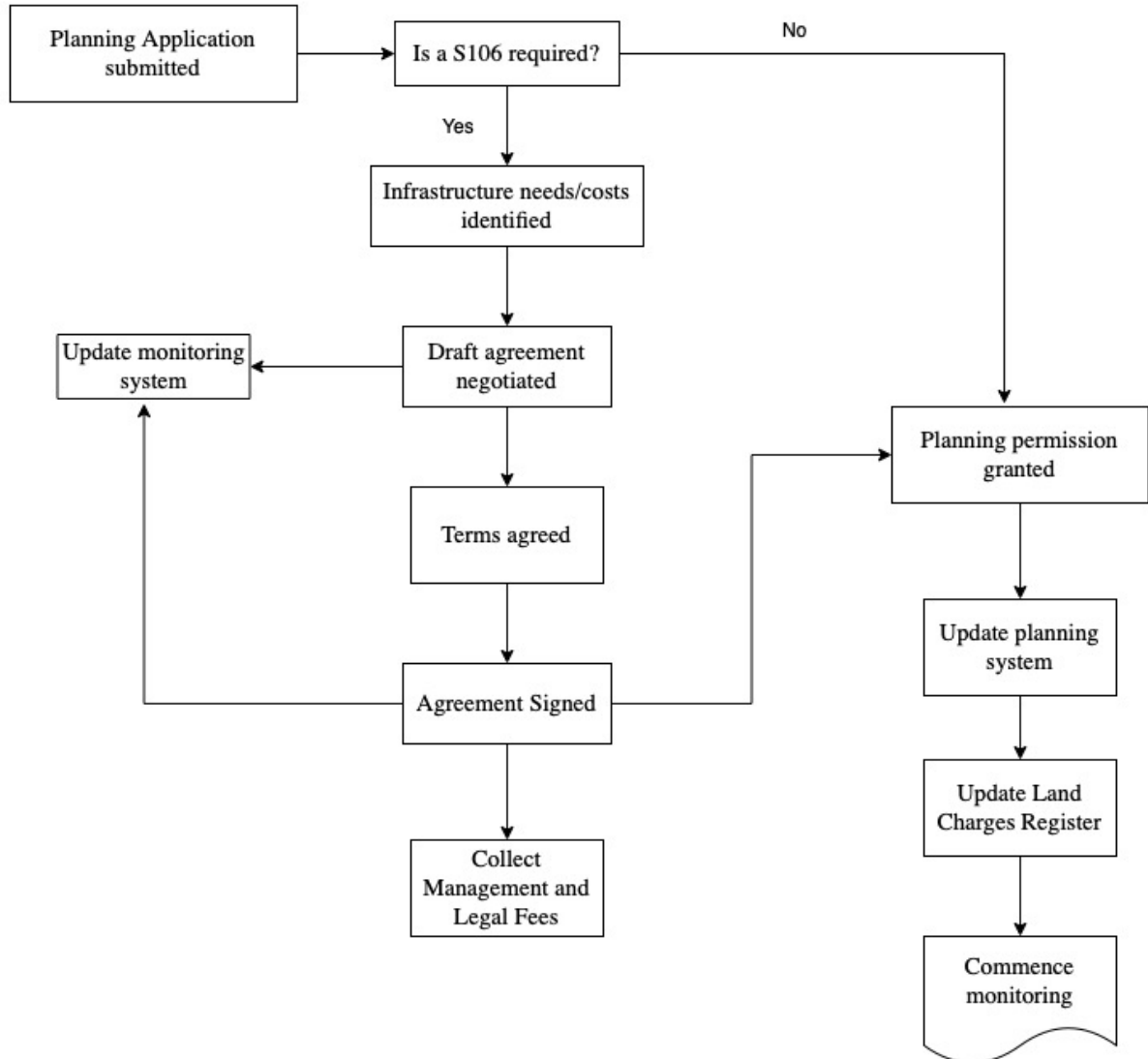
8.5. The process regarding the Core Strategy refresh has been slightly delayed due to work on the Places for Everyone. If there are any changes arising from the planning reforms (which may go beyond developer contributions and into other policy areas), it is recognised these could also impact on the above timescales.

## **9.0 Conclusion**

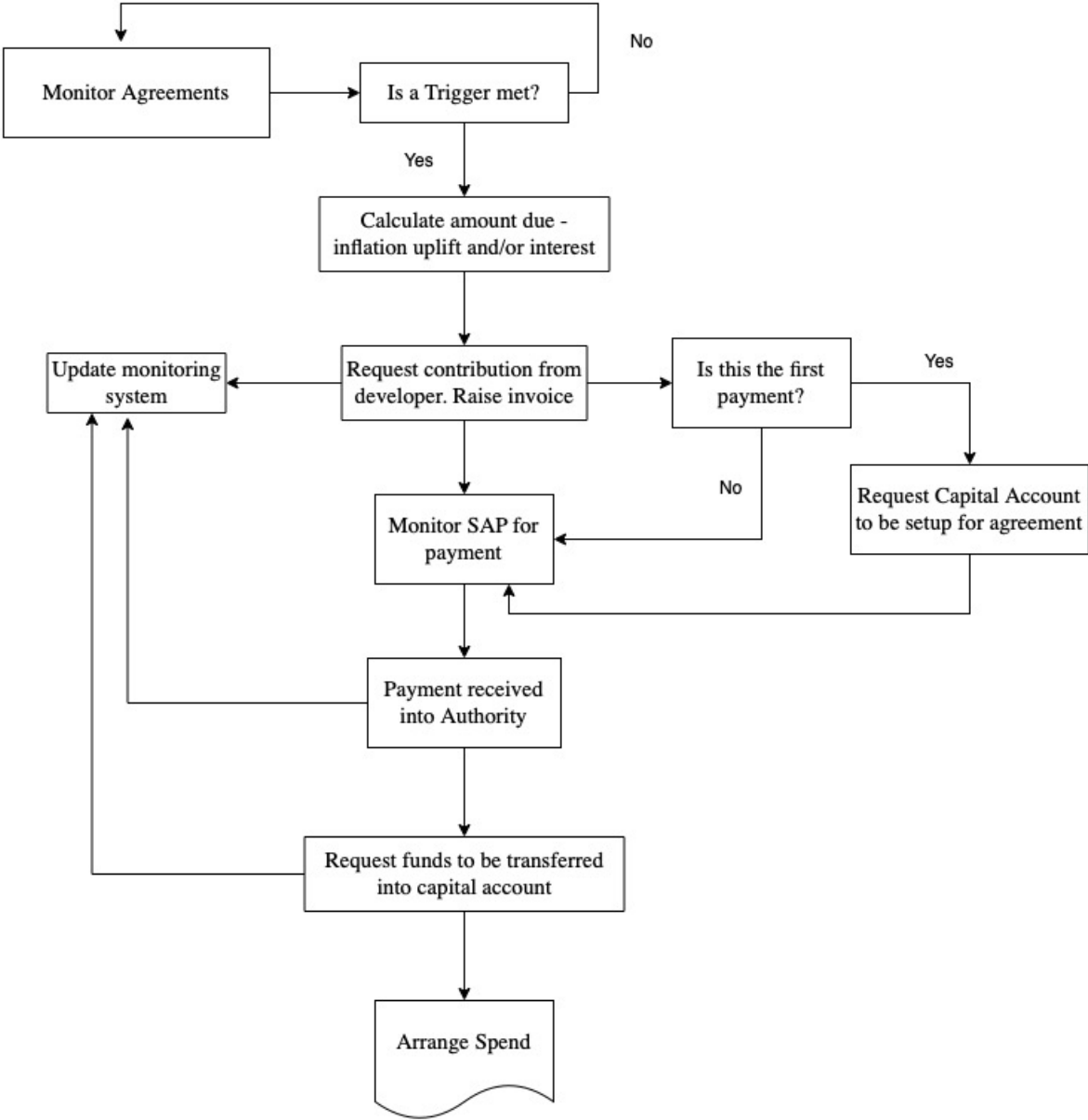
9.1. The Planning Service is continuing to negotiate 106 agreements in order to mitigate harm from individual developments and to also compensate for the loss of environmental features or open space in line with the tests set by National Guidance. Obligations will also be used to continue to add to the supply of affordable housing across the City subject to policy tests and viability.

## Appendix 1 – End to end process map

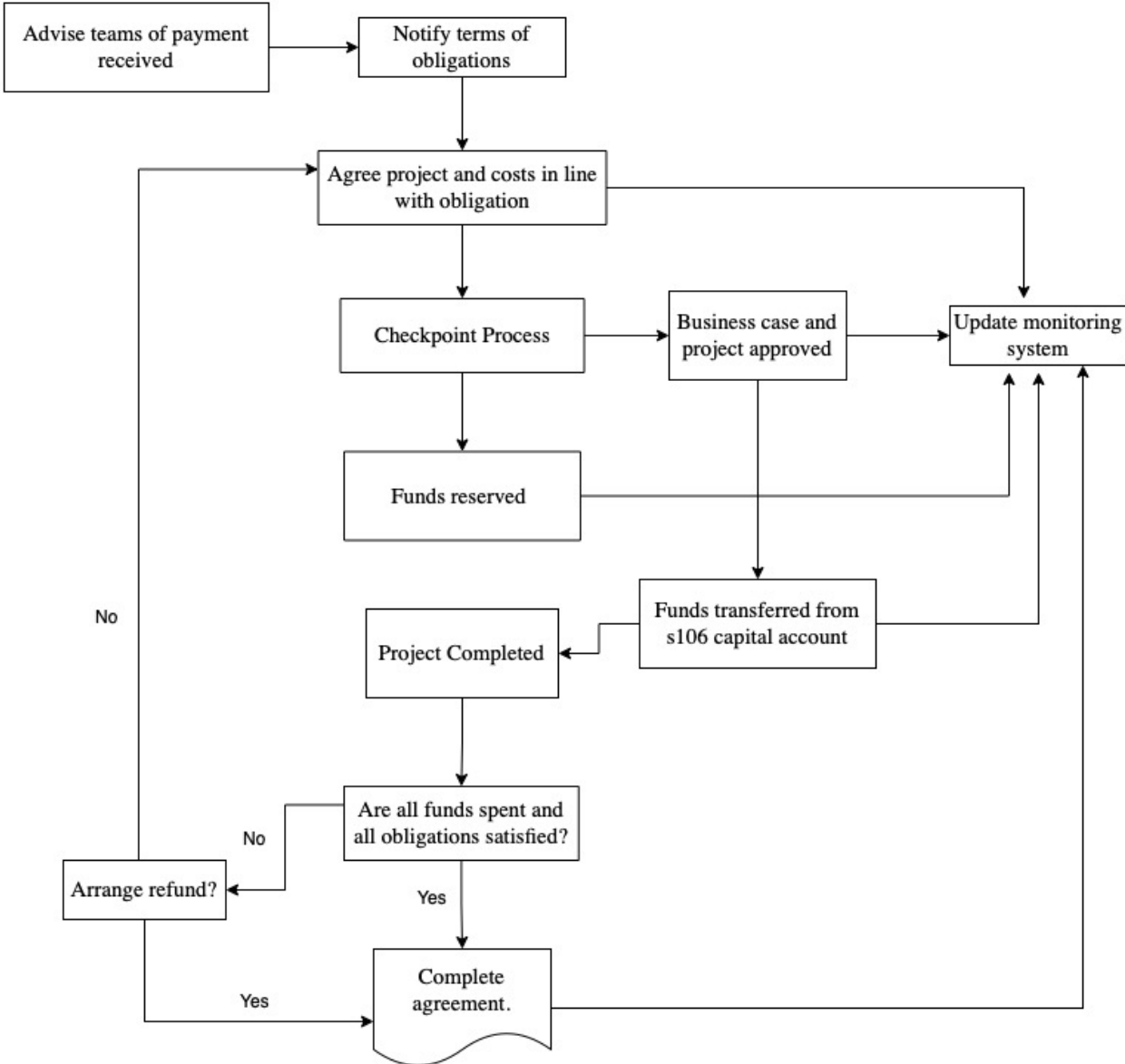
### Planning Application



Monitoring



Spend



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# S106 Obligations Schedule 2022

