

## **Executive**

### **Minutes of the meeting held on Wednesday, 24 July 2024**

**Present:** Councillor Craig (Chair)

**Councillors:** Akbar, Bridges, Hacking, Igbon, Midgley, Rawlins, Reid and T Robinson

**Also present as Members of the Standing Consultative Panel:**

**Councillors:** Ahmed Ali, Butt, Douglas, Johnson, Lynch and Moran

**Apologies:** Councillor White, Chambers, Foley and Leech

#### **Exe/24/55 Minutes**

#### **Decision**

The Executive approve as a correct record the minutes of the meeting on 5 June 2024.

#### **Exe/24/56 Our Manchester Progress update**

The Executive considered a report of the Chief Executive which provided an update on key areas of progress against the Our Manchester Strategy – Forward to 2025 which reset Manchester’s priorities for the next five years to ensure the Council could still achieve the city’s ambition set out in the Our Manchester Strategy 2016 – 2025.

The Executive Member for Vibrant Neighbourhoods reported that Mayfield Park in the city centre had been awarded Green Flag status. The judges in the Green Flag awards, run by environmental charity Keep Britain Tidy, were effusive in their praise noting that the original design and specification standards were exceptional, facilities were of the highest standard and the site security and cleansing was excellent. The play facilities were inspired and exciting and the biodiversity of the site was cared-for and blooming. The park, sat at the heart of a developing neighbourhood and would expanded in the coming years in tandem with new development, was made possible by a public-private partnership between Manchester City Council, Transport for Greater Manchester, LCR and developer Landsec U+I.

The Deputy Executive Member for Housing and Growth reported that strong progress was being made in delivering the Council’s housing strategy for 2022-2032. 1,018 affordable homes (including 259 social homes) had been completed as part of the strategy so far, representing 10.2% of the 10-year total. The number of affordable homes built in the last year, 603, marked the largest annual delivery of affordable housing in a decade, with another record year forecasted for the next financial year. It was always envisaged that through the strategy home building would increase year-on-year through an increasing pipeline of developments. 58% of new affordable homes delivered in the last year (349 homes) were low or zero carbon and therefore the city was also on target to meet the ambition to increase the number of new low carbon affordable homes from 20% to 50% by 2025.

Councillor Johnson sought clarification on whether the target of 10,000 affordable homes would realistically be met in the timescale of the strategy and requested more detail on how the challenges of retrofitting existing council housing would be addressed in making these properties low carbon.

The report also provided an update on the following areas:-

- Work that due to start next month to deliver a package of changes to Deansgate and Whitworth Street West designed to encourage walking, cycling and other forms of active travel.
- EXPO 2025 Osaka and Japan Week - a major year of engagement and collaboration with Japan as Manchester looked to build on and broaden existing business, cultural and civic links.
- The return of Manchester Day on Saturday 27 July.
- The re-opening of tennis courts across Manchester following extensive refurbishment, boosting 'grassroots' opportunities as the city gears up to host games in the sport's World Cup.

## **Decision**

The Executive note the report.

### **Exe/24/57 Holt Town NDF Consultation**

The Executive considered a report of the Strategic Director (Growth and Development), which sought support for the principles set out in a draft Neighbourhood Development Framework (NDF) for Holt Town and endorsement to consult with landowners, businesses, residents, and other stakeholders including statutory bodies and funding agencies.

The Leader advised that Holt Town was an area of 30 hectares of brownfield land that sat between the economic drivers of the expanding City Centre (Sports City, and the Etihad Campus) which presented an ambitious opportunity to utilise land, integrate distinctive heritage, open up safe access along canals, green spaces and create safe and biodiverse routes throughout a new residential area connecting into Sports City and other residential neighbourhoods.

The purpose of the NDF was to set out a vision for Holt Town that built on the extensive investment in the wider East Manchester area and harnessed the opportunities that were presenting themselves as the City Centre expanded eastward and the Sport City and Etihad Campus continued to grow as a destination of national significance. The NDF would provide guidance in line with adopted planning policy around the next phases of private and public investment and development in Holt Town. It would contribute to realising the wider overall ambitions for East Manchester.

The ambition was for Holt Town to become a new mixed -use, residential-led neighbourhood with:-

- Circa 4,500 homes of mixed tenure and typology, including affordable, accessible, and adaptable homes thereby diversifying Manchester's housing offer.
- Circa 30,000 sq.m. of commercial space generating circa 1,500 full-time jobs that will potentially be able to support creative industries, affordable, flexible workspaces, and neighbourhood services to support a community of 4,500 homes.
- Leisure and cultural uses, including a 300-capacity flexible cultural and community space which could be home to a new Hope Mill Net Zero Theatre.
- A multi-use mobility hub – incorporating mobility hub features wrapped in affordable workspaces and neighbourhood services.
- Circa 15 acres of new and enhanced public realm including public spaces, green routes and a new 1km play link.
- Social infrastructure and amenities to support the neighbourhood such as health and education facilities, alongside a neighbourhood food and beverage offer will also feature in the approach to ground floors and cluster of mixed use across the new neighbourhood.

The draft NDF set out several key principles that would underpin the regeneration of Holt Town. The Council would seek to support those bringing through proposals for development in line with the NDF and to use the Council land assets in Holt Town to direct further delivery of strategic policy objectives. Further feasibility work would be necessary to advance the key components of the plan.

## **Decisions**

The Executive:-

- (1) Approve in principle the proposals set out in the draft Holt Town NDF) as a basis for public consultation.
- (2) Request the Strategic Director for Growth and Development to undertake a public consultation exercise on the draft Holt Town NDF with local residents, businesses, and other stakeholders.
- (3) Request that a further report be brought back to the Executive following the public consultation exercise setting out the comments received.
- (4) Note that it is proposed that, once adopted, the NDF will be used as a material consideration for the City Council when considering all future planning applications within the Holt Town redline boundary.
- (5) Note that the City Council will seek to use its land assets within Holt Town to facilitate the delivery of affordable homes and zero carbon development.
- (6) Note that the NDF will also form a strategic basis for the formulation of bids and applications to relevant public and private sector partners for funding and wider investment to support delivery.

