

## **Manchester City Council Report for Information**

**Report to:** Economy and Regeneration Scrutiny Committee – 21 May 2024

**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

### **Recommendation**

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

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**Wards Affected:** All

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### **Contact Officers:**

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Position: Governance and Scrutiny Support Officer  
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Email: rachel.mckeon@manchester.gov.uk

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

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.

Date	Item	Recommendation	Action	Contact Officer
5 December 2023	ERSC/23/53 Manchester Airport	To request that the Airport's response to the Rail Minister on what it wants to see delivered from the funding package for the northern transport network be circulated to Committee Members, once it is available.	This will be circulated to Committee Members once it is available.	Pat Bartoli, Director of City Centre Growth and Infrastructure
5 December 2023	ERSC/23/55 Information on the economic impacts of Social Value	To recommend that, when the Social Value Framework is next reviewed, children and families who have experienced homelessness be added as a priority group.	A response to this recommendation will be reported back to the Committee via the Overview report.	Angela Harrington, Director of Inclusive Growth
9 January 2024	ERSC/24/02 Road Safety	<p>To request that the Director of Highways check with the relevant team whether dashcam footage could be used for civil offences in future.</p> <p>To request that the Head of Network Management circulate the website link through which footage from members of the public can be submitted.</p> <p>To note that the Executive Member for Environment and Transport will circulate information to Members on undertaking more community speed watch trials.</p>	Responses to these recommendations will be circulated to Members when available.	Kevin Hicks, Director of Highways/ Kevin Gillham, Head of Network Management

6 February 2024	ERSC/24/07 Manchester City Council Climate Change Action Plan – Progress Update – Transport Emissions	<p>To recommend that the Council’s representatives on TfGM and the GMCA communicate the recommendation that the ‘Right Mix’ deliver carbon reductions in line with the Council’s carbon budget.</p> <p>To note that the Strategic Director (Growth and Development) will provide the requested data on car ownership across the city.</p> <p>To note that the Director of Highways will advise whether there are any levers which can be used to discourage taxis licensed elsewhere from operating in Manchester, such as not allowing them to use bus lanes.</p> <p>To request that the Walkability Study be shared with Committee Members.</p>	<p>A response to this recommendation will be reported back to the Committee via the Overview report.</p> <p>A response to this recommendation was circulated to Members by email on 7 March 2024.</p> <p>A response to this recommendation will be reported back to the Committee via the Overview report.</p> <p>A response to this recommendation was circulated to Members by email on 7 March 2024.</p>	<p>Rachel McKeon, Governance and Scrutiny Support Officer</p> <p>Becca Heron, Strategic Director (Growth and Development)</p> <p>Kevin Hicks, Director of Highways</p> <p>Becca Heron, Strategic Director (Growth and Development)</p>
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## 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 **13 May 2024**, 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.

Subject / Decision	Decision Maker	Decision Due Date	Consultation	Background documents	Officer Contact
<b>Development and Growth</b>					
<p><b>39 Deansgate Speakers House - Granting of over-riding lease (2022/04/12A)</b></p> <p>Approval to the granting of over-riding lease for 250 years with additional land to facilitate redevelopment of the site, as consented under planning application 131314/FO/2021</p>	<p>Strategic Director (Growth and Development)</p>	<p>Not before 11th May 2022</p>		<p>Confidential report and recommendations</p>	<p>Ken Richards, Principal Development Surveyor ken.richards@manchester.gov.uk</p>
<p><b>Restructure of existing multiple ground leases at Manchester Science Park into a new overriding single head lease</b></p>	<p>Strategic Director (Growth and Development)</p>	<p>Not before 1st Sep 2023</p>		<p>Report and recommendations</p>	<p>Mike Robertson, Principal Development Surveyor mike.robertson@manchester.gov.uk</p>