## Appendix 2 – Schedule of Agreements

## Table of Contents

Ancoats and Beswick.....	2
Ardwick .....	3
Baguley .....	5
Charlestown.....	6
Cheetham .....	7
Chorlton .....	8
Chorlton Park.....	9
Clayton & Openshaw .....	10
Crumpsall.....	11
Deansgate.....	12
Didsbury East.....	14
Didsbury West.....	15
Fallowfield.....	16
D G Gorton and Abbey Hey .....	17
H Harpurhey .....	18
Higher Blackley.....	19
Hulme.....	20
Levenshulme.....	22
Longsight .....	23
Miles Platting and Newton Heath.....	24
Moss Side .....	25
Northenden .....	26
Piccadilly.....	27
Rusholme.....	30
Whalley Range.....	31
Withington.....	32
Woodhouse Park .....	33

# S106 Obligations Schedule 2022

## Ancoats and Beswick

Application	Location	Obligations	Trigger	Required	Received	Balance	Account No	Status	Notes
100991/OO/2012/N2	Milliners Wharf Phase 2 Munday Street Off Pollard Street Manchester M4 7BD	Public Realm (Facilities/Infrastructure), Highways, Environmental Improvement		£71,000	£71,950	£45,140	C/1195/0001/157	Balance of Funds Committed (New Islington 2020)	
104315/FO/2013/N2	Etihad Stadium Etihad Campus Manchester M11 3FF	Highways, Transport and Car Parking		£519,638	£519,638	£94,729	C/1195/0001/148, C/1195/0001/149, C/1195/0001/150	Funds Committed (Spend Commenced)	Spend - Car Parking Zone (CPZ) - Etihad Stadium Great Ancoats Street
120893/FO/2018	Land Bounded By Bengal Street, Primrose Street, Radium Street And Silk Street Manchester M4 6AQ	Affordable Housing	Other	(Clawback)	£0	n/a		Viability Appraisal	Signed Jun-2019
126261/FO/2020	Land At The Corner Of Pollard Street And Munday Street Manchester M4 7AN	Affordable Housing	Commencement	£51,000	£0	n/a		Trigger not met	Signed Aug-2020
			Occupation	£51,000	£0				
			Other	(Clawback)	n/a			Viability Appraisal	
126431/FO/2020	Site South Of Sportcity Way, East Of Joe Mercer Way, West Of Alan Turing Way And North Of The Ashton Canal At The Etihad Campus Manchester	Highways, Transport and Car Parking	Other (first event)	£250,000	£0	n/a		Trigger not met	Signed Oct-2020
130394/FO/2021	Brunswick Place Bradford Road Manchester M40 7EZ	TBC							Signed Apr-22

# S106 Obligations Schedule 2022

## Ardwick

063066/OO/NORTH2/01	Junction of Plymouth Grove, Upper Brook Street, Ardwick	Parks and Leisure		£20,000	£21,435	£3,452	C/1195/0001/23	Funds Committed (Spend Commenced)	Swinton Grove Park
081558/FO/2006/N2	Wilmslow Park Phase 3 Rusholme Place Rusholme Manchester	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways		£153,000	£186,967	£92,426	C/1195/0001/143	Funds Committed (Spend Commenced)	(work started on site)
096176/FO/2011/S1	Former Ducie Court Denmark Road Moss Side Manchester	Transport and Car Parking, Public Realm (Facilities/Infrastructure), Parks and Leisure, Highways		£600,000	£628,632	£249,633	C/1195/0001/131, C/1195/0001/142	Funds Committed (Spend Commenced)	(Highways and Park Improvements) £132k Whitworth Park - to install a new water and electric supply to an existing volunteer's cabin to help sustain the community growing programme in partnership with the Whitworth Gallery, improvements to the paths due to localised flooding. and installation of play equipment to go through CHEST to procure a design (all elements consulted upon and agreed with the Friends group)
115475/FO/2017	Vacant Plot North East Of The Vallance Centre Brunswick Street Manchester	Highways, Transport and Car Parking	Commencement	£10,000	£0	n/a		Trigger not met	Checking whether trigger has been met

# S106 Obligations Schedule 2022

122945/FO/2019	328-336 Stockport Road Manchester M13 0LE	Affordable Housing	Other	(Clawback)	n/a	n/a		Viability Appraisal	Signed Oct-2019
126651/JO/2020	Vacant Plot North East Of The Vallance Centre Brunswick Street Manchester M13 9XF	Transport and Car Parking	Commencement	£5,000	£0	n/a			Signed Apr-2021
			Completion	£5,000	£0	n/a			
131240/FO/2021	Vacant Plot North East Of The Vallance Centre Brunswick Street Manchester M13 9XF	Highways		£10,000	£0	n/a		Trigger not met	Signed Feb-22
		Affordable Housing	Other	(Clawback)	n/a	n/a		Viability Appraisal	

# S106 Obligations Schedule 2022

## Baguley

069232/FO/2003/S2	Former Royal Oak School Royal Oak Road Wythenshawe	Parks and Leisure		£127,561	£114,381	£2,381	C/1195/0001/27	Funds Committed (Spend Commenced)	with Parks and Leisure
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# S106 Obligations Schedule 2022

## Charlestown

080267/FO/2006/N1	Land At Victoria Avenue East Moston Victoria Avenue East Manchester M9 2HE	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways		£75,000	£89,279	£89,279	C/1195/0001/138	Funds Reserved	Visitors Centre and Changing Provision at Boggart Hole Clough
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# S106 Obligations Schedule 2022

## Cheetham

078799/FO/2006/N1	Heath Street/St Marks Lane Cheetham Manchester	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways		£52,000	£57,160	£11,662	C/1195/0001/83	Funds Committed (Spend Commenced)	St Marks Churchyard and playground at Cheetwood
114860/FO/2016	Land To The South Of Dantzic Street Manchester	Public Realm (Facilities/Infrastructure) and Affordable Housing	Occupation	£375,000	£0	n/a		Trigger Not Met	Signed Oct-2019
			50% Occupation	£187,500	£0				
			75% Occupation	£187,500	£0				
	Affordable Housing	Other	(Clawback)	n/a	n/a		Viability Appraisal		
118831/FO/2018	Former Boddingtons Brewery Site Dutton Street Manchester M3 1LE	Environmental Improvement, Highways, Affordable Housing	Commencement	£650,000	£0	n/a		Trigger Not Met	Signed Feb-2019
			Occupation (80th dwelling)	£150,000	£0				
			Occupation (126th dwelling)	£150,000	£0				
126944/FO/2020	Land Bound By Dantzic Street, Gould Street, Williamson Street And Bromley Street (Known As Victoria Riverside) Manchester	Affordable Housing	Occupation	32 units	n/a	n/a		Trigger Not Met	Signed Jan-2021
			Completion of Construction of 75% of the Dwellings	(Clawback)	n/a	n/a		Viability Appraisal	
132416/FO/2021	Land Bounded By The Travelodge And Surface Level Carparking To The North, Further Surface Level Carparking To The East, Manchester College To The South And Bury New Road To The West Manchester	Affordable Housing	Other	(Clawback)	n/a	n/a		Viability Appraisal	Signed Jun-22
			Other	23 Units	n/a	n/a			



# S106 Obligations Schedule 2022

## Chorlton

102530/JO/2013/S1	59 Keppel Road Chorlton Manchester M21 0BP	Transport and Car Parking	Occupation	£1,920	£0	n/a		Trigger Not Met	Checking whether trigger has been met
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# S106 Obligations Schedule 2022

## Chorlton Park

116795/FO/2017	45 St Werburghs Road Whalley Range Manchester M21 0UN	Parks and Leisure	Commencement	£23,847	£23,847	£23,847	C/1195/0001/179	Funds Committed	planting of 7 trees within the immediate vicinity of the land and maintaining those trees for the period of 5 years
124237/FO/2019	419 - 421 Barlow Moor Road Manchester M21 8ER	Affordable Housing		39 units	n/a	n/a		Trigger Not Met	Signed Mar-2020

# S106 Obligations Schedule 2022

## Clayton & Openshaw

080557/FO/2006/N2	Former Kwik Save Ashton Old Road Bradford Manchester M11 1JG	Highways		£30,000	£30,000	£16,166	C/1195/0001/50	Funds Committed (Spend Commenced)	pedestrian crossing on Ashton Old Rd plus maintenance
081589/FO/2006/N2	Plot Of Land Commencing At Junction Of Mill Street And Ashton Old Road Running Towards Dawnay Street Beswick	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways	Commencement	£22,000	£22,000	£1,983	C/1195/0001/59	Funds Committed (Spend Commenced)	project for tree planting on Galston St
125474/FO/2019	Land Adjacent To Mayton Street Manchester M11 2AN	Affordable Housing		5 units	n/a	n/a			Signed Nov-2020