## **Exe/24/58 Collyhurst Programme Update**

The Executive considered a report of the Strategic Director (Growth and Development), which provided an update on progress being made in delivering regeneration activity in Collyhurst and set out the next steps in relation to Masterplanning of the area and establishing a phasing strategy to inform the next stage of community engagement and consultation.

It was reported that Phase One was delivering 244 new homes in Collyhurst Village, with 100 of these being new Council social rent properties as well as 30 new Council social rent homes in South Collyhurst. The whole of Phase One was scheduled to complete April 2026, with the Councils new homes being completed in stages in advance of this date.

Previous reports to Executive had established the need to identify a single Affordable Housing Delivery Partner (AHDP) to play a full strategic role in the delivery of the regeneration programme, including any re-provision homes and net additional affordable homes. It had been considered likely that a Registered Provider (RP) partner would need to be identified and appointed to assist with this process and following a soft market testing exercise undertaken with RPs, authority was sought from the Executive to move forward with a competitive procurement process, once the results of the market testing exercise had been gathered and assessed. However, this position had been reconsidered, following a more detailed review of the implications for the Housing Revenue Account (HRA) of pursuing delivery in partnership with a Registered Provider - i.e. maintaining and growing the HRA asset base as opposed to potentially reducing it - and in light of changes to the Affordable Housing Programme funding criteria announced by Government, which would increase grant availability for estate regeneration projects such as Collyhurst.

As a result, the preferred approach was for the Council to undertake the AHDP role similar to Phase One, re-providing any existing Council homes that may need to be demolished alongside building additional affordable homes, The detail and funding arrangements for future activity would be developed on a phase-by-phase basis and brought back to future Executive meetings for approval.

Regeneration of the area would continue to be led by community engagement that would inform the production of a masterplan for the area. However, given limited resources and the desire to positively affect the lives of residents, it was important that the sequencing of regeneration phases is undertaken in a logical manner. The report went on to outline how regeneration in each part of the Collyhurst neighbourhood was likely to progress in terms of timescales and the potential level and nature of intervention.

### **Decisions**

The Executive:-

- (1) Endorse the broad Phasing Strategy, Master Plan Parameters and proposed Next Steps in relation to resident engagement and associated activities as set out in Sections 5 and 6 of the report.

- (2) Agree that Council officers undertake a detailed Housing Needs Survey exercise with residents in the Collyhurst Village area as set out in Sections 6.3 and 6.4 of the report to help establish detailed proposals for a Phase 2 Development scheme.
- (3) Request that a further report is brought back as early as possible in the Autumn of 2024, summarising community engagement undertaken to date and identifying proposals for Phase 2 development.

**Exe/24/59 Wythenshawe Civic - Appointment of a Joint Venture delivery partner (Part A)**

The Executive considered a report of the Strategic Director (Growth and Development), which provided an update on the procurement of a Development Partner and Joint Venture Asset Manager Partner to work alongside the Council in the delivery of the regeneration vision for Wythenshawe Civic.

The Deputy Executive Member for Housing and Development advised that earlier this year the Council was notified that Wythenshawe Civic had been awarded £20m of Levelling Up Funding to deliver interventions that would accelerate the pace of placemaking and regeneration. Following a period of due diligence and dialogue, the Council had now entered into a Memorandum of Understanding with the Department of Levelling Up, Housing & Communities which unlocked the process to draw down funding.

As part of the LUF proposals, the Council had agreed to match-fund the grant award, and as such, it was proposed to increase the capital budget for the project by £11.942m, to be funded from capital receipts. It was anticipated that these capital receipts will be recovered over time as land interests in the area are disposed of.

In relation to Wythenshawe shopping centre, the Council's acquisition was predicated both on an invest to save basis, consolidating leasehold and wider freehold ownership, and the creation of a future, investable platform for regeneration. The vision set out within the approved Development Framework could only be achieved through the leveraging of private sector investment and collaboration with the Local Authority as landowner, and coordination with grant funding organisations in central and regional government. Development and Legal officers had concluded an exercise analysing the various forms of commercial collaboration that could deliver the proposed development. It was recommended that a Joint Venture with a private sector partner (or partners) to operate the income-producing commercial assets should be formed, bolstered by an umbrella agreement with the ability to draw down parcels of surrounding development land, also by the Joint Venture partner. This would provide assurances via the mechanisms of the Joint Venture and the umbrella agreements that the operations of the high street would be adequately managed and commercial decision-making would be a co-operative effort, but also as a form of risk management in the context of potential non-performance of new development delivery.

Soft Market Testing was concluded in January 2023 with various nationwide and regional developers, investors, and housing providers. The exercise noted that there was significant appetite in the market to collaborate with the Council in the delivery of Wythenshawe Civic. Following specialist Procurement and Legal advice it was decided to conduct a Competitive Dialogue process in accordance with the Public Contracts Regulations 2015. The Council set out to consider applications from interested parties following the advertisement of the opportunity and the response to a standard selection questionnaire (SSQ). This resulted in a sifting exercise in which three parties were chosen to enter a period of dialogue.

Following the issuing of the Invitation to Participate in Dialogue (ITPD), a robust dialogue/negotiation strategy was deployed with the shortlisted parties. Dialogue focused on key commercial/deliverability matters, net zero, and affordable housing delivery, removing assumptions and covering the collaboration to achieve the outputs required from the LUF funding. Final bids had now been received, evaluated and moderated in accordance with the criteria set out in the procurement documents issued to bidders.

