

Appendix 1 - Major Projects

1.1 The top ten budget by value remaining are shown in the table below:

Project	Current Budget 2023/24	Forecast at P9	Spend at 31 March	In Year Variance	Total Budget (All Years)	Total Variance (All Years)
Our Town Hall Refurbishment	79.7	61.0	61.0	-18.8	335.4	0.0
Factory International and St John's Public Realm	54.4	46.3	46.3	-8.1	261.1	0.0
Housing Infrastructure Fund (Victoria North)	13.3	8.7	8.7	-4.6	51.2	0.0
This City Housing Delivery Vehicle	24.0	13.9	13.9	-10.1	48.1	0.0
Collyhurst*	13.1	7.9	7.9	7.9	47.7	0.0
Carbon Reduction Programme and Public Sector Decarbonisation Scheme	12.8	10.8	10.8	-1.9	52.3	0.0
Back of Ancoats Mobility Hub and Public Realm	23.0	16.1	16.1	-6.9	38.7	-0.7
Hammerstone Road Depot	14.9	17.0	17.0	2.1	39.9	0.0
Varley Street SEND School	14.0	1.4	1.4	-12.6	18.1	0.0
Campfields Redevelopment	6.9	3.2	3.2	-3.7	17.5	0.0

*Public and Private Sector Housing

Our Town Hall Refurbishment

1.2 As has been previously reported, the age and scale of the building means that the discovery risk faced by the project is significant.

1.3 Progress has been good and during the year the project has completed the restoration of the Great Hall ceiling with the scaffolding being removed from that area. The Golden Finial on the clocktower has been restored along with

the internal fabric repairs being completed and internal scaffolding removed from the spire. The work to restore the clock is now almost completed. Work continues on the roof with the stonework to the chimney's completed, and a strategy has been developed for the removal of the temporary roof structure. A large proportion of mosaics have now also been restored.

- 1.4 The organ blower has been installed, with work started and continuing throughout the building on plaster repairs, alongside the joinery packages which have recently started on site. The decorations packages, both specialist and general, have also been let with the cleaning preparation starting on level 1 and ground floor for the specialist packages. There only remain a few packages left to procure, including curtains & blinds (tenders now received), furniture, wayfinding, and final building cleaning.
- 1.5 The project continues to see good progress on site, with works reported in the period including the continuation of roof works and progress to the Albert Square Clock Tower and Cooper Street Tower. In Public Realm, part of Albert Square has now been completed and released back to the City Council, with trees planted and totems installed for the lighting, also the security bollards have now been installed at entrances to the square, and work has started on the Albert Memorial.
- 1.6 The project has encountered a number of discoveries on site which have taken time to resolve, and there have been procurement challenges such as the procurement of joinery packages which, following initial responses from the market being significantly over budget, the packages of works were re-procured into smaller lots, with the aim of obtaining better value for money. Such challenges delay the package on site which has resulted in the slippage, along with the decorations packages that were procured later in the programme than expected at the start of the year.
- 1.7 The project is reporting reprofiling of £18.77m which in the main relates to delays in construction specifically the mechanical, engineering and plumbing works referred to above. The programme delays are bringing significant costs of delay from works package contractors and the management contractor which are unlikely to be contained within the current budget envelope. A further report will be brought forward in September 2024 when the revised programme has been completed and 99% of packages have been let.

Aviva Studios, Home of Factory International

- 1.8 Aviva Studios, Home of Factory International continues to welcome visitors for a wide range of events, performances and exhibitions since opening in October 2023. The venue is unlike any other arts venue in Europe and its opening is a landmark moment for culture in the UK.
- 1.9 As previously reported, there are some remaining works and snagging items that are being completed during the next financial year. Works are continuing with the snagging and minor works outstanding in the Theatre, Warehouse

and Towers. External acoustic testing has been undertaken and the report is under review by the City Councils Environmental Health Officer.

- 1.10 The public realm works are now complete, with minimal snagging works ongoing.
- 1.11 The fit-out works being undertaken by Factory International are continuing with further scoping of the fit-out being undertaken for the quiet room and prayer room and office space for the Factory Academy. Factory International will continue to complete this work post Practical Completion, with Building control sign off outstanding.
- 1.12 As practical completion has not yet been achieved there has been slippage of £6.4m which relates to construction and professional fee retention payments, and these will all be paid in 2024/25, following successful certification of practical completion.