# S106 Obligations Schedule 2022

## Crumpsall

073701/OO/2004/N1	Land Off Hazelbottom Road Blackley	Parks and Leisure		£358,600	£405,245	£283,774	C/1195/0001/75, C/1195/0001/76, C/1195/0001/77, C/1195/0001/78, C/1195/0001/79	Funds Committed (Spend Commenced)	Crumpsall Park Heaton Park Bowling Green Other
092648/FO/2010/N1	Land West Of Celia Street And Waterloo Street Crumpsall Manchester	Environmental Improvement, Parks and Leisure		£80,200	£83,571	£27,116	C/1195/0001/107, C/1195/0001/122	Funds Committed (Spend Commenced)	Harpurhey Reservoirs
099103/JO/2012/N1	Land to the east of 61 Crumpsall Lane and west of the tramlink Crumpsall Lane Manchester M8 5FB	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways		£5,000	£5,000	£5,000	C/1195/0001/123	Pending	
107259/FO/2014/N1	Land At Charminster Drive Crumpsall Manchester	Highways, Transport and Car Parking		£20,000	£20,047	£2,917	C/1195/0001/164	Funds Committed (Spend Commenced)	Crumpsall RPZ' extension
108559/FO/2015/N1	North Manchester General Hospital Delaunays Road Crumpsall Manchester M8 5RB	Transport and Car Parking		£60,000	£60,000	£32,447	C/1195/0001/172	Funds Committed (Spend Commenced)	NMGH RPZ Expansion
115468/OO/2017	Land To The Rear Of Whitehouse Club Middleton Road Manchester M8 4JZ	Parks and Leisure	Commencement (Outline Element of the Development)	£100,960	£100,960	£100,961	C/1195/0001/205	Pending	Signed Feb-2021. Sports Facilities
			Commencement (Full Element of the Development)	£100,960	£0			Trigger Not Met	
125961/FO/2020	Land To The Rear Of Crumpsall Constitutional Club Off Linn Street Manchester M8 5SN	Parks and Leisure	Commencement	£20,000	£0	n/a		Trigger Not Met	Signed Jul-2020
119341/JO/2018, 120489/JO/2018, 120492/JO/2018, 123961/JO/2019	Bowker Bank Industrial Park Bowker Bank Avenue Manchester M8 4PD	Ecological Mitigation Strategy, Management Strategy, Footpath Upgrade and Maintenance Scheme		n/a	n/a	n/a		Non Financial	Signed Mar-22

# S106 Obligations Schedule 2022

## Deansgate

103665/FO/2013/C1	8 King Street Manchester M2 6AQ	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways	Commencement	£112,212	£111,964	£111,964	C/1195/0001/175	Funds Committed	Medieval Quarter (Memorial Gardens)
110190/FO/2015/C2	Charlotte House 10 Charlotte Street Manchester M1 4FL	Environmental Improvement	Occupation	£70,000	£0	n/a		Trigger Not Met	Checking for commencement
114664/FO/2016	Land Bounded By Jacksons Row, Bootle Street, Southmill Street & 201 Deansgate Manchester M2 5GU	Affordable Housing	Construction of the base for placement of the superstructure for the Development	£550,000	£0	n/a		Trigger Not Met	Signed Sep-2019
			Construction of the topping out (so that it is wind and watertight of the Tower Element	£550,000	£0				
			Completion of the building containing the final Apartment to be constructed as part of the Development	£1,100,000	£0				
115107/FO/2017	Land Bounded By The River Irwell To The North & West, Water Street To The East And The A6402 & A57 To The South Manchester								Signed May-22
116850/FO/2017	Olympia Trading Estate Great Jackson Street Manchester M15 4NP	Affordable Housing	Commencement	£1,000,000	£0	n/a		Trigger Not Met	Signed May-2019
			Other	(Clawback)	n/a	n/a	Viability Appraisal		
119380/FO/2018 (117054/FO/2017, 118839/JO/2018)	1-5 New Wakefield Street Manchester M1 5NP	Public Realm (Facilities/Infrastructure)	Occupation	£500,000	£500,000	£500,000	C/1195/0001/201	Reserved	
119806/FO/2018	Land Bounded By Chester Road, Mancunian Way And Former Bridgewater Canal Offices Manchester	Affordable Housing, Public Realm (Facilities/Infrastructure)	Other	n/a	n/a	n/a		Trigger Not Met	Signed Jan-2019. Medical Facility or Affordable Housing £755k. Landscaping Scheme within 12 months of occupation or £585k

# S106 Obligations Schedule 2022

120635/FO/2018	Hotspur Press 2 Gloucester Street Manchester M1 5QR	Affordable Housing	Disposal of 25% of dwellings or 2 years from Commencement	£200,000	£0	n/a	Trigger Not Met	Signed Oct-2020
			Disposal of 75% of dwellings	£200,000	£0	n/a		
			Other	(Clawback)	n/a	n/a		
121252/FO/2018	Great Marlborough Street Car Park Great Marlborough Street Manchester M1 5NJ	Public Realm (Facilities/Infrastructure)	two years after the first Occupation of the Development	£707,300	n/a	n/a	Trigger Not Met	Signed Jul-2021
		Affordable Housing	two years after the first Occupation of the Development	£300,000	n/a		Trigger Not Met	
125573/FO/2019	Plot 11 First Street Comprising Land Bound By Hulme Street To The North, Wilmott Street To The East, The Unite Parkway Gate Development And Mancunian Way To The South, And Medlock Street To The West Manchester	Other	5 April each year	n/a	n/a	n/a	Trigger Not Met	Signed Mar-2021. Pay council tax for each apartment occupied by a Medical and Allied Healthcare Student
			Within 12 months of Commencement					Discounted Co-Living Rooms Plan and Co-Living Rooms Management and Tenure Plan. 500 Discounted Co-Living Rooms at Discounted Rent 1 in perpetuity. 56 Discounted Co-Living Rooms at Discounted Rent 2 in perpetuity
		Transport and Car Parking	Commencement					Disabled Parking Spaces Strategy
126648/FO/2020 (Deed of Variation)	Water Street Manchester M3 4JQ	No change to obligations						Signed Nov-21
125655/FO/2019 (Deed of Variation)	Water Street Manchester M3 4JQ	Affordable Housing	Other					. 10% of the Bedrooms (64) will be let at a Discounted Rent
		Non Financial - not permit the Development Bedrooms or the Studio Units to be Occupied by Students for the duration of then use	Other					Signed Jul-2021. DoV Signed Nov-21
		Non Financial - Waste Management Agreement	Occupation				Trigger Not Met	

# S106 Obligations Schedule 2022

		Non Financial - Disabled Parking Spaces Strategy	Commencement					Trigger Not Met	
127944/FO/2020	8-8A St John Street Manchester M3 4DU	Public Realm (Facilities/Infrastructure)	Commencement	£70,000	£0.00	n/a		Trigger Not Met	Signed Aug-2021
132199/FO/2021	Plot F Great Jackson Street Manchester M15 4AX	Affordable Housing		(Clawback)	n/a	n/a		Viability Appraisal	Signed Jul-22
				£99,000	n/a	n/a		Trigger Not Met	
		Education		£450,000	n/a	n/a		Trigger Not Met	
132429/FO/2021	Two Parcels Of Land Known As "Trinity Islands" Bounded By The River Irwell, Regent Road, Water Street, Trinity Way And The Railway Manchester M3 4JW	Affordable Housing		£106,000	n/a	n/a		Trigger Not Met	Signed May-22
				(Clawback)	n/a	n/a		Viability Appraisal	
		Education		£1,500,000	n/a	n/a		Trigger Not Met	

# S106 Obligations Schedule 2022

## Didsbury East

059441/FO/SOUTH2/00	St. James Court, 2/4, Moorland Road, Didsbury	Environmental Improvement, Highways		£35,000	£35,000	£2,786	C/1195/0001/03	Funds Committed (Spend Commenced)	street trees, waste bins, highway works to Moorland Road
080340/FO/2006/S2	Former Petrol Station Fog Lane Didsbury	Highways		£15,000	£15,000	£15,000	C/1195/0001/70	Funds Committed	resurfacing carriageways on Fairfax Avenue and Mere Avenue off Fog Lane
108541/OO/2015/S2 (111428/FO/2016/S2 DoV)	Former Manchester Metropolitan University Campus And Broomhurst Halls Of Residence Wilmslow Road Didsbury Manchester M20 2RR	Highways, Parks and Leisure,		£200,000	£200,154	£1,233	C/1195/0001/166	Funds Committed (Spend Commenced)	tennis courts at Fletcher Moss and play equipment Didsbury Park
119242/FO/2018 (122334/JO/2019 DoV)	825 Wilmslow Road Manchester M20 2SN	Affordable Housing	Other	(Clawback)	n/a	n/a	C/1195/0001/184	Viability Appraisal	



# S106 Obligations Schedule 2022

## Didsbury West

060302/00/SOUTH2/00	Land bounded by Cavendish Road/Princess Road/ Nell Lane and part of Withington Hospital, West Didsbury	Parks and Leisure, Transport and Car Parking, Highways		£650,000	£418,000	£147,986	C/1195/0001/08	Funds Committed (Spend Commenced)	Cavendish Road Park play provision Metrolink - Burton Rd environmental scheme employment training Burton Rd shopping centre improvements
082214/FO/2007/S2	Former Needham Hall Palatine Road Didsbury Manchester M20 2TU	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways, Transport and Car Parking		£29,200	£29,200	£29,200	C/1195/0001/60	Funds Committed	Marie Louise Gardens and travel vouchers
083934/FO/2007/S2	22-24 Oak Road Didsbury Manchester M20 3DA	Transport and Car Parking		£7,150	£8,840	£8,840	C/1195/0001/146	Funds Committed	travel vouchers
105955/FO/2014/S2	Morris Feinmann House 178 Palatine Road Didsbury Manchester M20 2YW	Transport and Car Parking, Highways,		£15,000	£15,209	£15,209	C/1195/0001/169	Pending	Project initially identified but needs clarifying
115035/JO/2017	Spire Hospital Barlow Moor Road Manchester M20 2AF	Parks and Leisure		£15,625	£15,625	£180	C/1195/0001/186	Funds Committed (Spend Commenced)	planting of 28 trees trees within the Southern Cemetery and maintenance for 3 years
120849/FO/2018	The Limes 816 Wilmslow Road Manchester M20 2RN	Affordable Housing	Commencement	£85,000	£0	n/a		Trigger Not Met	Signed Oct-2020

# S106 Obligations Schedule 2022

## Fallowfield

092641/FO/2010/S1	Site Of St Crispins Church, Social Club And Scaffolding Yard Lloyd Street South Fallowfield Manchester M14 7LA	Other, Highways		£14,202	£14,202	£9,702	C/1195/0001/109	Funds Committed (Spend Commenced)	employment hub / learning and employment support triangle style treatment to public footpath in front of new Aldi 24 affordable housing (14 no. social rented flats & 4 no. social rented houses & 6 no. 'Intermediate Hsg' houses)
		Affordable Housing		24 units	n/a	n/a			

# S106 Obligations Schedule 2022

## Gorton and Abbey Hey

070820/FO/2004/N2	Land To The Rear Of 53 High Bank Gorton	Highways, Public Realm (Facilities/Infrastructure)		£5,550	£5,550	£5,550	C/1195/0001/96	Funds Committed	maintenance of open space
129852/FO/2021	Former Chatsworth Mill Williams Road Gorton Manchester M18 7AY	TBC							Signed Apr-22