Details of the final moderation scoring, and subsequent recommendation was outlined in Part B of this report.

If approved, the Council would inform the bidders of the contract award decision and, provided there were no challenges within the standstill period, the Council would proceed to finalise and contractualise the relationship with the Joint Venture partner. It was expected that a Business Plan for the Joint Venture would be submitted for approval to the Executive later in the year, along with a timeline of public consultations that would precede the submission to the Local Planning Authority of the first phases of residential development.

## **Decisions**

The Executive:-

- (1) Note progress made in the delivery of Levelling Up Funded works.
- (2) Recommend to Council an increase to the capital programme budget of £11.942m, to be funded from capital receipts in order to match fund the £20m of Levelling Up Funding.

## **Exe/24/60 MIX: Airport City updated SRF**

The Executive considered a report of the Director of City Centre Growth and Infrastructure, which provided an update on proposed changes to the Manchester Airport City Development and Infrastructure Framework 2012 (re-titled MIX Manchester), to capture benefits from market changes in key growth sectors.

The Leader reported that overall objective was for MIX to become a world-class science, innovation, and manufacturing campus, capitalising on its strategic location and excellent connectivity, and providing opportunities for occupiers in life sciences and advanced manufacturing to locate to, develop and scale up their businesses.

The Strategic Regeneration Framework (SRF) had been prepared to guide future development of the site. The design approach was based around a simple concept which put people, activity and connections at the heart of the proposals. This design concept provided a framework which could support a vibrant scientific community and be flexible enough to respond to market demands and the changing landscape of life sciences and advanced manufacturing. The SRF would provide a flexible and adaptable framework which acknowledged and built upon the previous proposals and future development across the wider Airport City and surrounding areas, whilst maintaining flexibility to respond to occupier requirements and be adaptable over time, across a range of sectors. This would help ensure sustainable and inclusive economic growth, providing jobs for local people as well as opportunities for training and apprenticeships.

Subject to Executive approval, a further report would be brought forward after the public consultation exercise, setting out the comments received and any changes to the proposed final version of the draft updated MIX Manchester SRF. Once the SRF was approved by the Council, it would become a material consideration for the Council as the Local Planning Authority when determining any applications within the SRF area.

Councillor Johnson sought assurance that consultation and engagement with local residents on any future plans would take place at the earliest opportunity.

## **Decisions**

The Executive

- (1) Approves in principle the proposals set out in the draft updated Strategic Regeneration Framework.
- (2) Requests the Director of City Centre Growth and Infrastructure to undertake a public consultation exercise on the draft updated SRF with local residents, businesses and other stakeholders.
- (3) Request that a further report be brought back to Executive, following the public consultation exercise, setting out comments received.

## **Exe/24/61 Children and Young People's Plan 2024-2027**

The Executive considered a report of the Acting Strategic Director (Children and Education Services), which informed of the work that had taken place by Manchester Children and Young People's Board to review the Children and Young People's Plan 2021-2024 and to refresh the Children and Young People's Plan for 2024-2027.

The Executive Member for Early Years, Children and Young People advised that the Children and Young People's Plan was the strategic plan of the Children and Young People's Board, one of the key partnership boards that underpinned the Our Manchester Strategy. A new priority in the refreshed plan was "to enable every child to be confident and thrive in a city that strives to meet their needs" which was aimed

at enabling all children and young people to succeed and to play a fair and rewarding part in the jobs and opportunities created by the economy of our city.

The refreshed plan aimed to ensure that children had the best start in life, received help at the right time if help was needed, had access to a good education and were safe and that they had the confidence and skills to play a part in sustaining the city's success.

Equity was also identified as an important cross cutting theme in the plan, underpinning all priorities and the plan also included a specific priority to challenge and work together to mitigate the things that could hold children back such as poverty, lack of equity or family circumstances.

By ensuring a good start in life and a good education at a school judged good or better, the plan aimed to equip all young people with the skills and confidence to enable them to be part of what builds a connected city, world class infrastructure and growth.

Councillor Johnson sought clarification on what work would be undertaken as part of this Plan to help support families and young people who were not eligible for assistance but were still struggling financially.

## **Decision**

The Executive endorse the refreshed Children & Young People's Plan 2024/27

### **Exe/24/62 Manchester Local Care Organisation section 75 agreement between Manchester City Council and Manchester University Foundation Trust**

The Executive considered a report of the Executive Director (Adult Social Care), which sought approval of the refreshed section 75 agreement between Manchester City Council and Manchester University Foundation Trust for the delivery of integrated community health and adult social care services by the Manchester Local Care Organisation.

The Executive Member for Healthy Manchester and Adult Social Care advised that the current three-year agreement was approved by Executive in August 2021 and expired on 20 August 2024. The proposed update was for one additional year (until 20 August 2025) to enable parallel work regarding the future of MLCO to be concluded. The Executive will be updated on any significant changes to MLCO during this one year period, including any which necessitated a more fundamental review of the Section 75.

As there were no significant amendments to the agreement it was recommended that final approval and sign-off of the Section 75 agreement was delegated to the Executive Director of Adult Social Services, the City Treasurer and the City Solicitor.



## **Decision**

The Executive approve the delegation of sign-off of the update of the section 75 agreement between Manchester City Council and Manchester University Foundation Trust to the Executive Director of Adult Social Services, the City Treasurer and the City Solicitor.

### **Exe/24/63 Armed Forces Covenant Annual Report**

The Executive considered a report of the Deputy Chief Executive, which introduced the Armed Forces Covenant Annual Report for 2022/23 which was required to be presented to Council each year as part of commitments made under the Armed Forces Covenant, providing an opportunity to reflect on progress made against the Council's Covenant Action Plan.

The Deputy Leader (statutory) advised that the Armed Forces Covenant in its current form was introduced in 2011. The Covenant was a commitment by the nation to those that currently or had before, served in HM Armed Forces, and their families. This commitment sought to ensure that the Armed Forces Community would face no disadvantage that came as a direct result of their service.