<p><b>(2021/07/16A)</b></p> <p>Restructure of existing multiple ground leases at Manchester Science Park into a new overriding single head lease.</p>					
<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>	<p>City Treasurer</p>	<p>Not before 17th Jul 2022</p>		<p>Report and recommendation</p>	<p>David Lynch, Director of Development david.lynch@manchester.gov.uk</p>
<p><b>Land at Kelbrook Road (2022/11/14A)</b></p> <p>Approval to dispose of land at Kelbrook Road for development</p>	<p>Strategic Director (Growth and Development)</p>	<p>4 Jan 2023</p>		<p>Report to the Strategic Director – Growth &amp; Development</p>	<p>Thomas Pyatt, Senior Development Surveyor Tel: 0161 234 5469 thomas.pyatt@manchester.gov.uk</p>
<p><b>Disposal of land at the back of Ancoats, Manchester (2023/03/23A)</b></p> <p>To approve the disposal of land bounded by Naval</p>	<p>Strategic Director (Growth and Development)</p>	<p>23 Apr 2023</p>		<p>Briefing Note</p>	<p>Pippa Lavery, Principal Development Surveyor pippa.lavery@manchester.gov.uk</p>

Street, Radium Street, Poland Street and Jersey Street					
<p><b>Factory International Works (2023/06/28A)</b></p> <p>To approve capital funding for Factory International for works to achieve static completion</p>	Executive, City Treasurer	26 Jul 2023		Report to Executive	Rebecca Heron, Strategic Director (Growth and Development) rebecca.heron@manchester.gov.uk
<p><b>Promotion Agreement for disposal of land (2023/06/29A)</b></p> <p>To approve the terms agreed for entering into a promotion agreement to dispose of land for residential development</p>	Strategic Director (Growth and Development)	Not before 28th Jul 2023		Delegated approval report to the Strategic Director of Growth and Development	Mike Robertson, Principal Development Surveyor mike.robertson@manchester.gov.uk
<p><b>Disposal of Elizabeth Yarwood Court, Kincardine Road, Manchester, M13 9SY (2023/07/24A)</b></p> <p>Approval of terms for disposal of site to facilitate commercial development</p>	Strategic Director (Growth and Development)	Not before 22nd Aug 2023		Report to the Strategic Director of Growth and Development	Joe Martin, Senior Development Surveyor joe.martin@manchester.gov.uk
<p><b>Disposal of land at Upper Brook Street, Manchester, M13 9XH (2023/07/24B)</b></p>	Strategic Director (Growth and	Not before 22nd Aug 2023		Report to the Strategic Director of Growth and	Joe Martin, Senior Development Surveyor joe.martin@manchester.gov.uk

Approval of terms for disposal of land to facilitate mixed use development.	Development)			Development	
<b>Disposal of land at Hinchley Road, Charlestown, Manchester, M9 7FG (2023/08/21A)</b>  Approval to the freehold disposal of land at Hinchley Road for residential development.	Strategic Director (Growth and Development)	Not before 21st Sep 2023		Report and Recommendation	
<b>Land at 1-7 Gorton Road, M11 (22/08/2023A)</b>  Grant a Deed of Variation to the existing lease of land that will consent to subletting and change of use.	Strategic Director (Growth and Development)	Not before 22nd Sep 2023		Report & Heads of Terms	
<b>Disposal of land at Carmoor Road, Manchester, M13 0FB (2023/09/13A)</b>  Approval of terms for disposal of land to facilitate development of Purpose Built Student Accommodation.	Strategic Director (Growth and Development)	Not before 12th Oct 2023		Report to the Strategic Director of Growth and Development	Joe Martin, Senior Development Surveyor joe.martin@manchester.gov.uk