# S106 Obligations Schedule 2022

## Harpurhey

075914/OO/2005/N1	Land South Of Old Market Street Blackley	Highways		£230,300	£234,608	£17,783	C/1195/0001/112	Funds Committed (Spend Commenced)	Lawson Street / Quilter Grove / Dommett Street maintenance of the footpath and cycleway
126507/FO/2020	67 Old Market Street Manchester M9 8DX	Affordable Housing	Other	18 units	n/a	n/a			

# S106 Obligations Schedule 2022

## Higher Blackley

095715/FO/2011/N1	Sainsburys Supermarket Ltd Heaton Park Road Blackley Manchester M9 0QS	Highways		£348,000	£362,487	£112,732	C/1195/0001/118	Funds Committed (Spend Commenced)	footpaths along the River Irk future maintenance - Spend Irk Valley Heaton Park Retail Park ) Other
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# S106 Obligations Schedule 2022

## Hulme

070788/FO/2004/C3	21 Worsley Street Hulme	Public Realm (Facilities/Infrastructure)		£9,000	£9,000	£9,000	C/1195/0001/18	Funds Committed	Brit Basin project
091730/FO/2009/C1	Booth Street East And Upper Brook Street Manchester M13 9RZ	Transport and Parking, Highways		£140,000	£140,000	£92,612	C/1195/0001/97	Funds Committed (Spend Commenced)	residential parking area within Grove Village
105611/FO/2014/C1	1 Water Street Manchester M3 4JU	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways		£307,000	£309,263	£196,263	C/1195/0001/161	Funds Committed (Spend Commenced)	Medieval Quarter (Memorial Gardens) / St Georges RPZ
107667/FO/2014/S1 (111735/JO/2016/S1)	Land Within The Asda Car Park Greenheys Lane West Hulme Manchester M15 5AS	Highways,		£60,000	£60,000	£60,000	C/1195/0001/165	Funds Committed	pedestrian crossing phase to the traffic lights at the junction at Hulme High Street & Greenheys Lane West
113473/FO/2016	Thorncross Close Off Ellesmere Street Manchester M15 4LU	Affordable Housing	Commencement	£250,000	£0	n/a		Trigger Not Met	Signed July-2018
			Occupation	£250,000	£0				
118625/FO/2017	Land Bounded By Dinton Street, Cornbrook Road, Chester Road And Trentham Street Manchester M15 4FX	Affordable Housing		£150,000	£150,000	£0	C/1195/0001/181	Funds transferred to Housing Affordability Fund	Completed
123261/FO/2019	Land Bounded By Arundel Street, Ellesmere Street, The A57 (M) Inner Ring Road (Mancunian Way) And Worsley Street Manchester	Affordable Housing	Commencement	£1,150,000	£0	n/a		Trigger Not Met	Signed Aug-2019
			Other	(Clawback)	n/a	n/a	Viability Appraisal		
124302/FO/2019	Land Bounded By Chester Road, Hulme Hall Road & Ellesmere Street Manchester M15 4JY	Parks and Leisure	Commencement (50%)	£40,000	n/a	n/a		Trigger Not Met	Signed Aug-2021. Parks contribution - upgrade of facilities in three public parks in the Hulme Ward
			Occupation (50%)	£40,000	n/a				
		Affordable Housing	Commencement (50%)	£125,000	n/a				
			Occupation (50%)	£125,000	n/a				
			Other	(Clawback)	n/a			Viability Appraisal	

# S106 Obligations Schedule 2022

## Levenshulme

079113/FO/2006/N2	Palace Nightclub Farmside Place Levenshulme Manchester M19 3BF	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways		£20,000	£20,682	£3,569	C/1195/0001/67	Funds Committed (Spend Commenced)	
101869/FO/2013/N2	Land To Rear Of GMPTE Social Club (former Sports Ground) Mount Road Gorton Manchester M19 3ET	Highways, Parks and Leisure		£200,000	£212,232	£42,647	C/1195/0001/155	Funds Committed (Spend Commenced)	Wright Robinson College, Green bank Park, GB pavillion, MUGA & Top Trek pathway at Debdale Park, Gorton Boxing Club programmes & internal upgrade, Abbey Hey football stadium
122042/OO/2018	Land Off Cringle Road Manchester	Parks and Leisure		£150,000	£0	n/a		Trigger Not Met	Signed Jun-2019
		Affordable Housing		11 units	n/a	n/a			

# S106 Obligations Schedule 2022

## Longsight

115299/FO/2017	Land North Of Melland Road Sports Field (Former Running Track) South Of Melland Road Manchester M18 7QR	Parks and Leisure,		£750,000	£792,140	£99,593	C/1195/0001/187	Funds Committed (Spend Commenced)	
122160/FO/2018	Belle Vue Stadium Kirkmanshulme Lane Manchester M18 7BD	Affordable Housing	Other	(Clawback)	n/a	n/a		Viability Appraisal	Signed Nov-2020



# S106 Obligations Schedule 2022

## Miles Platting and Newton Heath

095431/REP/2011/N1 (082859/FO/2007/N1)	Rosedale Building Dulverton Street Manchester	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways	Occupation	£114,000	£0	n/a		Trigger Not Met	Development Commenced
			Occupation 57th apartment	£114,000	£0				
110486/JO/2015/N1 (106592/OO/2014/N1)	Riverpark Trading Estate Riverpark Road Newton Heath Manchester M40 2XP	Transport and Car Parking, Highways,	Commencement	£80,000	£0	n/a		Trigger Not Met	Not Commenced - due to expire Dec 2019
125596/FO/2019	Land Bounded By Hulme Hall Lane, Varley Street, Iron Street, Coleshill Street And Rochdale Canal Manchester M40 8HH	Parks and Leisure	Commencement	£300,000	£0	n/a		Trigger Not Met	Signed Nov-2020
		Transport and Car Parking	Commencement	£60,000	£0	n/a			
		Affordable Housing	Other	(Clawback)	£0	n/a		Viability Appraisal	
127971/FO/2020	271 Oldham Road Manchester M40 7PS	Affordable Housing	Other	(Clawback)	£0	n/a		Viability Appraisal	Signed May-2021

# S106 Obligations Schedule 2022

## Moss Side

080958/FO/2006/S1	297-339 Claremont Road Moss Side Manchester M14 7NB	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways		£40,000	£40,000	£40,000	C/1195/0001/144	Funds Committed	gating the alleyways & incorporate street tree planting
093074/FO/2010/S1	482/506 Moss Lane East Moss Side Manchester M14 4PA	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways, Transport and Car Parking, Parks and Leisure,		£166,000	£166,000	£631	C/1195/0001/110	Funds Committed (Spend Commenced)	

# S106 Obligations Schedule 2022

## Moston

127669/FO/2020	Former Deanway DIY Store, 112 Kenyon Lane, Manchester, M40 9DH	Affordable Housing	Commencement	7 units	n/a	n/a		Trigger Not Met	Signed Nov-21
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# S106 Obligations Schedule 2022

## Northenden

075007/FO/2005/S2	Former Ferrol House 6 Beechpark Avenue Northenden	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways		£20,000	£20,865	£16,163	C/1195/0001/69	Funds Committed (Spend Commenced)	Riverside Park projects Northenden Village public realm highways junction of Church / Palatine Rds
101366/FO/2013/S2	Land At Junction Of Church Road And Palatine Road Northenden Manchester	Transport and Car Parking, Highways		£62,500	£62,500	£62,500	C/1195/0001/31, C/1195/0001/141	Funds Committed	
102660/FO/2013/S2	Camperlands Ltd Mill Lane Northenden Manchester M22 4HR	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways, Affordable Housing, Transport and Car Parking	Commencement	£20,000	£20,000	£201,467	C/1195/0001/154	Funds Committed (Spend Commenced)	improvement works for Allanson Road and the surrounding road network - Spend Riverside park Northenden Car Park,
			Occupation 50% units	£115,000	£121,701				
			Occupation 75% units	£115,000	£136,233 (payment plan)				
125635/FO/2019	Tatton Arms Boat Lane Northenden Manchester M22 4HR	Affordable Housing	Other	(Clawback)	£0	n/a		Viability Appraisal	Signed Apr-2021

# S106 Obligations Schedule 2022

## Piccadilly

092452/FO/2010/C2	22 To 26 Edge Street Manchester M4 1HN	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways		£70,000	£80,602	£80,602	C/1195/0001/168	Funds Committed	Medieval Quarter (Memorial Gardens)
100982/FO/2012/C2	1 Canal Street Manchester M1 3HE	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways		£6,000	£6,295	£6,295	C/1195/0001/174	Funds Committed	
105885/FO/2014/C2	2 Harter Street Manchester M1 6HY	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways		£23,000	£25,720	£25,720	C/1195/0001/188	Funds Committed	
109096/JO/2015/C2	40 Laystall Street Ancoats Manchester M1 2JP	Highways,		£80,000	£80,000	£80,000	C/1195/0001/160	Pending	potential highways works on Great Ancoats Street
110074/FO/2015/C2	Land At 76 - 82 Oldham Street And Land Bounded By Spear Street, Warwick Street And Houldsworth Street Ancoats Manchester M4 1LF	Environmental Improvement,	Occupation	£75,000	£0	n/a		Trigger Not Met	
110351/FO/2015/N1	4 Angel Court Ancoats Manchester M4 4HT	Transport and Car Parking,	Occupation	£64,000	£70,003	£70,003	C/1195/0001/191	Pending	
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	Affordable Housing	Commencement	£100,000	£0	n/a		Pending	
115401/FO/2017	Brownsfield Mill Binns Place Manchester M4 5BP	Affordable Housing	Occupation	£100,000	£107,597	£107,597	C/1195/0001/207	Funds to be transferred to Housing Affordability Fund	
117058/FU/2017	53 Marshall Street Manchester M4 5FU	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways		£40,000	£41,290	£41,290	C/1195/0001/194	Pending	
131634/JO/2021	Victoria House Great Ancoats Street Manchester M4 7AB	TBC							Signed Jul-22