The purpose of the Covenant was to remedy and address the disadvantages and inequality experienced by service personnel and make certain that they too could benefit from all public and commercial services enjoyed by their civilian peers. The Covenant also recognised the need to make special provision for those who had sacrificed the most, such as the injured and bereaved.

The Annual Report provided an opportunity to report on progress against the Action Plan and supported the Council's on-going dialogue with the Armed Forces Community in respect of forward plans.

Priorities for 2024/25 were informed by the Manchester Armed Forces Joint Service Needs Assessment. This evidence base reflected and evolved with our local armed forces community, allowing existing issues to be triaged and targeted, while remaining grounded in the experiences and support needs of our local Manchester veterans.

## **Decision**

The Executive note the Annual Report.

### **Exe/24/64 Ethical Procurement and Social Value**

The Executive considered a report of the City Treasurer, which set out the implications and opportunities for how contracting authorities like Manchester City Council could further promote social value in procurement and contracts. opportunities available to the council.

The Executive Member for Finance and Resources reported that on 28 October 2024, the latest iteration of procurement legislation – the Procurement Act 2023 - was

scheduled to commence. This new legislation would set out new requirements that the Council must follow when procuring contracts for goods, services and works. In addition, in May 2024, the previous government published a new National Procurement Policy Statement, which set out national 'strategic priorities' including social value, that the Council must have regard to when procuring goods, services or works contracts.

There were two observations of note in relation to social value and the new Procurement Act. The first is that the new Act affirms the importance of maximising public benefit, i.e. procurement is not just about the direct value for the Council / resident / end-user but it was about wider social value generated too. The second observation was that the Act did not set out detailed procurement processes that an authority must follow, unlike existing legislation which did. Rather it gave authorities the scope to design a procurement process that best suited its own needs, provided the approach was set out from the start.

It was considered that this could be a game changer in some procurements, enabling the Council to develop more creative approaches that could involve working with a shortlist of bidders to develop a service design, before then inviting final tenders. Currently the Council could do this but only through a relatively long-drawn out process known as 'Competitive Dialogue' – a process that was usually reserved for the most complex procurements because of the time and resources involved.

Although the new legislation represented an evolution rather than a revolution in public procurement policy, it still involved significant change in underlying processes and ways of working not just for the procurement team but also for commissioners, contract managers and stakeholders across the Council. As such, the Integrated Commissioning and Procurement Team (ICP) was working with other Greater Manchester procurement teams to help develop and implement these changes.

## **Decision**

The Executive note there will be continued work developing the Council's social value approach including working regionally and nationally with government to help shape future policy.

## **Exe/24/65 Manchester's Cultural Strategy**

The Executive considered a report of the Strategic Director (Neighbourhoods), which presented the new proposed cultural strategic framework for Manchester called 'Always, Everywhere: Manchester Cultural Ambition 2024-2034', which set out a new strategic vision and objectives for the next 10 years.

The Deputy Leader reported that new strategic framework and the ambitions and priorities it contained would galvanise new and existing partnerships, promote collaboration, shape future investment decisions and the sharing of resources and put partners in a stronger position to mount funding campaigns and submit compelling funding applications.

The strategy focused on key themes such as accessibility, diversity, and the city's global connections. The framework highlighted the critical role of culture in shaping the city's identity, enhancing economic growth, and nurturing social wellbeing, while continuing to invest in a cultural offer that has underpinned Manchester's continued prosperity.

A rolling five year action plan would be developed that set out how the council with its partners, artists and creatives, with residents and with stakeholders would collectively meet the objectives in the framework. The action plan would be a live, working document between delivery partners with a summary version available for the public.

### **Decision**

The Executive recommend that Council approve the strategy and adopt it as the new Cultural Strategy for Manchester.

### **Exe/24/66 Exclusion of the Public**

#### **Decision**

The Executive agrees to exclude the public during consideration of the following item which involved consideration of exempt information relating to the financial or business affairs of particular persons and public interest in maintaining the exemption outweighs the public interest in disclosing the information.

### **Exe/24/67 Wythenshawe Civic - Appointment of a Joint Venture delivery partner (Part B)**

The Executive considered a report of the Strategic Director (Growth and Development), which set out the commercially confidential terms in relation to the procurement of a Development Partner and Joint Venture Asset Manager Partner to work alongside the Council in the delivery of the regeneration vision for Wythenshawe Civic.

### **Decisions**

The Executive:-

- (1) Approve the award of the contract to the successful bidder, as the Wythenshawe Civic Development Partner and Joint Venture Asset Manager Partner.
- (2) Approve the disposal of a share of the Shopping Centre asset by way of long lease, assignment of existing leasehold interests, and the entering into of all contractual and ancillary arrangements to give effect to the Joint Venture partnership arrangements.
- (3) Delegate authority to the City Solicitor, City Treasurer and the Director of Development, in conjunction with the Executive Member for Housing and Development, to conclude all commercial and legal arrangements to

implement the operation of both the Joint Venture and Development Umbrella Agreement.

- (4) Note the proposed governance arrangements and the programme of ward member briefings required.
- (5) Authorise the City Solicitor to enter into such legal documentation as required to give effect to the recommendations set out in this report.

## **Executive**

### **Minutes of the meeting held on Wednesday, 11 September 2024**

**Present:** Councillor Craig (Chair)

**Councillors:** Akbar, Bridges, Hacking, Igbon, Midgley, Rawlins, Reid, T Robinson and White

**Also present as Members of the Standing Consultative Panel:**

**Councillors:** Ahmed Ali, Butt, Chambers, Douglas, Johnson, Leech, Lynch, McCaul and Moran

**Also present:** Councillor I Robinson (Ward Councillor for Ancoats and Beswick)

#### **Exe/24/68 Minutes**

##### **Decision**

The Executive approve as a correct record the minutes of the meeting on 24 July 2024.