<p><b>Disposal of Land at Lord North Street (2023/10/12A)</b></p> <p>To agree the disposal of land at Lord North Street on a 250-year leasehold interest to facilitate redevelopment for employment use.</p>	<p>Strategic Director (Growth and Development)</p>	<p>Not before 12th Nov 2023</p>		<p>Delegated Decision Report to Head of Development and Director of Strategic Housing &amp; Development</p>	
<p><b>To enter into a 20 year lease to support the delivery of homeless accommodation (2023/11/08A)</b></p> <p>To approve the Council entering into a twenty year lease to support the delivery of homeless accommodation.</p>	<p>Strategic Director (Growth and Development)</p>	<p>Not before 7th Dec 2023</p>		<p>Report of the Strategic Director (Growth &amp; Development)</p>	<p>Richard Cohen, Strategic Lead - Development (South and East) richard.cohen@manchester.gov.uk</p>
<p><b>To enter into a 10 year lease to support the delivery of homeless accommodation. (2023/11/08B)</b></p> <p>To approve the Council entering into a 10 year lease to support the delivery of homeless accommodation.</p>	<p>Strategic Director (Growth and Development)</p>	<p>Not before 7th Dec 2023</p>		<p>Report of the Strategic Director (Growth &amp; Development)</p>	<p>Richard Cohen, Strategic Lead - Development (South and East) richard.cohen@manchester.gov.uk</p>



<p><b>Disposal of land at the junction of Moorcroft Road and Sledmoor Road, Brooklands, Wythenshawe (2023/11/14B)</b></p> <p>Approval of terms for disposal of land to facilitate affordable residential development.</p>	<p>Strategic Director (Growth and Development)</p>	<p>Not before 13th Dec 2023</p>		<p>Report to the Strategic Director of Growth and Development</p>	<p>Jamie Ferguson, Development Surveyor  <a href="mailto:jamie.ferguson@manchester.gov.uk">jamie.ferguson@manchester.gov.uk</a></p>
<p><b>Disposal of Land at Dryden Street, Manchester, M13 9NT (2024/01/02A)</b></p> <p>Approval of terms for disposal of land to facilitate development of Purpose Built Student Accommodation.</p>	<p>Strategic Director (Growth and Development)</p>	<p>Not before 30th Jan 2024</p>		<p>Report to the Strategic Director of Growth and Development</p>	<p>Jamie Ferguson, Development Surveyor  <a href="mailto:jamie.ferguson@manchester.gov.uk">jamie.ferguson@manchester.gov.uk</a></p>
<p><b>Disposal of Long Lease/s of land at Iron Street/Coleshill Street, Miles Platting (2024/01/23A)</b></p> <p>To approve the Council granting a long lease/s to support the delivery of Housing scheme.</p>	<p>Strategic Director (Growth and Development)</p>	<p>Not before 23rd Feb 2024</p>		<p>Report and recommendations</p>	<p>Louise Hargan, Principal Development Surveyor  <a href="mailto:louise.hargan@manchester.gov.uk">louise.hargan@manchester.gov.uk</a></p>

<p><b>Replacement of critical Business Application for Planning, Licensing and Building Control (2024/01/30A)</b></p> <p>To award funding to enable the purchase of a replacement critical line of business application to support the statutory services conducted by the Licensing, Planning and Land Charges departments and will also include replacing the address management system which provides address data to critical front line applications.</p>	City Treasurer	Not before 1st Jul 2024		Business Case	Andrew Blore, ICT Strategic Business Partner andrew.blore@manchester.gov.uk
<p><b>Ancoats Mobility Hub (TC1152) (2024/01/31A)</b></p> <p>The appointment of a commercial operator to manage and operate The Mobility Hub under a concession contract.</p>	City Treasurer	Not before 29th Feb 2024		Contract Report & Recommendation	
<p><b>Lease Renewal of Licensed Premises Accommodation at Heron House, Manchester</b></p>	Strategic Director (Growth and Development)	Not before 15th Mar 2024		Report to the Strategic Director of Growth and Development	Elliot Hines, Graduate Development Surveyor elliot.hines@manchester.gov.uk