# S106 Obligations Schedule 2022

117059/FO/2017	32 Mason Street Manchester M4 5EY	Public Realm (Facilities/Infrastructure), Environmental Improvement, Highways		£37,500	£38,160	£38,160	C/1195/0001/189	Pending	
117749/JO/2017	4 Angel Court Manchester M4 4HT	Transport and Car Parking,	Occupation	£64,000	£0	n/a		Trigger Not Met	
118057/FO/2017	Land Bounded By Cable Street, Cross Keys Street, Addington Street And Mason Street Manchester M4 5FT	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways		£20,000	£20,000	£20,000	C/1195/0001/183	Funds Committed	
118120/FO/2017	Land Bounded By Thompson Street / Mason Street / Bendix Street And Rochdale Road Manchester	Affordable Housing, Public Realm (Facilities/Infrastructure), Highways,	Occupation	£550,000	£0	n/a		Trigger Not Met	
120149/FO/2018	Car Park Between 57 And 59 Ducie Street Manchester M1 2JQ	Affordable Housing	Commencement	£94,000	£103,622	£103,622	C/1195/0001/211	Funds to be transferred to Housing Affordability Fund	Signed Mar-2019
			Occupation	£94,000	£0			Trigger Not Met	
121099/FO/2018	Land At Portugal Street East Manchester M1 2WX	Affordable Housing	Other	(Clawback)	n/a	n/a			Signed Mar-2021
121375/FO/2018	20 - 36 High Street Including Church Street Market Stalls Manchester M4 1QB	Affordable Housing	Occupation	£1,000,000	£0	n/a		Trigger Not Met	Signed Oct-2020
			Other	(Clawback)	n/a	n/a	Viability Appraisal		
121380/FO/2018	Swan House Swan Street Manchester M4 5DF	Highways	Commencement	£120,000	£124,752	n/a	C/1195/0001/208	Pending	Signed Oct-2019
			Commencement first anniversary	£30,000					
		Affordable Housing		19 units	n/a	n/a	Trigger Not Met		
			Other	(Clawback)	n/a	n/a	Viability Appraisal		
122000/FO/2018	Victoria House Great Ancoats Street Manchester M4 7AB	Affordable Housing	Other	(Clawback)	n/a	n/a		Viability Appraisal	Signed Aug-2020
122523/FO/2019	Land Bound By Back Turner Street, Shudehill, Soap Street And High Street Manchester M4 1EW	Affordable Housing	Other	(Clawback)	n/a	n/a		Viability Appraisal	Signed Nov-2019

# S106 Obligations Schedule 2022

124888/FO/2019	Land Bound By Addington Street, Marshall Street, Cross Keys Street And Chadderton Street Manchester M4 4RJ	Environmental Improvement		£36,000	£36,000	£36,000	C/1195/0001/203	Pending	Signed Jan-2020
125678/FO/2019	Site Bound By Bendix Street To The North East, Chadderton Street To The South East, Goulden Street To The South West And Cross Keys Street To The North West Manchester								Signed Dec-2020. penalty of £2,000,000 if not entered into building contract within 6 months and ensure commencement of development by commencement date of 125681/FO/2019 or 125686/FO/2019
125681/FO/2019	Site Bound By Thompson Street To The North East, Oldham Road To The South, Bendix Street To The South West And A Building Occupied By Turning Point To The North West Manchester	Affordable Housing	Occupation	£345,000	£0	n/a		Trigger Not Met	Signed Apr-2021
			Other	(Clawback)	n/a	n/a		Viability Appraisal	
		Highways	Commencement	£12,000	£0	n/a		Trigger Not Met	
125686/FO/2019	Site Bound By Oldham Road To The South East, Marshall Street To The North East, Chadderton Street To The North West, And Addington Street To The South West Manchester	Highways	Commencement	£12,000	£0	£12,000	C/1195/0001/206	Pending - (Payment Plan)	Signed Dec-2020
			Affordable Housing	Commencement	£308,572	£0			
		Other	(Clawback)	n/a	n/a	Viability Appraisal			
126608/FO/2020	Land To The South Of Store Street Manchester M1 2NE	Affordable Housing		13 units	n/a	n/a			Signed Nov-2020
127317/FO/2020	Land At Heyrod Street Manchester M1 2WW	Affordable Housing	Other	(Clawback)	n/a	n/a		Viability Appraisal	Signed Feb-2021
128997/FO/2020	40 Swan Street Manchester M4 5JG	Highways	Commencement	£12,000	n/a	n/a		Trigger Not Met	Signed Sep-2021.
			Environmental Improvements	Occupation	£53,000	n/a		n/a	Trigger Not Met
		Affordable Housing	Other	(Clawback)	n/a	n/a		Viability Appraisal	





# S106 Obligations Schedule 2022

## Rusholme

091935/FO/2009/S1	Land Bounded By Meldon Road/ Copthorne Crescent And Beresford Road Rusholme	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways		£22,000	£24,331	£24,331	C/1195/0001/140	Funds Committed	
095274/FO/2011/S1	Manchester Grammar School Old Hall Lane Manchester M13 0XT	Highways		£3,170	£3,170	£3,170	C/1195/0001/113	Funds Committed	13 no new trees on Old Hall Lane

# S106 Obligations Schedule 2022

## Whalley Range

068586/FO/2003/S1	Royston Court Carlton Road Whalley Range	Environmental Improvement		£40,000	£40,000	£29,000	C/1195/0001/47	Funds Committed (Spend Commenced)	Range Rd planting conservation street name plaques
110883/JO/2015/S1 (103149/FO/2013/S1)	52 College Road Whalley Range Manchester M16 8FH	Environmental Improvement, Highways, Public Realm (Facilities/Infrastructure)		£90,000	£92,181	£26,514	C/1195/0001/171	Funds Committed (Spend Commenced)	Alleygating, Resurfacing of local roads, Traffic calming, street trees on College Road, mini RPZ, Controlled crossing on Withington Road - Spend - Age Friendly Benches Whalley Grove
121945/FO/2018	English Martyrs Tennis Club Alness Road Manchester M16 8HW	Parks and Leisure		£5,900	£5,900	£5,900	C/1195/0001/193	Pending	

# S106 Obligations Schedule 2022

## Withington

099190/FO/2012/S1	Site Adjacent To White Swan PH Green Street Ladybarn Manchester	Highways		£7,500	£7,788	£7,788	C/1195/0001/162	Pending	local request for highways works on Mauldeth Road 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
117847/FO/2017	Existing Car Park Off Cotton Lane Christie Hospital Manchester M20 4UX	Transport and Car Parking		£1,000,000	£1,000,000	£869,088	C/1195/0001/195	Funds Committed (Spend Commenced)	Christies RPZ
123981/FO/2019	Former Nat West Bank 437 Wilmslow Road Manchester M20 4NW	Environmental Improvement		£5,000	£5,000	£5,000	C/1195/0001/198	Pending	
125126/FO/2019	Land To The Rear Of Melmar Court Heaton Road Manchester M20 4PU	Affordable Housing		1 unit	n/a	n/a			Signed Aug-2020

## Woodhouse Park

090189/FO/2009/S2	Land Bounded By Portway And (former Painswick Flats) Painswick Road Woodhouse Park Manchester M22 1GG	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways, Parks and Leisure		£30,000	£30,205	£15	C/1195/0001/93	Spend Completed	Refurbishments to Lake and water body, Entrance and access improvements to link Wythenshawe Lifestyles Centre internally to the park site, Improvements to existing play facilities
		Affordable Housing		88 units	n/a	n/a			
092478/FO/2010/S2	Land Off Cornishway/ Ravenscar Crescent Woodhouse Park	Parks and Leisure		£10,000	£10,000	£1,908	C/1195/0001/108	Funds Committed (Spend Commenced)	Culmere Park - Play Equipment (£8092)
099153/FO/2012/S2	Site Of Former Talisman Public House Corner Of Portway And Oatlands Road Wythenshawe Manchester M22 1BE	Environmental Improvement, Public Realm (Facilities/Infrastructure), Highways		£5,000	£5,000	£3,500	C/1195/0001/139	Funds Committed (Spend Commenced)	Painswick Park - works to pond

## Appendix 3 – Examples of Spend

### 1.1. Medieval Quarter (Memorial Gardens)

Previous schedules of s106 agreements presented to this committee have identified contributions to support the medieval quarter and the memorial garden, planning permission was granted at the Planning and Highways Committee in January 2021.

The Glade of Light is a memorial commemorating the victims of the 22 May 2017 terrorist attack at Manchester Arena and is within Manchester's Medieval Quarter. It is located between Manchester Cathedral and Chetham's School of Music, at the foot of Fennel Street where it meets Victoria Street.

The Glade of Light was designed to be a living memorial, a tranquil garden space for remembrance and reflection in honour of the 22 people whose lives were taken, as well as remembering everyone who was left injured or affected. Its peaceful surroundings are intended as the setting for commemorative events in the city relating to the attack.

A white marble 'halo' ring stands at the heart of the memorial. The names of those who lost their lives are set in bronze upon it. Personalised memory capsules, filled with memories and mementoes of them provided by loved ones, have been embedded within the stone.

The memorial features a planting scheme designed to reflect the changing seasons while providing colour and maximising light all year round. It uses only plants which grow naturally in the UK countryside.





## 1.2. Highway related works

There are number of agreements which are being used to support Residents Parking Zones across the city. These include schemes around North Manchester General Hospital, Hathersage Road, St Georges and the Britannia Basin, Rusholme and Moss Side and The Christie Extension.

## Appendix 4 – Legal Tests

### S106 overview

#### Legislation

Planning obligations under Section 106 of **the Town and Country Planning Act 1990** (as amended), are more commonly known as s106 agreements. They are a mechanism which make a proposal for development acceptable in planning terms when it would otherwise not be the case. They focus on site specific mitigation of the impact of development and are negotiated during the planning process

A common use of a planning obligation is secure affordable housing and/or infrastructure, on site or a financial contribution to provide such off site. Their use, however, is also related to:

- a. restricting the development or use of the land in any specified way
- b. requiring specified operations or activities to be carried out in, on, under or over the land
- c. requiring the land to be used in any specified way; or
- d. requiring a sum or sums to be paid to the authority on a specified date or dates or periodically.

A planning obligation can be subject to conditions, it can specify restrictions definitely or indefinitely, and in terms of payments the timing of these can be specified in the obligation.

If the s106 is not complied with, it is enforceable against the person that entered into the obligation and any subsequent owner. The s106 can be enforced by injunction.

In case of a breach of the obligation the authority can take direct action and recover expenses.

The planning obligation is a formal document, a deed, which states that it is an obligation for planning purposes, identifies the relevant land, the person entering the obligation and their interest and the relevant local authority that would enforce the obligation.

There are clear legal tests for when a s106 agreement can be used. These are that the agreement must be:

- a. necessary to make the development acceptable in planning terms
- b. directly related to the development; and
- c. fairly and reasonably related in scale and kind to the development.

Together with the above, there are policy tests set out in the National Planning Policy Framework (NPPF). This includes ensuring a Local planning authority considering whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Over the last few years there has been growing concern about delivery of development and development viability. This is reflected in the NPPF which states that where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.

In March 2015, the Planning Practice Guidance (PPG) was amended in response to a consultation on measures to speed up the negotiation and agreement of S106. The changes were also set out in the Viability Guidance.

The changes emphasise the S106 legal and policy tests and relationship with the development plan. In terms of the process, the focus is on early engagement by the Local Planning Authority (LPA) with applicants and infrastructure providers and S106 being part of the pre-application process. There is a greater emphasis on public access to information and the S106 being available as part of the planning register. Guidance is also provided on the operation of the vacant building credit.