Housing Infrastructure Fund (Victoria North)

- 1.13 The total budget for the Housing Infrastructure Fund (HIF) is £51.6m, and the project is currently due to complete in March 2025, under the terms of the Grant Determination Agreement with Homes England. HIF is funding a complex set of interrelated infrastructure works (land remediation, the expansion and reinforcement of the utility networks, the creation of new highways access and site preparation works) that will unlock a development platform for up to 5,500 homes in the Red Bank neighbourhood, which comprises a series of brownfield and under-utilised sites in the Lower Irk Valley, just to the north of Victoria Station - former heavily industrialised land.
- 1.14 Following agreement with the Environment Agency and Local Planning Authority over a satisfactory solution for dealing with unexpected contaminants on site, ground remediation and bulk earthworks are now well under way on the former railway sidings site. Work has also commenced on the new access road from Redbank – the Honey Street retaining wall has been cut through and the new retaining structure has been partially constructed – this will eventually allow the road to slope down onto the former railway sidings plateau.
- 1.15 Planning conditions for the Dantzic Street site have now been primarily discharged, allowing work to start on site in January 2024. De-vegetation and site clearance has been completed, and earthworks are due to start imminently. The project team are working with Network Rail and Cadent around the various approvals required to allow a new retaining wall to be constructed and a gas main diversion to commence.
- 1.16 Spend over the last financial year has been lower than expected reflecting the delays on the Dantzic Street site due to delays with the Asset Protection Agreement (APA) for the proposed retaining wall with Network Rail taking longer than anticipated and delays with Cadent on the gas main diversion.

This City Housing Delivery Vehicle

- 1.17 The total current budget for This City Housing Delivery is £48.1m. Construction has progressed on the first This City site at Rodney Street.
- 1.18 The outturn expenditure for 2023/24 is £13.9m, reflecting a re-profile of the scheme of around £10.1m. This is because start on site was later than originally envisaged, due to the need to review costs and finalise the delivery contract.
- 1.19 Work on site has progressed well, with the superstructure for the blocks of apartments nearly completed. The substructure for the townhouses has also completed with the superstructure now commenced and making good progress.
- 1.20 The business plan for This City has been reviewed to reflect the significant changes that have faced the market and was approved by the Programme Board and Board in October. The plan outlines the vision for the company, along with clear financial performance models, alongside a range of key performance indicators and details on risk. A detailed piece of work is underway on the investment model that would enable potential phase one developments to be brought forward with an investment partner.
- 1.21 Four future phase sites have been allocated GMCA Brownfield Land funding, with a total allocation of £10.1m. To progress the projects in line with the grant funding deadlines and conditions, work is underway to procure a design team to bring these sites forward, in parallel to the investment partner process.

Collyhurst

- 1.22 Following approval at September Executive of the virement of £3.7m into the regeneration of Collyhurst, the total budget for the first phase of the Collyhurst Programme inclusive of construction costs, compensation and acquisition costs and contingency allowance is £40.4m.
- 1.23 Construction of the 130 new Council homes being delivered in Phase 1 at Collyhurst Village and South Collyhurst continues, with blocks at various stages of construction. Initial property handovers are due to take place over the next few months, but a programme review is currently being undertaken in conjunction with the developer / contractor due to delays being experienced with utilities and groundworks. The current expenditure forecast is based on the most recent cashflow provided by the developer which may be adjusted following the review of the programme. The project team will continue to work closely with the developer to understand programme and expenditure implications and ensure that the residents who will be moving into the homes are kept fully informed.
- 1.24 Following confirmation of the Compulsory Purchase Order (CPO), legal work continues to finalise the exchange of contracts for those properties being acquired through the CPO. Early completion of acquisition of two existing

homes is expected in the coming months, with purchase of the remaining four owner-occupied properties anticipated to complete in Q4 24/25 when their replacement homes are ready. Compensation negotiations are ongoing regarding the existing retail unit.

Carbon Reduction Programme including PSDS

- 1.25 The total current budget for the Carbon Reduction Programme and Public Sector Decarbonisation Fund (PSDS) is £45.5m and is forecast to budget.
- 1.26 The Council continues to progress works within the Carbon Reduction Programme in order to meet the target of being a zero-carbon city by 2038 at the latest, 12 years ahead of the Government's target for the UK of 2050.
- 1.27 The Council secured ERDF (European Regional Development funding) in 2021 to support the delivery of carbon reduction works at the National Cycling Centre. The works to deliver solar car ports at the site are now complete. Further to this, Public Sector Decarbonisation Scheme Phase 3(a) grant funded works are in the final stages of completion and will deliver 518 tonnes of carbon savings per annum. The programme submitted has successfully bid for PSDS funding in phase 3(b) to deliver further carbon reduction works at Claremont Resource Centre and a completion date of July 2024 is currently forecasted.
- 1.28 The Zero Carbon Estate Programme completed 72 energy audits of buildings within the Council's estate. Some of the audited buildings were identified as including low efficiency fluorescent lighting. The programme of work to replace the lights with efficient LED lighting will be completed in 2024/25 and is expected to reduce carbon emissions across 14 sites by 51 tonnes per annum.
- 1.29 Work continues on a strategy which includes additional surveys and data integration, to help provide insight for a 15-year pipeline of work to reach zero carbon for the estate by 2038, as well as the expected financial implications to support that pipeline.
- 1.30 The next phase of carbon reduction works for 2024-25 has been approved. As more of the energy savings schemes complete, future work is likely to be more focused on energy switching which involves more costly infrastructure being implemented with less opportunity for revenue savings. More information can be found about the future proposal in the Capital Strategy elsewhere on the agenda.
- 1.31 It is understood that there will be a significant funding requirement to reach our zero-carbon commitment and as such any potential external funding options will be explored where possible, as well as any potential spend to save schemes where the Council can expect to see a reduction in running costs as a result of the works undertaken.