<p><b>(2024/02/15A)</b></p> <p>Approval to renew Lease Agreement.</p>					
<p><b>Shared use arrangement for the car parks at the Etihad Campus (2024/02/22A)</b></p> <p>The approval to enter into shared use arrangements for the car parks at the Etihad Campus.</p>	<p>Strategic Director (Growth and Development)</p>	<p>Not before 21st Mar 2024</p>		<p>Commercially sensitive report to the Strategic Director – Growth &amp; Development</p>	<p>Richard Cohen, Strategic Lead - Development (South and East) richard.cohen@manchester.gov.uk</p>
<p><b>Strategic land and buildings acquisition (2024/06/03A)</b></p> <p>The approval of capital expenditure for the purpose of the strategic acquisition of land and buildings in accordance with the Eastlands Regeneration Framework.</p>	<p>City Treasurer</p>	<p>Not before 4th Apr 2024</p>		<p>Checkpoint 4 Business Case &amp; Briefing Note</p>	<p>Georgia Buckley, Development Surveyor Georgia.buckley@manchester.gov.uk</p>
<p><b>This City Management, Maintenance and Lettings Contract (2024/04/03A)</b></p> <p>To award a contract to a provider to deliver management, maintenance</p>	<p>Strategic Director (Growth and Development)</p>	<p>Not before 1st May 2024</p>		<p>Report and Recommendation</p>	<p>Jason Hingley, Director of This City jason.hingley@manchester.gov.uk</p>

and lettings services for This City, initially for the No 1 Ancoats Green development.					
<b>Disposal of part of Corn Exchange, Exchange Square, Manchester (2024/04/19B)</b>  Approval to the disposal of the Council's freehold interest to the majority landowner	Strategic Director (Growth and Development)	Not before 1st Jun 2024		Report to the Strategic Director of Growth and Development	David Norbury, Strategic Lead Development City Centre david.norbury@manchester.gov.uk
<b>Neighbourhoods</b>					
<b>Manchester Cultural Strategy (2023/06/29B)</b>  To agree the timetable of a new cultural strategy and the arrangements for the consultation and engagement process that involves the public, cultural sector and stakeholders	Strategic Director (Neighbourhoods)	Not before 28th Jul 2023		Cultural Ambition 2016	Neil MacInnes, Head of Libraries, Galleries, Culture and Youth Services neil.macinnes@manchester.gov.uk
<b>Q20533 - Jackson's Boat Footbridge Phase 3 (2023/10/05A)</b>  The appointment of a contractor to undertake	Strategic Director (Neighbourhoods)	Not before 5th Nov 2023		Report and Recommendation	Paul Gee, Highways Contracts Manager paul.gee@manchester.gov.uk

<p>construction/ improvement works for the refurbishment of Jackson's Boat Footbridge.</p>					
<p><b>Q88601: Levenshulme &amp; Burnage Active Neighbourhood Phase 2b (LBAN) under TC886: Highways Construction Works Framework. (2024/03/20A)</b></p> <p>The appointment of a supplier to carry out construction works for the LBAN active travel scheme (traffic calming/ cycle lane/ safe crossing/ junction improvement- highway improvements works)</p>	<p>City Treasurer</p>	<p>Not before 20th Apr 2024</p>		<p>Report &amp; Recommendation</p>	
<p><b>Q88602: Ancoats Streets for All under TC886: Highways Construction Works Framework (2024/03/22A)</b></p> <p>The appointment of a supplier to the project in its entirety under an NEC4 Option A contract, whereby we provide the Scope and Site Information in advance</p>	<p>City Treasurer</p>	<p>Not before 22nd Apr 2024</p>		<p>Report and recommendations</p>	<p>Nikoo Nikousokhan, Project Manager  nikoo.nikousokhan@manchester.gov.uk</p>