### **S106 - Amendments and Modifications – changes**

Under the Planning Act, a person bound by the obligation can seek to have the obligation modified or discharged after five years.

The principles for modifying an obligation are that it "no longer serve a useful purpose" or "continues to serve a useful purpose equally well".

There is also a clause in the Act that allows for a new application and appeal procedure for the review of planning obligations on planning permissions which relate to the provision of affordable housing. The changes require a council to assess the viability arguments, to renegotiate previously agreed affordable housing levels in a S106 and change the affordable housing requirement or face an appeal.

This process will assess the viability of affordable housing requirements only. It will not reopen any other planning policy considerations or review the merits of the permitted scheme.

There are powers to renegotiate Section 106 agreements on a voluntary basis

### **S106 Agreements and Community Infrastructure Levy (CIL)**

CIL has been in place now for many years. In terms of developer contributions, it has not replaced Section 106 agreements, but its introduction resulted in a tightening up of the s 106 tests. S106 agreements, in terms of developer contributions, should be focused on addressing the specific mitigation required by a new development. CIL has been developed to address the broader impacts of development. There should be no circumstances where a developer is paying CIL and S106 for the same infrastructure in relation to the same development.



**Policy on seeking planning obligations**

Policies for planning obligations should be set out in plans and examined in public and their requirements need to be clear.

The policies must be informed by evidence of, for example, infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, local and national standards and the cost implications of planning obligations. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and the total cumulative cost of all relevant policies will not undermine deliverability of the plan.

**Vacant building credit**

National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Contributions may be required for any increase in floorspace.

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**Manchester City Council  
Report for Information**

**Report to:** Resources and Governance Scrutiny Committee – 6 September 2022

**Subject:** Overview Report

**Report of:** Governance and Scrutiny Support Unit

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### Summary

This report provides the following information:

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

### Recommendation

The Committee is invited to discuss and note the information provided and agree the work programme.

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**Wards Affected:** All

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### Contact Officer:

Name: Charlotte Lynch  
Position: Governance and Scrutiny Team Leader  
Telephone: 0161 219 2119  
E-mail: charlotte.lynch@manchester.gov.uk

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### Background documents (available for public inspection):

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

None

## 1. 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
8 February 2022	RGSS/22/11	Recommends that a briefing note be circulated to members of the Committee that describes the discussions and agreements reached regarding staff health and safety considerations and mobile working.	A response to this recommendation has been requested and will be circulated to Members.  A follow up email was sent on 23 June 2022 for a response	Chris Wanley
19 July 2022	RGSC/22/30	Requests that feedback from staff about their experiences of working at the Council be included in a future HROD update report.	Officers have noted that Members would want to hear directly from staff when possible and will facilitate this.	Deb Clarke
19 July 2022	RGSC/22/32	Recommends the creation of a Major Contracts Oversight Board to be made up of officers and chaired by the Executive Member for Finance. The proposed purpose of this Board would be to evaluate all major contracts with the potential to co-opt other Executive Members to chair the board where a contract falls within their portfolio.	A response to this recommendation has been requested.	Fiona Ledden

## 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 August 2022**, 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.

Corporate Core					
<p><b>Manchester City Centre Triangle (2021/01/14A)</b></p> <p>The approval of capital expenditure for the construction of a scheme to connect travel hubs in the city centre</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 31st Aug 2022</p>		<p>Checkpoint 4 Business Case</p>	<p>Steve Robinson, Director of Operations (Highways) steve.robinson@manchester.gov.uk</p>

<p><b>Early Years - Tendered Daycare Settings (2021/07/16B)</b></p> <p>The approval of capital expenditure to support the continued provision of high-quality Early Years settings across the City.</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 16th Aug 2021</p>		<p>Checkpoint 4 Business Case</p>	<p>Amanda Corcoran, Director of Education a.corcoran@manchester.gov.uk</p>
<p><b>Contract for a Technology and Implementation Partner for the Council's Resident and Business Digital Experience Programme (RBDxP) (2021/11/29B)</b></p> <p>The appointment of Technology and Implementation Partner for the Council's Resident and Business Digital Experience Programme (RBDxP)</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 29th Dec 2021</p>		<p>Report &amp; Recommendation</p>	<p>Joanna Thorne joanna.thorne@manchester.gov.uk</p>
<p><b>Contract for the Provision of Consultancy Services for Resident and Business Digital Experience Programme (RBDxP) (30/11/2021A)</b></p> <p>The appointment of</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 30th Dec 2021</p>		<p>Report &amp; Recommendation</p>	<p>Joanna Thorne joanna.thorne@manchester.gov.uk</p>

Consultancy Services for Resident and Business Digital Experience Programme (RBDxP)					
<p><b>Contract for Provision of ICT and Digital resources to Manchester City Council (2022/01/31A)</b></p> <p>The appointment ICT and Digital resources to Manchester City Council.</p>	City Treasurer (Deputy Chief Executive)	Not before 28th Feb 2022		Report & Recommendation	Joanna Thorne joanna.thorne@manchester.gov.uk
<p><b>Framework Provision for Travel Services (2022/02/14A)</b></p> <p>The appointment of a provider to deliver Travel Services for MCC employees and Members.</p>	City Treasurer (Deputy Chief Executive)	Not before 14th May 2022		Report & Recommendation	
<p><b>Write off of EoN Reality loan (2022/03/01B)</b></p> <p>Under the delegation agreed at February 2022's Executive, write off of existing £1.1m loan to EoN Reality Ltd and outstanding interest, following confirmation that the company has been</p>	City Treasurer (Deputy Chief Executive)	Not before 1st Apr 2022		Companies House – liquidation progress report	Tim Seagrave T.Seagrave@manchester.gov.uk

liquidated.					
<b>Transforming of Legal Services (2022/03/02B)</b>  Approval to procure and implement a new legal case management.	City Solicitor	Not before 2nd Apr 2022			Karen Mcilwaine, Deputy City Solicitor karen.mcilwaine@manchester.gov.uk
<b>Framework for the Provision of a Debit/Credit Card Service (2022/04/26A)</b>  The appointment of provider for Debit/Credit Card Service.	City Treasurer (Deputy Chief Executive)	Not before 26th May 2022		D3 Form (TC492) (002) Debit Credit Card Service	Vanda Mckeon vanda.mckeon@manchester.gov.uk
<b>Northwards IT migration (2022/05/03A)</b>  To award funding to enable the IT transfer from Northwards IT to Manchester City Council IT.	City Treasurer (Deputy Chief Executive)	Not before 1st Jun 2022		Business Case	Andrew Blore a.blore@manchester.gov.uk
<b>Public Sector Decarbonisation Scheme - Round 3 (2022/05/06A)</b>  To invest a mix of Council funding and grant funding in energy conservation and carbon reduction measures	City Treasurer (Deputy Chief Executive)	Not before 6th Jun 2022		Check Point 4 Business Case	Richard Munns r.munns@manchester.gov.uk



for the Council's estate, in line with the Public Sector Decarbonisation Scheme grant funding agreement.					
<p><b>HR and Finance System Replacement Project (2022/05/13A)</b></p> <p>Approval of capital expenditure to create the initial programme structure required to undertake pre-development work to prepare the organisation for the significant business change.</p>	City Treasurer (Deputy Chief Executive)	Not before 13th Jun 2022		Checkpoint 4 Business Case	Tom Wilkinson, Deputy City Treasurer tom.wilkinson@manchester.gov.uk
<p><b>Framework Agreement for Senior Permanent and Interim Executive Search (2022/06/09A)</b></p> <p>The appointment of Agencies to deliver Permanent and Interim Senior Recruitment Services.</p>	City Treasurer (Deputy Chief Executive)	Not before 9th Jul 2022		Report & Recommendation	Mike Worsley mike.worsley@manchester.gov.uk
<p><b>Contract for the provision of a Contract Management System (2022/06/15B)</b></p>	City Treasurer (Deputy Chief Executive)	Not before 15th Jul 2022		Report and recommendation	

To contract with a software supplier to provide MCC with a new Contract Management System.					
<p><b>The Provision, Erecting, Maintaining &amp; Storage of Christmas Wooden Houses (2022/06/15C)</b></p> <p>To seek approval to appoint a company/s to a framework for the provision, delivery, maintenance and storage of Wooden Houses for the Manchester Christmas Markets. The framework will be for a 4 year period, commencing September 2022.</p>	City Treasurer (Deputy Chief Executive)	Not before 15th Jul 2022		Contract report	
<p><b>Contract for the Provision of Engineering Inspection and Insurance (2022/06/16A)</b></p> <p>The appointment of Provider for Engineering Inspection and Insurance.</p>	City Treasurer (Deputy Chief Executive)	Not before 16th Jul 2022		Report and recommendation	
<p><b>Elizabeth Tower GP Surgery grant (2022/06/20A)</b></p>	City Treasurer (Deputy Chief Executive)	Not before 20th Jul 2022		Checkpoint 4 Business Case	Tom Wilkinson, Deputy City Treasurer tom.wilkinson@manchester.gov.uk

To provide a £2.6m capital grant to the GP surgery at Elizabeth Tower, Great Jackson street to fund the fit out of the shell to allow the opening and operating of the new GP surgery facility.					
<b>Disabled Facilities Grant (DFG) budget for 2022/23 (2022/06/22A)</b>  The approval of capital expenditure funded by DFG Grant allocation for home adaptations for people with disabilities	City Treasurer (Deputy Chief Executive)	Not before 22nd Jul 2022		Checkpoint 4 Business Case	
<b>TC985 Learning &amp; Development Training Framework (2022/07/04A)</b>  To establish a Dynamic Purchasing System of organisations to provide Learning & Development Training	City Treasurer (Deputy Chief Executive)	Not before 4th Aug 2022		Report & Recommendation	Kate Andrews kate.andrews@manchester.gov.uk
<b>Resident and Business Digital Customer Experience additional budget (2022/07/04B)</b>  To approve a further £592k	City Treasurer (Deputy Chief Executive)	Not before 4th Aug 2022		RBDxP Business Case	

of Budget					
<p><b>Legal Services Case Management Replacement (2022/07/06A)</b></p> <p>To approve a budget of £695k for the procurement of a new Legal Case Management System</p>	City Treasurer (Deputy Chief Executive)	Not before 6th Aug 2022		Legal Case Management	Peter Walker peter.walker@manchester.gov.uk
<p><b>Adoption of Climate Change Framework (19/07/22A)</b></p> <p>To adopt the 2022 update of the Manchester Climate Change Framework</p>	Executive	14 Sep 2022		Final Climate Change Framework Update plus accompanying report and annexes.	David Houliston d.houliston@manchester.gov.uk
<p><b>Framework Agreement for the Provision of Commercial Office Furniture and Furniture Services (2022/08/04A)</b></p> <p>The appointment of Provider to deliver Commercial Office Furniture and Furniture Services.</p>	City Treasurer (Deputy Chief Executive)	Not before 4th Sep 2022		Report and recommendations	Mike Worsley mike.worsley@manchester.gov.uk