#### **Exe/24/69 Our Manchester Progress Update**

The Executive considered a report of the Chief Executive which provided an update on key areas of progress against the Our Manchester Strategy – Forward to 2025 which reset Manchester’s priorities for the next five years to ensure the Council could still achieve the city’s ambition set out in the Our Manchester Strategy 2016 – 2025.

The Executive Member for Vibrant Neighbourhoods reported that a major three-year investment programme had been launched to invest in neighbourhood improvements across the city. £15m Clean and Green Manchester programme aimed to renew, replace or improve infrastructure to enable neighbourhoods to be cleaner, greener and well maintained. The replacement of 2,400 litter bins in community shopping centres and on street in local neighbourhoods across the whole of Manchester, was the first of a planned and phased programme of Clean and Green Manchester work. As part of the wider investment programme, local communities would see parks and green spaces become more accessible, additional highway improvements, new benches in community areas as well as repairs or replacement of old play equipment in parks. Local parks with damaged bins would also be replaced later in the year and the project would also support safe active travel to school.

The Deputy Leader (statutory) reported that Manchester had welcomed news that the Household Support Fund (HSF), which was due to expire at the end of this month, had been extended until the end of March 2025. In the most recent round of HSF funding, running from April to September 2024, the Council had received £6.45m of funding and had used the funding to help address the impact of fuel and food poverty and to target support at the most vulnerable households. Although details of the Council’s allocation under the latest round of HSF were awaited, it was anticipated that it would be in line with previous allocations.

Councillor Johnson sought clarification as to how the Council would support more Manchester residents applying for pension credit in light of the Government's budget intention to cut winter fuel allowances for the majority of pensioners across the country.

Councillor Leech sought clarification as to whether the Council would be investigating whether the Household Support Fund could be used to help support those Manchester residents who would lose their winter fuel allowance that needed financial support.

The Deputy Leader (Statutory) also reported that a new app was launched on Wednesday 4 September 2024 to help people make safe journeys in Manchester, no matter what the time of day. The WalkSafe app, which was free to download, let people pick known safe routes through the city, as well as allowing them to share their location with family or friends, as well as sending an automatic alert out if a person fails to reach their intended destination. The roll out of this app went hand-in-hand with the steps already taken by the Council and its partners across Manchester to make the nighttime economy safe for everyone, but especially women.

Councillor Leech queried if the app included details of the venues that's supported the "Ask for Angela" campaign.

The Executive Member for Growth and Development reported that consultation had begun on transformational proposals being developed for Holt Town in east Manchester. Holt Town represented an opportunity to create a new town within the city, developing 74 acres of underused, brownfield land with the potential to deliver thousands of new homes, including significant affordable housing, alongside an exciting new cultural offer, new high quality green and play space, and new commercial space. The Council was also exploring how digital technologies could be embedded into the fabric of urban regeneration projects to modernise the way residents accessed public services, from traffic management, waste collection and neighbourhood management to health and social care.

Councillor Leech sought clarification as to when was it expected that the Council would be beyond its schedule for its target of building 10,000 affordable homes across the next 10 years.

The Executive Member for Growth and Development also reported that a planning application had been submitted for a key investment in the regeneration of Gorton, a town square which would create a new heart for the area. The square would enhance the existing market offer, helping to increase footfall in the district centre and create a destination space in Gorton. There would also be an altered road layout, improving safety through traffic calming measures – and new walking and cycling routes that will help local people to choose active travel options. Wider investment in the Gorton community would include the opportunity to deliver new homes on nearby brownfield land with a mixed tenure approach that matches local housing demand – including affordable housing. The Council had been successful in securing investment through the UK Government's Shared Prosperity Fund for this

scheme, funding dedicated to improving local areas. The fund would be administered through the GMCA.

## **Decision**

The Executive note the report.

### **Exe/24/70 Revenue Monitoring (P4) to the end of July 2024**

The Executive considered a report of the City Treasurer, which outlined the projected outturn position for 2024/25. It was based on expenditure and income as at the end of July 2024, projected to the end of the year.

The Executive Member for Resources and Finances advised that the current budget monitoring forecast was an overspend of £17.4m. This was in the context of significant financial stresses being faced across the Local Government sector. The Council's position reflected the national pressures in the health and social care sector and trends being experienced across most Social Care providing local authorities.

The Medium Term Financial Plan outlined a forecast budget shortfall of £29m in 2025/26 increasing to £41m by 2026/27. Officers were challenged to identify a stretch target of £50m savings options, for Member consideration, to bring the medium-term position back into balance. It was acknowledged this was difficult following 14 years of austerity. Over this time the Council had successfully delivered over £440m of cuts and efficiencies, required due to funding not keeping pace with an increasing population and rising demand.

The Executive Member for Resources and Finances stated that if the overspend were to remain at £17.4m by the end of the financial year, this would significantly impede the financial sustainability of the Council and its ability to set a balanced budget in future years, with any overspend funded from the General Fund reserve. When the budget was approved the General Fund reserve balance at 31 March 2025 was forecasted at £23.4m. The current overspend would reduce this to £5.9m. This would bring additional pressure to the 2025/26 budget as the reserve would need to be topped back up to maintain a robust level. In addition, any ongoing impact of the pressures faced this year must be addressed in next year's budget to arrive at a truly balanced position.

It was reported that the Children's Services directorate was projecting an overspend of £9.2m. The biggest pressure related to external residential placements for Looked After Children (LAC) and the increasing complexity of need of the current cohort. Additionally, there was a shortfall in the Unaccompanied Asylum Seeking Children (UASC) grant for the numbers now being accommodated and increased demand for Home to School Transport.