to allow parties to provide a tender.					
<p><b>Q88601: Levenshulme &amp; Burnage Active Neighbourhood Phase 2b (LBAN) (2024/03/26B)</b></p> <p>The appointment of a supplier to carry out construction works for the LBAN active travel scheme (traffic calming/cycle lane/safe crossing/junction improvement - highway improvements works).</p>	City Treasurer	Not before 23rd Apr 2024		Report & Recommendation	Kanishka Varoon kanishka.varoon@manchester.gov.uk, Olayinka Seriki, Senior Project Manager olayinka.seriki@manchester.gov.uk
<p><b>The rate for temporary accommodation properties (2024/04/19A)</b></p> <p>To increase the rate for properties in temporary accommodation to reflect market conditions</p>	Strategic Director (Neighbourhoods)	Not before 19th May 2024		Commercially Sensitive	
<b>Highways</b>					
<p><b>Highway Investment Patching Defect Repairs additional funds (2022/10/12A)</b></p>	City Treasurer	Not before 10th Nov 2022		Checkpoint 4 Business Case	Paul Swann, Team Leader paul.swann@manchester.gov.uk

<p>To approve capital expenditure to undertake further areas of highways patching work, the project helps to improve the condition of our highway</p>					
<p><b>TC103 - Highways Winter Maintenance - Gritting Contract (2023/10/12B)</b></p> <p>The appointment of a Provider for the provision of stand by and response services and equipment, for gritting around the city.</p>	<p>City Treasurer</p>	<p>Not before 12th Nov 2023</p>		<p>Report &amp; Recommendation</p>	
<p><b>Ancoats &amp; Miles Platting Residents Parking Zone (RPZ) Scheme (2024/03/15A)</b></p> <p>Approval of capital expenditure to progress the Ancoats &amp; Miles Platting RPZ scheme through the development stage, detailed design, construction and handover.</p>	<p>City Treasurer</p>	<p>Not before 15th Apr 2024</p>		<p>Checkpoint 4 business case</p>	<p>Ian Halton, Head of Design Commissioning &amp; PMO ian.halton@manchester.gov.uk</p>

### 3. Economy and Regeneration Scrutiny Work Programme

Tuesday 21 May 2024, 10.00am (Report deadline Thursday 9 May 2024)

Title	Purpose	Executive Member	Strategic Director/Lead Officer	Comments
Economy Dashboard – Introduction to new Members	To receive the most up to date Quarterly Economy Dashboard, including providing new Members with an introduction to the Dashboard and inviting Members to suggest changes.	N/A	Paul Holme	
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	
Annual Work Programming Session	The meeting will close for the annual work programming session where members determine the work programme for the forthcoming year. This will include: <ul style="list-style-type: none"> <li>• Presentation from the Director/Lead Officers on upcoming issues and challenges within the Committee’s remit; and</li> <li>• A presentation from the Exec Member on his/her priorities for the next Municipal Year</li> </ul>	Councillor Craig/ Councillor Rahman/ Councillor Rawlins/ Councillor White/ Councillor Hacking	Becca Heron/Angela Harrington/Pat Bartoli/Neil MacInnes/Kevin Hicks/David Ashmore	

Tuesday 25 June 2024, 10.00am (Report deadline Thursday 13 June 2024)

Title	Purpose	Executive Member	Strategic Director/Lead Officer	Comments
Cultural Strategy	To consider the proposed new Cultural Strategy.	Councillor Rahman	Neil Fairlamb Neil MacInnes	



			Sarah Elderkin	
Manchester Housing Strategy (2022-2032) - Annual Monitoring Report	To receive an update on this work.	Cllr White	Becca Heron David Lynch	
Tourist accommodation and short-term lets	To receive a report on tourist accommodation, including short-term lets. To focus on both regulating the use of short-term lets and on what additional supply of accommodation can be put in place as an alternative, including information on who is using short-term lets and what they are looking for in their accommodation.	Councillor White	Becca Heron David Lynch	See 18 July 2023 minutes
Overview Report		N/A	Scrutiny Support	