<p><b>Award new Case Management System replacement (2022/08/08A)</b></p> <p>To award the bid to a new supplier for the Neighbourhoods and Licensing including Taxi Licensing Case Management System.</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 8th Sep 2022</p>		<p>Briefing Document</p>	
<p><b>MCC Climate Change Action Plan Refresh (2022/08/15A)</b></p> <p>To note the contents and approve the MCC Climate Change Action Plan Refresh</p>	<p>Executive</p>	<p>14 Sep 2022</p>			<p>Mark Duncan m.duncan@manchester.gov.uk</p>
<p><b>TC520 - Provision of Parking Enforcement Services (2022/08/19A)</b></p> <p>To appoint a single provider for parking enforcement services.</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 19th Sep 2022</p>		<p>Report and Recommendation</p>	

<p><b>Hybrid Cloud Programme (2022/08/19B)</b></p> <p>To approve capital expenditure to allow Manchester City Council ICT to create a Hybrid Cloud Programme that will refresh aging infrastructure and support its strategy to move to cloud-based technology solutions.</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 19th Sep 2022</p>		<p>Checkpoint 4 Business Case</p>	<p>Chris Wanley, Director of ICT chris.wanley@manchester.gov.uk</p>
<p><b>Award of Electricity Supply contracts from existing Framework Agreements (2022/08/22A)</b></p> <p>To award a contract for the supply of Electricity from the Council's existing HH (large sites) and NHH (smaller sites) frameworks via direct award to the incumbent suppliers.</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Before 30 Sep 2022</p>		<p>Award Report</p>	<p>Walter Dooley w.dooley@manchester.gov.uk, Peter Schofield peter.schofielod@manchester.gov.uk</p>
<p><b>Development and Growth</b></p>					
<p><b>Strategic land and buildings acquisition 2019/06/03B</b></p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 1st Dec 2022</p>		<p>Checkpoint 4 Business Case &amp; Briefing Note</p>	<p>Richard Cohen r.cohen@manchester.gov.uk</p>

The approval of capital expenditure for the purpose of the strategic acquisition of land and buildings to support the Eastlands Regeneration Framework.					
<b>Strategic land and buildings acquisition 2019/06/03C</b>  The approval of capital expenditure for the purpose of the strategic acquisition of land and buildings to support the Eastlands Regeneration Framework	City Treasurer (Deputy Chief Executive)	Not before 1st Dec 2022		Checkpoint 4 Business Case & Briefing Note	Richard Cohen r.cohen@manchester.gov.uk
<b>Disposal of site of former Chorlton Leisure Centre for residential development (21/05/13A)</b>  Approval to the terms for the leasehold disposal of the site of the former Chorlton Leisure Centre for residential development.	Strategic Director - (Growth and Development)	Not before 13th Jun 2021		Report to the Strategic Director of Growth and Development	Mike Robertson m.robertson@manchester.gov.uk
<b>Disposal of Buglawton Hall (2021/05/27A)</b>  To approve the freehold	Strategic Director - (Growth and Development)	Not before 25th Jun 2021		Briefing Note	Thomas Pyatt, Development Surveyor Tel: 0161 234 5469 thomas.pyatt@manchester.gov.uk

disposal of Buglawton Hall, Buxton Road, Congleton, Cheshire					
<p><b>Restructure of existing multiple ground leases at Manchester Science Park into a new overriding single head lease (2021/07/16A)</b></p> <p>Restructure of existing multiple ground leases at Manchester Science Park into a new overriding single head lease.</p>	Strategic Director - (Growth and Development)	Not before 16th Aug 2021		Report and recommendations	Mike Robertson m.robertson@manchester.gov.uk
<p><b>Strategic approach to developments of social homes via a city-wide New Build Local Lettings Policy (LLP) (2021/08/10A)</b></p> <p>Executive adopts the New Build LLP for immediate implementation.</p>	Executive	15 Sep 2021		Report and recommendations	Martin Oldfield m.oldfield@manchester.gov.uk
<p><b>Procurement of Property Services Framework Contract (2021/11/26A)</b></p> <p>To approve the evaluation and selection outcome of the procurement process for</p>	Strategic Director - (Growth and Development)	Not before 26th Dec 2021		Evaluation documents of tenders received	Mike Robertson m.robertson@manchester.gov.uk



the property services framework.					
<p><b>Land at Downley Drive, New Islington/Ancoats (2022/02/18B)</b></p> <p>Land disposal by way of lease for residential development at Downley Drive, New Islington/Ancoats.</p>	Strategic Director - (Growth and Development)	Not before 18th Mar 2022		Report and recommendations	
<p><b>Our Town Hall Level 5 and 6 Fit Out (2022/03/30A).</b></p> <p>To approve capital expenditure to fit out levels 5 and 6 of Manchester Town Hall.</p>	City Treasurer (Deputy Chief Executive)	Not before 28th Apr 2022		Checkpoint 4	Jared Allen jared.allen@manchester.gov.uk
<p><b>Northwards Housing Programme 2022/23 - Internal Work to Properties (2022/04/19A)</b></p> <p>The approval of capital expenditure for the Northwards Housing 2022/23 Capital Programme Internal Work to deliver essential health and safety work, security improvements and</p>	City Treasurer (Deputy Chief Executive)	Not before 19th May 2022		Checkpoint 4 Business Case	Martin Oldfield m.oldfield@manchester.gov.uk

environmental improvements.					
<p><b>Northwards Housing Programme 2022/23 - External Work to Properties (2022/04/19B)</b></p> <p>The approval of capital expenditure for the Northwards Housing 2022/23 Capital Programme – External Work to deliver essential health and safety work, security improvements and environmental improvements.</p>	City Treasurer (Deputy Chief Executive)	Not before 19th May 2022		Checkpoint 4 Business Case	Martin Oldfield m.oldfield@manchester.gov.uk
<p><b>Northwards Housing Programme 2022/23 - Adaptations (2022/04/19C)</b></p> <p>The approval of capital expenditure for the Northwards Housing 2022/23 Capital Programme – Adaptations to deliver essential health and safety work, security improvements and environmental improvements.</p>	City Treasurer (Deputy Chief Executive)	Not before 19th May 2022		Checkpoint 4 Business Case	Martin Oldfield m.oldfield@manchester.gov.uk

<p><b>Public Building Repairs and Maintenance (2022/06/26B)</b></p> <p>The Deputy Chief Executive and City Treasurer has agreed to award a 12-month extension with effect from May 2023 to the contract for planned and preventative maintenance to MCC public buildings – including reactive repairs and small works via a Measured Term Contract to Equans, the current provider. The contract has an annual value of £5.65m and, as a result of the extension will end in April 2024.</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 26th May 2022</p>		<p>Report and recommendation D3 Public Buildings R&amp;M contract</p>	<p>Richard Munns r.munns@manchester.gov.uk</p>
<p><b>Asset Management Programme 2022/23 Budget (2022/04/26C)</b></p> <p>To approve capital expenditure for the Council's citywide assets.</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 26th May 2022</p>		<p>Checkpoint 4 business case</p>	<p>Richard Munns r.munns@manchester.gov.uk</p>
<p><b>Disposal of the former Gala Bingo, Rowlandsway,</b></p>	<p>Strategic Director - (Growth and</p>	<p>Not before 19th Jun 2022</p>		<p>Report to the Strategic Director of Growth and</p>	<p>Joe Martin, Development Surveyor joe.martin@manchester.gov.uk</p>

<p><b>Manchester, M22 5RS (2022/05/19A)</b></p> <p>Approval to the terms for the leasehold disposal of the former Gala Bingo, Rowlandsway, Manchester, M22 5RS.</p>	Development)			Development	
<p><b>Acquisition of strategic asset in Wythenshawe (2022/06/10B)</b></p> <p>Approval of the capital expenditure required for the acquisition of the asset.</p>	City Treasurer (Deputy Chief Executive)	Not before 7th Jul 2022		Report to Executive on 29/06/2022 and Delegated approval report to the Strategic Director of Growth and Development and City Treasurer	Mike Robertson m.robertson@manchester.gov.uk
<p><b>Manchester Accommodation Business Improvement District 2023 - 2028 (2022/06/17A)</b></p> <p>To formally approve that a ballot be undertaken by Civica Election Services (acting on behalf of Manchester City Council) between 9 August 2022 and the 5 September 2022 for</p>	Executive	22 Jul 2022		Proposal and Business Plan For Manchester Accommodation Business Improvement District 2023 – 2028	Liam Crichlow liam.crichlow@manchester.gov.uk

an Accommodation BID in Manchester City Centre.					
<p><b>This City - new scheme development (2022/06/17B)</b></p> <p>To give capital expenditure approval to build a mixed development of market and accessible rent properties, initially through the Council before transferring to a Council-owned company during the build.</p>	City Treasurer (Deputy Chief Executive)	Not before 17th Jul 2022		Report and recommendation	Alan Caddick, Interim Director of Housing and Residential Growth Alan.Caddick@manchester.gov.uk
<p><b>Remediation and Refurbishment work to City Art Gallery &amp; Queens Park Conservation Studios (2022/06/28A)</b></p> <p>To approve capital expenditure for essential remediation work to City Art gallery and Queens Park Conservation Studios.</p>	City Treasurer (Deputy Chief Executive)	Not before 28th Jul 2022		Checkpoint 4 Business Case	Richard Munns r.munns@manchester.gov.uk
<p><b>Housing Affordability Fund Budget (2022/06/28B)</b></p> <p>The approval of capital expenditure for affordable</p>	City Treasurer (Deputy Chief Executive)	Not before 28th Jul 2022		Checkpoint 4 Business Case	Yvette Ryle, Project Manager Yvette.ryle@manchester.gov.uk

housing via a dedicated HAF budget.					
<p><b>Large Scale Renewable Energy Project (2022/07/13B)</b></p> <p>To purchase a large scale solar farm, associated storage and maintenance arrangements.</p>	City Treasurer (Deputy Chief Executive)	Not before 13th Aug 2022		Executive Report	Leader
<p><b>Disposal of Fielden Park PRU site as part of larger disposal of Manchester College Fielden Park Campus (2022/07/13A)</b></p> <p>Approval of the terms agreed for the freehold disposal of Fielden Park PRU</p>	Strategic Director - (Growth and Development)	Not before 13th Aug 2022		Report to the Strategic Director of Growth and Development	Mike Robertson m.robertson@manchester.gov.uk
<p><b>King Street Multistory Car Park &amp; King Street West Shops 35-47 (22/07/18A)</b></p> <p>Approval to the surrender of the City Councils Leasehold interested to support the redevelopment of the site, as consented under planning application 129251/FO/2021</p>	Strategic Director - (Growth and Development)	Not before 18th Aug 2022		Confidential report and recommendations	Lousie Hargan l.hargan@manchester.gov.uk