The Adult Social Care directorate projected overspend was £9.8m, driven by long term care placements and cost pressures which were outpacing demand management interventions. The Long-Term Care (LTC) budget was forecasted to overspend by £10.6m across learning disability services, Disability Supported

Accommodation Service (DSAS) and older person care, offset by underspends on short term care and infrastructure and back office.

In addition, the Neighbourhoods directorate had projected overspend by £430k. This related to a shortfall of income in markets and pressure in leisure due to the costs of providing support following step in arrangements at both Wythenshawe Active Lifestyle Centre and Broadway Leisure Centre.

It was noted that the service Directorates were overspending by £19m which was partly offset by increased grant income of £0.5m and a forecasted reduction in spend of £1m from council wide staff turnover and recruitment assumptions, to take the overall overspend to £17.4m.

A risk remained around the cost of the pay award. In May 2024, National Employers made an offer, which equated to £1,290 increase for employees up to the top of grade 10 and 2.5% above that level. The current pay offer required a budget increase of around £11.1m - this equated to an average pay award of c.4% and was the amount that had currently been budgeted for. If the average pay award was to increase to 5.5%, the associated budget requirement would increase to £15.7m. This would increase the reported overspend by £4.6m.

The report also sought approval of the following:-

Budget virements:-

- Allocation of £3.147m cost of living budgets from Revenues and Benefits to various areas to align to the priority initiatives in place across the service that will support residents
- £265k transfer from Procurement and Commissioning to Commercial Governance to reflect the new reporting structure of the Energy Management Team

Use of revenue grant funding:-

- £68k new burdens funding from Ministry of Housing, Communities and Local Government (MHCLG) for implementation of the new legal requirements of the Elections Act 2022.
- £81k from the Department of Energy Security and Net Zero (DESNZ) to complete school decarbonisation surveys.
- £117k from the Greater Manchester Combined Authority (GMCA) and MHCLG to fund resources on the North Manchester Regeneration scheme.
- £225k from MHCLG to fund the pre-development investigations of the former Central Retail Park.
- £198k (£150k and £48k) from Homes England for agency and valuation support of the Strangeways and Cambridge sites.
- £49k from GMCA to fund specialist legal advice on the Holt Town Neighbourhood Development Framework (NDF).
- £85k Capability funding from Transport for Greater Manchester (TfGM) to develop plans and strategies to increase levels of active travel and connectivity through the city centre.



- £99k funding from Arts Council for The Big Blue Peter Read event at Central Library and reading trail across the city.
- £99k from the National Lottery Heritage Fund to fund preservation of the Piccadilly Radio archives.
- £1.189m Rough Sleeping, Drug and Alcohol Treatment grant from MHCLG.
- Section 31 grant from Government reimbursing rate reductions in business rates for green plant and machinery (£0.5m).

Use of budgets to be allocated for the impact of non-pay related inflation on service provisions as follows:-

- Adults Social Care: £2.0m
- Children's Services: £3.485m

Use of contingency budgets:-

- £108k to fund costs relating to the MEN Arena Inquiry

Use of reserve funding as follows:-

- £77k in 2024/25 and £55k in both 2025/26 and 2026/27 to fund the purchase of software which will support the billing and collection of council tax through increased automation.
- £489k from the Parking Reserve for dilapidation and repair works at the Grand Car Park in accordance with the Road Traffic Regulation Act 1984, Section 55.4(b).
- £0.5m from the Transformation Reserve to fund the Action for Change programme in 2024/25 and enable sustained investment in services which support the prevention of ill health and health improvement across the city's population.

Councillor Leech sought clarification as to when it was expected that the Government would provide certainty around additional future Local Authority funding which had been withdrawn from previous Governments. He also commented on the need to provide appropriate packages of care for individuals and their families to avoid people needing to be placed in residential care. Furthermore, he questioned whether the proposed saving targets for Adult Social Care were realistic.

Councillor Johnson sought clarification if representation had been made yet to Government for additional Local Authority funding.

## **Decisions**

The Executive:-

- (1) Note the 2024/25 projected outturn position reporting a £17.4m overspend for the year.
- (2) Approve the following budget virements:-

- Allocation of £3.147m cost of living budgets from Revenues and Benefits to various areas to align to the priority initiatives in place across the service that will support residents
- £265k transfer from Procurement and Commissioning to Commercial Governance to reflect the new reporting structure of the Energy Management Team

(3) Approve the following use of revenue grant funding:-

- £68k new burdens funding from Ministry of Housing, Communities and Local Government (MHCLG) for implementation of the new legal requirements of the Elections Act 2022.
- £81k from the Department of Energy Security and Net Zero (DESNZ) to complete school decarbonisation surveys.
- £117k from the Greater Manchester Combined Authority (GMCA) and MHCLG to fund resources on the North Manchester Regeneration scheme.
- £225k from MHCLG to fund the pre-development investigations of the former Central Retail Park.
- £198k (£150k and £48k) from Homes England for agency and valuation support of the Strangeways and Cambridge sites.
- £49k from GMCA to fund specialist legal advice on the Holt Town Neighbourhood Development Framework (NDF).
- £85k Capability funding from Transport for Greater Manchester (TfGM) to develop plans and strategies to increase levels of active travel and connectivity through the city centre.
- £99k funding from Arts Council for The Big Blue Peter Read event at Central Library and reading trail across the city.
- £99k from the National Lottery Heritage Fund to fund preservation of the Piccadilly Radio archives.
- £1.189m Rough Sleeping, Drug and Alcohol Treatment grant from MHCLG.
- Section 31 grant from Government reimbursing rate reductions in business rates for green plant and machinery (£0.5m).