Back of Ancoats Mobility Hub and Public Realm

- 1.32 The total budget for the Mobility Hub and Public Realm is £38.7m. The project is expected to complete in 2025/26 and is forecast to budget.
- 1.33 The Ancoats Mobility Hub (AMH) and the associated public realm forms a critical part of the ongoing regeneration of Ancoats and the aspirations to be a cleaner, greener city. Housing developments in the area are unlikely to have dedicated parking and are therefore expected to use the Mobility Hub. The public realm is essential to create the desired environment for the planned 1,500 homes.
- 1.34 Works on site continue to progress with drainage works and the core walls of the Poland Street elevation now finished. The steel frame is complete, glazing is being fitted and the structure for the green wall is being put in place with plants arriving in May 2024.
- 1.35 In parallel, work is ongoing to establish the commercial operating model of the Mobility Hub and details are being finalised with the preferred operator including cost plans which are being reviewed to determine the favoured model for management and maintenance.
- 1.36 As reported in September, and following works to the Mobility Hub commencing, the forecast cash flow for the scheme was reviewed and updated accordingly. A total of £7.0m will be reprofiled into next financial year, with the scheme still on programme and expected to complete in 2025/26.

Hammerstone Road Depot

- 1.37 Work continues to progress well on site, with MCC offices, storage and the Biffa offices and workshop area all complete and handed over, with minimal snagging works outstanding. Carbon reduction works on site are progressing with materials ordered and fixings to the roof for the photovoltaic electricity generation system installed and awaiting connection.
- 1.38 The contractor has exceeded their targets for the apprenticeship hours and meaningful work placements that pay the Real Working Wage. They have made progress with training opportunities, employment of long-term unemployed and local people hired through the supply chain.
- 1.39 Further to the submission of Planning approval for the updated external works scheme at the Depot which has been developed in consultation with key stakeholders, a £4.7m budget increase has been approved for new lighting CCTV and EVC's works to the upper car park, new drainage and surfacing and increased parking spaces.
- 1.40 Current forecasts indicate good progress on site and as a result, a total of £2.1m was accelerated into 2023/24.

Orchard House (previously Varley Street) SEND Secondary School

- 1.41 This project will develop a new 150 place secondary SEND school for pupils aged 11-19 with an Education, Health, and Care Plan (EHCP). The accommodation will be designed to Department for Education (DfE) output specification with associated external facilities including space for outdoor education and staff parking. The total budget is £18.1m.
- 1.42 As with all new build schools, this provision will be designated as a free school and operated by a multi academy trust. Upon completion, the site will be subject to a 125-year lease to the trust who will be responsible for its operation and maintenance.
- 1.43 Early in the process the site was identified as having coal seams, with the start date pushed back due to the approval of a remediation strategy from the Coal Board taking longer than originally anticipated before works could progress. Works started on site in December 2023, following a further delay in obtaining mine grouting approval. Expected completion is now April 2025, this will be closely monitored with continuous stakeholder engagement to ensure the school is fit for purpose. As a result, a total of £10.8m will be reprofiled into future years.

Campfield Redevelopment

- 1.44 The Campfield Redevelopment is the creation of a new media and tech industries cluster in the St John's Strategic Regeneration Framework (SRF) area. It will deliver workspaces and studio spaces to attract and support start-up, recovery, and scale-up businesses around tech, innovation and media through the re-adaptation of three buildings, including two heritage buildings, which have reached the end of their economic life.
- 1.45 The Levelling Up grant funding which the Council was successful in securing for the project, will cover the conversion of the two heritage Campfield Market buildings, with the third, Castlefield House, to be delivered by Allied London using their own investment. Castlefield House is being significantly redeveloped and extended as grow on space for new media and tech businesses.
- 1.46 A site report for the Campfields Redevelopment states that branded hoarding has been installed to the perimeter of the Lower Campfield Hall, with the rooflight repair works and new roof tiling nearing completion. A new GRP panel has been installed and laminated glazing also nearing completion. At the Upper Campfield Hall, replacement glazing has been completed as well as the timber louvre replacements. The roof coverings and facade decoration are almost completed.
- 1.47 Slippage of £3.3m is required in respect of the Campfields Redevelopment, mainly due to the delays in acquiring planning permission because of the listed status of the Campfield buildings. Planning has now been approved and the main work is expected to be completed in Autumn 24/25.