<p><b>The Northern Gateway HIF Infrastructure Programme (2022/07/26A)</b></p> <p>To approve capital expenditure of up to £33.7m, the balance of the available allocation of £51.6m Housing Infrastructure Fund Government grant, following the approval of an initial tranche of £17.9m.</p> <p>This will cover the construction period for the delivery of flood mitigation works, infrastructure and utilities provision in the Red Bank Neighbourhood.</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 26th Aug 2022</p>		<p>Checkpoint 4 Business Case</p>	<p>Ian Slater i.slater@manchester.gov.uk</p>
<p><b>Hammerstone Road Depot Additional Funding (2022/08/01A)</b></p> <p>To approve Capital Expenditure for further works which include, but are not limited to, scope changes for improved low carbon specifications, works to the façade, roof and</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 1st Sep 2022</p>		<p>Checkpoint 4 Business Case</p>	<p>Richard Munns r.munns@manchester.gov.uk</p>

drainage and inflationary cost pressures.					
<p><b>This City: Contractor and Design Team Fees (2022/08/10A)</b></p> <p>To approve capital expenditure for the delivery of This City: Norther Quarter (Postal Street) in order to appoint a contractor under a Pre-Construction Services Agreement to progress work on a mixed development of market and Manchester Living Rent properties until planning permission has been granted.</p>	City Treasurer (Deputy Chief Executive)	Not before 10th Sep 2022		Checkpoint 4 Business Case	Sarah Narici sarah.narici@manchester.gov.uk
<b>Neighbourhoods</b>					
<p><b>Parks Development Programme Team Funding (2022/03/10B)</b></p> <p>To approve capital expenditure to continue the Parks Development Programme team.</p>	City Treasurer (Deputy Chief Executive)	Not before 10th Apr 2022		Checkpoint 4	Neil Fairlamb N.Fairlamb@manchester.gov.uk



<p><b>Extension of the waste &amp; street cleansing contract (2022/03/30B)</b></p> <p>To fund the increase in contract fee from 2023 for the remainder of the contract period - £7.95m.</p>	Executive	1 Jun 2022		Waste Report to Environment & Climate Change Scrutiny Committee (10 March 2022)	Matthew Bennett matthew.bennett@manchester.gov.uk
<p><b>Hough End Project (12/05/2022B)</b></p> <p>To approve capital expenditure to deliver 2 NO. 3G Cork Infill Football Turf Pitches, Demolition of existing changing facility, Leisure Centre Extension and Car Parking at Hough End Leisure Centre and Playing Fields site.</p>	City Treasurer (Deputy Chief Executive)	Not before 12th Jun 2022		Check Point 4 Business Case	Neil Fairlamb N.Fairlamb@manchester.gov.uk
<p><b>Extension and variation of the Public Spaces Protection Orders (PSPOs) relating to dog control for a period of up to 3 years. (2022/05/16A)</b></p> <p>To extend 3 of the current PSPOs, namely dog fouling / means to pick up, maximum number of dogs</p>	Strategic Director (Neighbourhoods)	Not before 16th Jun 2022		Report and recommendations	Sam Kinsey s.kinsey@manchester.gov.uk

<p>and on-lead by direction.</p> <p>To vary 2 of the PSPOs to update the areas to which the “exclusion” PSPO applies and to reduce the restrictions applicable to cemeteries and crematoria so that dogs are no longer excluded from these areas but must instead be kept on a lead.</p>					
<p><b>Civil Enforcement of Moving Traffic Offences (2022/06/28C)</b></p> <p>To agree that the Council undertake all required steps to enable an application for a designation order, allowing the civil enforcement of moving traffic offences within the City, to be submitted to the S of S for Transport under the Traffic Management Act 2004. To also agree the locations within the City where the civil enforcement shall take place.</p>	Executive	14 Sep 2022		Report to Executive	Steve Robinson, Director of Operations (Highways) steve.robinson@manchester.gov.uk
<b>Cultural Partnership</b>	Strategic	Not before		Cultural	Louise Lanigan, Principal

<p><b>Grants (2022/07/12A)</b></p> <p>To approve a three-year Cultural Partnership grants programme with revenue support of £311,329 in 2023/4, 2024/5 and 2025/6.</p>	<p>Director (Neighbourhoods)</p>	<p>9th Aug 2022</p>		<p>Partnership Grants Proposal</p>	<p>Resources and Programmes Officer (Culture) louise.lanigan@manchester.gov.uk</p>
<p><b>TC927 On Street Environmental Enforcement (2022/07/14A)</b></p> <p>To seek approval to award a contract to suppliers who can deliver On Street Environmental Enforcement.</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 30th Nov 2022</p>		<p>Confidential contract report with recommendations</p>	<p>Mark Warmisham mark.warmisham@manchester.gov.uk</p>
<p><b>Environmental Health, Trading Standards and Housing Compliance and Enforcement Fees</b></p> <p>To increase fees associated with chargeable work in Environmental Health, Trading Standards and Housing Compliance</p>	<p>Strategic Director (Neighbourhoods)</p>	<p>Not before 24th Sep 2022</p>		<p>Report requesting approval for setting fees and new fee and charge levels</p>	<p>Tim Birch, Neighbourhood Manager tim.birch@manchester.gov.uk</p>
<p><b>Highways</b></p>					
<p><b>Public Realm</b></p>	<p>City Treasurer</p>	<p>Not before</p>		<p>Checkpoint 4</p>	<p>Steve Robinson, Director of</p>

<p><b>Improvements 2022/23 (2022/06/15A)</b></p> <p>To approve the capital expenditure for a number of essential Public Realm improvements.</p>	<p>(Deputy Chief Executive)</p>	<p>15th Jul 2022</p>		<p>Business Case</p>	<p>Operations (Highways) steve.robinson@manchester.gov.uk</p>
<p><b>City Centre Active Travel Fund scheme (2022/07/08A)</b></p> <p>The approval of capital expenditure to develop the detailed design of the city centre active travel project</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 8th Aug 2022</p>		<p>Checkpoint 4 Business Case</p>	<p>Steve Robinson, Director of Operations (Highways) steve.robinson@manchester.gov.uk</p>
<p><b>TC056 - Highways Support (2022/07/25A)</b></p> <p>Renewal of the Highway support framework. The framework is to support Highways Maintenance Service with Major &amp; Minor Civil Engineering projects.</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 25th Aug 2022</p>		<p>Confidential Contract Report with Recommendations</p>	
<p><b>Education and Skills</b></p>					
<p><b>Q20347 Consultant for EYES data Migration. 2019/04/25A</b></p> <p>Contract is to support</p>	<p>City Treasurer (Deputy Chief Executive)</p>	<p>Not before 1st Jun 2019</p>		<p>Report and Recommendation</p>	<p>John Nickson j.nickson@manchester.gov.uk</p>

Manchester City Council with the migration of their Education Management System away from Capita One towards the Liquidlogic EYES solution.					
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### 3. Resources and Governance Scrutiny Committee - Work Programme – July 2022

Tuesday, 6 September 2022, 2.00pm (Report deadline Wednesday 24 August 2022) \* To account for August Bank Holiday

Item	Purpose	Executive Member	Strategic Director/Lead Officer	Comments
Call In – Hough End Master Plan Capital Expenditure	To consider the Call-In from Cllr Leech (supported by Cllrs Good, Johnson, Nunney and Bayunu), in relation to the decision of the DCE and City Treasurer to approve £11.095m capital expenditure to deliver 2 x 3G Cork Infill Football Turf Pitches, the demolition of existing changing facility, and the extension of the Leisure Centre and Car Parking at Hough End Leisure Centre and Playing Fields site as part of the Hough End Master Plan	N/A	Carol Culley	
Section 106 Governance	To receive a report on the Governance arrangements relating to Section 106.	Councillor White	Julie Roscoe	
Property Annual Report	To receive the Property Annual Report.	Councillor White	Richard Munns and David Lord	
Ownership of Assets	To receive a report on the ownership of assets which will include how Councillors can determine who owns what within their wards.	Councillor White	Richard Munns and David Lord	
Global Monitoring and Budget position	To receive the Executive report setting out the 2022/23 financial position and an update on the budget pressures and position for 2023/24.	Councillor Akbar	Carol Culley and Tom Wilkinson	
Overview Report	The monthly report includes the recommendations monitor, relevant key decisions, the Committee's work	N/A	Scrutiny Support	

	programme and any items for information.			
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Tuesday, 11 October 2022, 2.00pm (Report deadline Friday 30 September 2022)

Item	Purpose	Executive Member	Strategic Director/Lead Officer	Comments
Update on RBDXP, including Digital Inclusion	To receive an update on the Resident and Business Digital Experience Project which includes the replacement of the council's CRM system and improvements to how we digitally interact with residents and businesses. The report will also update on the customer centre model, the work on digital inclusion and how we will support residents who are unable to interact with the council digitally.	Councillor Akbar	Chris Wanley	
ICT Strategy	To receive the draft ICT Strategy for review and comment.	Councillor Akbar	Chris Wanley	
Major Projects Update – Town Hall and The Factory	To receive an update on the progress of two major projects – Town Hall and The Factory.	Councillor Rahman	Jarred Allen, Pat Bartoli and Carol Culley – The Factory  Jared Allen, Carol Culley and Paul Candelent – Town Hall	
2023/24 Budget Process	A short overview report setting out the proposed budget process for the update of the Medium-Term Financial Plan and Capital Strategy and a summary of	Councillor Akbar	Tom Wilkinson	



	the latest revenue budget position.			
Overview Report	The monthly report includes the recommendations monitor, relevant key decisions, the Committee's work programme and any items for information.	N/A	Scrutiny Support	

**Items to be Scheduled**

**(Items highlighted in grey indicate that these have been included in the work plan of one of the above meetings).**

**(New items added are highlighted in blue)**

<b>Item</b>	<b>Purpose</b>	<b>Executive Member</b>	<b>Strategic Director / Lead Officer</b>	<b>Comments</b>
Commercial activity	Precise Details to be confirmed	Councillor Akbar	Carol Culley	
Contract Monitoring	Precise Details to be confirmed	Councillor Akbar	Carol Culley	
Review of investments being made by the Council into its Capital Strategy in terms of delivering future VFM post COVID19	Precise scope to be determined	Councillor Akbar	TBC	
GMCA Governance and Public Sector Reform	To receive an update on what is being delivered for the City through these arrangements	Councillor Craig	TBC	
Revenue and Benefits	Themed meeting to include activity around position of Business Rates and Council Tax and impact on residents and how to target support most effectively	TBC	TBC	