(4) Approve the use of budgets to be allocated for the impact of non-pay related inflation on service provisions as follows:-

- Adults Social Care: £2.0m
- Children's Services: £3.485m

(5) Approve the following use of contingency budgets:-

- £108k to fund costs relating to the MEN Arena Inquiry

(6) Approve the use of reserve funding as follows:-

- £77k in 2024/25 and £55k in both 2025/26 and 2026/27 to fund the purchase of software which will support the billing and collection of council tax through increased automation.
- £489k from the Parking Reserve for dilapidation and repair works at the Grand Car Park in accordance with the Road Traffic Regulation Act 1984, Section 55.4(b).
- £0.5m from the Transformation Reserve to fund the Action for Change programme in 2024/25 and enable sustained investment in services which support the prevention of ill health and health improvement across the city's population.

### **Exe/24/71 Capital Programme Update (P4) 2024/25**

The Executive considered a report of the City Treasurer, which informed Members of progress against the delivery of the 2024/25 capital programme to the end of July 2024, the latest forecast of capital expenditure and the major variances and the proposed financing of capital expenditure for 2024/25 and affordability of the Capital Programme.

The Executive Member for Finance and Resources stated that the latest forecast of expenditure for 2024/25 for was £476.6m compared to the current approved budget of £512m. Spend as of 31 July 2024 was £64m. The £780.6m multi-year programme was subject to continual review to establish whether the forecast remained achievable. Whilst the intention was for the Council to progress the programme as stated, some projects and their sources of funding may require re-profiling across future years

It was reported that the main variances related to the Social Housing Decarbonisation Fund, Asset Management Programme, Back of Ancoats Mobility Hub and Public Realm and Collyhurst Programme. These variances mostly related to timing differences meaning reprofiling would be required.

The current forecasts showed that the financing costs remained affordable within the revenue budget available including reserves. The capital financing reserves would start to be drawn down to meet the costs associated with the borrowing in 2024/25. The model was based on a significant number of assumptions, including the timing of future borrowing and forecast future interest rates and the position was subject to change.

It had previously been reported that many projects in the capital programme had faced an extremely challenging two year period with intense pressures on costs due to extraordinary levels of inflation and unprecedented pressure on the supply chain (labour and materials availability). These pressures continued to be seen and remained a significant risk across the capital programme. Although inflation was falling, the impacts of a sustained inflationary period could still be seen in the construction sector. Annual average for all construction works remained 0.9% higher than the average from the previous year, and 20.1% higher than the average for 2021.

In addition, it was reported that there were schemes that had been developed or had received external funding that were now ready for inclusion in the Capital Programme. The proposals which required Council approval were those which were funded by the use of reserves above a cumulative total of £10 million, where the use of borrowing was required or a virement exceeded £1m. These included the following proposed changes:-

- Private Sector Housing – This City Phase 2a - The proposal was to bring forward planning applications for the This City vehicle on an initial four sites out of the future six allocated to Phase 2. This funding request was to cover design, project management and survey costs for these four sites. A budget increase of £5.1m was requested, funded by borrowing.
- Neighbourhoods – Biffa Vehicle Refresh Programme – A budget increase of £2.702m, funded by borrowing was requested for phase 1, to replace 10 Refuse Collection Vehicles. This funding would be repaid to the Council monthly over the life of the asset.
- Public Sector Housing - Collyhurst - Future Phases design work and feasibility – A budget increase of £1.560m was requested, funded by Government Grant and a capital budget virement of £1.560m was also requested, funded by the displaced HRA Reserves, to create a design and feasibility budget for the next phases of delivery of the regeneration in Collyhurst, which will deliver a mixture of Council, Affordable and open market sale homes.

The proposals which only required Executive approval were those which were funded by the use of external resources, use of capital receipts, use of reserves below £10.0m, where the proposal could be funded from existing revenue budgets or where the use of borrowing on a spend to save basis is required. The following proposals required Executive approval for changes to the City Council's capital programme:-

- Neighbourhoods – Off Street Parking Urgent Works – A capital budget increase of £2.914m was requested, funded by Capital Receipts to enable further health and safety works across thirteen Off Street Car Parks insourced from NCP to be run as Council Car Parks
- Neighbourhoods – Homelessness Accommodation – A budget increase of £1.227m was requested, funded by Capital Receipts to accommodate increased scope of works. including new regulations requiring a more complex drainage design and planning conditions requiring the Council to meet more stringent constraints, as well as inflation and wage rises.
- Growth and Development – Wythenshawe Civic – A budget increase of £19.4m as requested, funded by Government Grant, to increase the budget for the grant following the approval of Council match-funding in September 2024 now that the Council has entered into a Memorandum of Understanding with the Department of Levelling Up, Housing & Communities which unlocks the process to draw down funding

- ICT - Meeting Rooms Refresh Delivery – A budget increase of £1.826m was requested, funded by ICT Investment reserve, to replace the current technology in meetings rooms which was end of life and no longer fit for purpose.

Councillor Leech sought clarity as to whether there was any provision to renegotiate the replacement vehicle programme with Biffa to reduce vehicle costs before the end of the existing contract.

Councillor Johnson sought clarification as to whether the variance related to the Social Housing Decarbonisation Fund would impact on the Council achieving its target by the deadline it had set itself.

## Decisions

The Executive:-

- (1) Recommend that Council approve the budget changes to the Council's capital programme detailed as follows:-
  - Private Sector Housing – This City Phase 2a:- A budget increase of £5.1m funded by borrowing.
  - Neighbourhoods – Biffa Vehicle Refresh Programme - A budget increase of £2.702m funded by borrowing.
  - Public Sector Housing - Collyhurst - Future Phases design work and feasibility: A budget increase of £1.560m, funded by Government Grant and a capital budget virement of £1.560m funded by the displaced HRA Reserves
- (2) Approve the budget changes to the Councils Capital Programme detailed as follows:-
  - Neighbourhoods – Off Street Parking Urgent Works - a capital budget increase of £2.914m funded by Capital Receipts.
  - Neighbourhoods – Homelessness Accommodation - a budget increase of £1.227m funded by Capital Receipts.
  - Growth and Development – Wythenshawe Civic - a budget increase of £19.4m funded by Government Grant.
  - ICT - Meeting Rooms Refresh Delivery - a budget increase of £1.826m funded by ICT Investment reserve.
- (3) Note the other contents of the report.

