

Appendix B - Other material changes to the programme

1.1 Other material changes to the Capital Programme are detailed below:

Project	Current Budget 2021/22	Forecast at Q1	Forecast at Q2	Forecast at Q3	Outturn 2021/22	In Year Variance	Total Budget (All Years)	Total Variance (All Years)
Integrated Working – Gorton Health Hub	14.7	10.6	10.2	9.3	8.8	(0.5)	23.1	0.0
Emergency Active Travel Fund (EATF)	5.5	1.8	0.7	0.5	0.4	(0.1)	5.5	0.0
Campfield Redevelopment	4.4	3.7	3.7	0.0	0.0	(0.0)	21.3	0.0
House of Sport	5.5	5.5	5.5	3.3	1.4	(1.9)	8.4	0.0
Northern Quarter Cycling Scheme	5.1	5.1	2.7	2.9	2.1	(0.8)	10.7	0.0
Rugby Football League – Beswick Hub	3.0	0.4	0.4	0.4	0.4	0.0	3.0	0.0
North Manchester New Builds 3	3.4	3.4	1.5	1.2	1.8	0.6	12.2	0.0
Indoor Leisure – Abraham Moss	8.8	8.8	6.5	6.5	6.6	0.1	22.3	0.0
Manchester Digital Security Innovation Hub (Cyberhub)	2.0	2.0	0.0	0.0	0.0	0.0	2.0	0.0
Piccadilly Gardens – Phase 1	1.7	0.3	0.3	0.3	0.1	0.2	1.8	0.0

Integrated Work – Gorton Health Hub

1.2 Within the Corporate Services portfolio, the Gorton Health Hub programme aims

to improve access to primary care for local residents, shift care from higher cost hospital settings, increase local employment and release land for new affordable housing. Pre-lets have been now been agreed with the NHS. The scheme was put on hold to allow the scope to be revised and options appraisals reviewed. Following agreement of the chosen option a full cost plan construction is underway and in line with programme, expect fit out in August and completion in October.

Emergency Active Travel Fund Development Works

- 1.3 The Emergency Active Travel Fund (ATF) within the Highways portfolio currently includes works to the City Centre (Triangle) and the Wythenshawe Active Travel Fund scheme, which were first and second ranked as part of Transport for Greater Manchester's (TfGM) project prioritisation exercise. Both will seek to introduce permanent infrastructure to increase sustainable travel by encouraging more residents to walk and cycle. The timing of external funding approvals and the further modelling on the scheme required to align with adjoining schemes means that £5.1m of spend has been moved into 2022/23.

Campfield Redevelopment (Growth and Development)

- 1.4 The Campfield Redevelopment project now excludes the proposal to acquire the freehold interest in Castlefield House as part of an agreement with Allied London and the Science and Industry Museum. The museum has decanted from the Lower Campfield building and Allied London will bring all three sites into repair and refurbish the properties to provide co-working office accommodation and ancillary facilities. Allied London will fund all works to the 1970's Castlefield House commercial building. Allied London will enter into a Grant Agreement and Agreement for Leases for the repairs and refurbishment works to safeguard the two Grade II listed historical market building assets for future use as adaptable workspace for the media, tech, digital and creative sectors will be provided.
- 1.5 There is a £4.4m variance with £3.7m due to removing the proposal to acquire the freehold interest in Castlefield House. This funding has been vired back to the Sustaining Key Initiatives budget in 2022/23 to enable the funding to be utilised for future proposals. The remainder is due to the budget being set before the programme of works was finalised and works commenced.

North Manchester New Builds 3 – Silk Street

- 1.6 £1.6m of expenditure has been re-profiled to reflect the revised date for starting on site. This was to enable the contract due diligence negotiations to complete, obtaining the correct warranties, and a review of design and social value commitments. The project is still on track to deliver within budget.

Indoor Leisure – Abraham Moss

- 1.7 The total budget for the Abraham Moss project is £22.3m and the project is set to be completed in Summer 2023. For 2021/2022, the outturn is £6.6m against a budget of £8.8m which is a variance of £2.2m to be re-profiled into future years.

There has been a programme delay of 17 weeks to Abraham Moss Leisure Centre due to the discovery of pile foundations within the footprint of the site. This impacted on the design and methodology for laying the concrete slab. Further surveys were commissioned to identify if the proposed foundation solution is still appropriate. Costs for additional works and the delay associated with ground conditions were reviewed and challenged by the officers and can be met from the existing risk and contingency budget.

- 1.8 The works are progressing well with the remaining concrete ground slab nearing completion and steelworks due to start. There are market pressures on labour and material associated with the 17-week delay which are to be looked at as part of the review of inflation pressures on the capital programme.

House of Sport

- 1.9 Also, within the Growth and Development portfolio the House of Sport project will refurbish an area of the existing National Squash Centre to provide office and meeting facilities for existing occupiers as well as enabling the Council to attract new organisations to Manchester. In addition, the reception and café areas of the centre, accessible to all users of the complex, will be refurbished.
- 1.10 The project is now in contract for Rugby Football League (RFL) areas and has commenced first fix and mechanical and electrical installations, as well as erecting a steel frame erect for RFL entrance.
- 1.11 £4.1m is to be reprofiled into future years due to a delay in the building contract being signed with the contractor. The delay was required to allow design changes for lighting in the office and entrance areas, which required redesign and recalculation of lighting levels. The kitchen layout also required an amendment. Additionally, a roof defect has been identified on site, for which specialist proposals, budget costs and funding plans are to be agreed.

Northern Quarter Cycling Scheme

- 1.12 Also, within the Highways portfolio, the Northern Quarter Cycling Scheme (formerly The Regional Centre Cycleway) was identified by TfGM as an important route around the City Centre for both cyclists and general traffic. The route will create an east-west cycle route to Piccadilly Station via the Northern Quarter to Victoria Station.
- 1.13 The variance is due to a review of achievability of programme for the Northern Quarter Area 2 works, with some construction works being reprogrammed into the next financial year, and a movement in programme in Northern Quarter Area 3 where works are now expected to start in early 2022,
- 1.14 The Northern Quarter Cycling Scheme works are practically complete in Area 3 with only one loading bay to be agreed. The Plan for Area 2 including the potential for future regeneration works have been agreed in principle. Working continue onsite with regards to Area 3. Next period Area 2 and Area 4 designs are due to progress

Rugby Football League – Beswick Hub

- 1.15 There is a requirement to move £2.6m into future years for Beswick Hub RFL as the contribution from Manchester City Council will now be paid in instalments according to an agreed schedule throughout 2022/23.

Manchester Digital Security Innovation Hub (Cyberhub)

- 1.16 The Digital Security Innovation Hub, within the Growth & Development portfolio will be located on the second floor of Heron House. This project will include the Category B refurbishment of 10,909 sq. ft of space on the second floor of Heron House, Albert Square. Legal negotiations are continuing, but it is unlikely that the lease will be concluded this financial year, which has resulted in a variance to the in-year budget of £2.0m.

Piccadilly Gardens – Phase 1

- 1.17 The phase one proposals for Piccadilly Gardens will address short term anti-social behaviour and overall quality within the space.
- 1.18 A total of £1.4m will be reprofiled into next financial year for the Piccadilly Gardens project due to delay in appointing a design team, meaning works will begin in early 2022/23. Design consultant tenders are expected to be returned in July.