**Tuesday 16 July 2024, 10.00am (Report deadline Thursday 4 July 2024)**

<b>Title</b>	<b>Purpose</b>	<b>Executive Member</b>	<b>Strategic Director/Lead Officer</b>	<b>Comments</b>
A new Our Manchester Strategy	To receive a report on the outcomes and emerging messages from the consultation and public engagement on the new Our Manchester Strategy, focused on the areas within the remit of this committee	Cllr Craig	James Binks Peter Norris	
Local Plan Update	To receive a report on the development progress of the Local Plan. The Manchester Local Plan guides development within Manchester. It was previously known as the Local Development Framework.	Cllr White	Julie Roscoe	
Strategic Regeneration Frameworks (SRFs)	To request a further report on the evaluation and monitoring of SRFs.	Cllr White	Becca Heron Pat Bartoli David Lynch	See minutes from 16 October 2023.
Building Safety	To receive a report on the legislative changes in	Councillor	Becca Heron	See minutes from

	building safety requirements.	White		6 February 2024.
Overview Report		N/A	Scrutiny Support	

### Items to be scheduled

Item	Purpose	Lead Executive Member	Lead Officer	Comments
A new Our Manchester Strategy	To receive the draft Our Manchester Strategy 2025-2035.	Cllr Craig	James Binks Peter Norris	October 2024
Piccadilly Gardens	To receive an update on the proposed redesign of Piccadilly Gardens.	Cllr Craig	Becca Heron Pat Bartoli	To be considered in the 2024/2025 municipal year.
Update on Public Transport	To receive an annual update from TfGM on public transport.	Cllr Craig Cllr Rawlins	Pat Bartoli Hayley Fails	Invite TfGM. To be considered in the 2024/2025 municipal year.
The Council's role as a Good Landlord	To receive a report on the Council's role as a Good Landlord.	Cllr White	Becca Heron David Lynch	See minutes from 18 July 2023.
District Centres	To receive an update report in the next municipal year, including a deep dive comparison between a district centre which has a Development Framework and one which is being proactively supported by the Neighbourhood Team.	Cllr White	Becca Heron David Lynch	See minutes from 16 October 2023.
Fairer Access to Finance	To receive a report on Fairer Access to Finance.	Councillor Midgley	Becca Heron Angela Harrington	See minutes from 16 October 2023.
Manchester Airport	To receive a further report in the 2024/2025 municipal year.	Cllr Craig	Becca Heron	See minutes from 5 December 2023.
Strategic Rail Plan	To receive a report on the Strategic Rail Plan.	Cllr Craig	Pat Bartoli	See minutes from

			Andrew Dixon	5 December 2023.
Road Safety Strategy	To receive a report on the Road Safety Strategy.	Councillor Rawlins	Kevin Hicks/Kevin Gillham	See minutes from 9 January 2024.
Highways (Learning from Major Projects)	To receive a report on lessons learnt from major projects.	Councillor Rawlins	Kevin Hicks/Kevin Gillham	See minutes from 9 January 2024.
Parking Strategy (including Pavement Parking)	To request a further report at an appropriate time, following a response from the Government on pavement parking or when data is available from the trials, and to invite a representative from GMP to attend this meeting.	Councillor Rawlins	Kevin Hicks/Kevin Gillham	See minutes from 9 January 2024.
City Centre Transport Strategy and Movement Plan	To receive a report on the City Centre Transport Strategy and Movement Plan.	Councillor Rawlins	Becca Heron/Pat Bartoli	See minutes from 6 February 2024.
Work and Skills	To include information on skills matching and the data behind that, including reference to the Local Skills Improvement Plan (LSIP).	Cllr Hacking	Angela Harrington	See minutes from 5 March 2024.
Digital Strategy	To receive a report on Digital Strategy, with particular reference to digital inclusion.	Cllr Hacking	Neil Fairlamb Neil MacInnes	See minutes from 5 March 2024.
Business Support for Marginalised Communities	To receive a report on business support for marginalised communities.	Cllr Hacking	Becca Heron Angela Harrington	See minutes from 5 March 2024.