## **Exe/24/72 Disabled Facilities Grant**

The Executive considered a report of the Executive Director of Adult Social Services, which sought approval to amend an aspect of the Council's policy for home adaptations in relation to the discretionary elements of activity.

The Executive Member for Healthy Manchester and Adult Social care stated that demand for home adaptations for Manchester residents had greatly increased in recent years beyond the amount of funding received from the Government's Disabled Facilities Grant and during a time of significant financial constraints for the Council.

In order to allocate the available budget effectively and fairly, two changes were proposed to the discretionary elements of activity. These were alongside the new delivery model being introduced in September 2024 that would bring all major adaptations work previously undertaken by lead Registered Providers (RPs) in house:-

- The introduction of means testing for adults seeking adaptations funded by the Disabled Facilities Grant (DFG),
- Revert to a funding cap of £30,000 for individual cases, in line with Government guidance, with discretionary payments beyond this to be considered by the Executive Director of Adult Social Services in exceptional circumstances, in consultation with the Strategic Director of Children's Services where appropriate

The proposed changes would only affect a small proportion of residents and would be made following an Equalities Impact Assessment. The proposals would bring Manchester into line with other authorities across England and national guidance.

It was reported that if these changes were not made, the risk was that older and disabled people across the city would not receive major adaptations in a timely manner and would wait longer for their major adaptation – resulting in more widespread loss of independence, an increase in admissions to hospital, and additional strain on carers. Means testing allowed for a more equitable application of the grant and would release additional funding for the completion of more adaptations.

Without making such changes, Manchester Equipment and Adaptations Partnership (MEAP) would have a shortfall of £7.5m in capital funding in 2024/25 to deal with the waiting list and to ensure waiting times were at six months or less. From 2025/26 there was expected to be additional demand equivalent to £2m per year to keep waiting times to six months or less. This was based on the increase in the number of requests and the increasing costs during the last few years. It was noted that the Council was intending to make representations to Government for an increase in allocation to meet this demand.

The report had been considered by the Health Scrutiny Committee at its meeting in 4 September 2024 and the Committee had endorsed the proposed recommendations in full.

Councillor Leech sought clarification as to how many of the 1,437 assessments in 2023/24 would not meet the proposals that were being put forward. He also asked whether there would be any guidance as to what would constitute an exceptional circumstance in regards to discretionary payments beyond the proposed £30,000 cap. Furthermore, he sought clarification if the proposals would reduce waiting times for home adaptations.

## **Decisions**

The Executive:-

- (1) Approve the policy change to reintroduce means testing for adults seeking adaptations funded by the Disabled Facilities Grant (DFG),
- (2) Revert to a funding cap of £30,000 for individual cases, in line with Government guidance, with discretionary payments beyond this to be considered by the Executive Director of Adult Social Services in exceptional circumstances, in consultation with the Strategic Director of Children's Services where appropriate.

## **Exe/24/73 The Regeneration of the Grey Mare Lane Estate, Beswick**

The Executive considered a report of the Strategic Director (Growth and Development), which provided an update on the new regeneration masterplan for the Grey Mare Lane estate in Beswick.

The Executive Member for Housing and Development stated that the Council was committed to the long-term regeneration of East Manchester and an integral part of the future vision was the Grey Mare Lane estate. The Eastlands Regeneration Framework (2017 & 2019) and subsequent Grey Mare Lane masterplan in 2021 set out the need to improve the estate including building 290 new homes across a range of tenures. Since the publication of the 2021 masterplan, the Council had published a new Housing Strategy (2022-32) which set out a new long-term vision for Manchester designed to tackle the city's housing priorities.

Considering the Council's new ambitious housing delivery targets, the Council had increased the regeneration boundary of the Grey Mare Lane estate masterplan to include the former police station site and a wider area at the southern end of the estate. The new masterplan presented a high-level overview of the regeneration opportunities within the estate, including improvements to highways and green spaces, and outlines potential approaches to its delivery.

Following public consultation on the new masterplan, community and stakeholder representatives had clearly outlined the aspiration of residents for improvements to the estate and to provide the infrastructure needed by existing and future residents of the area. In terms of next steps, once endorsed, the Council would look to progress the interventions as recommended in the masterplan.

Councillor I Robinson (Ward Councillor for Ancoats and Beswick) attended the meeting and addressed the Executive, welcoming the new regeneration masterplan and the consultation that had taken place on this.

Councillor Leech raised concerns in relation to “right to return” for existing residents and One Manchester’s approach in dealing with this. He proposed that the Executive should consider making a commitment to ensuring those residents that would be required to move out of their existing properties, which were to be demolished, had the “right to return” to a new property once built. He also raised concern on the viability and capacity to deliver 1000 affordable homes as part of the masterplan.

## **Decisions**

The Executive:-

- (1) Approve the Grey Mare Lane Masterplan and request that the Planning and Highways Committee take the Masterplan into account as a material consideration when considering planning applications in the Grey Mare Lane area.
- (2) Note the recent progress made by the Council and its partners to drive the delivery of regeneration of the Grey Mare Lane estate, welcoming that pace at which progress is being made.
- (3) Note the outcome of the public consultation on the new Grey Mare Lane masterplan.

## **Exe/24/74 Shopfront Design Guide**

The Executive considered a report of the Strategic Director (Growth and Development), which proposed the adoption of a Shopfront and Signage Design Guide (SSDG) which would provide guidance at a more granular level of detail on how to apply the principles of good design where works were proposed to signage and shopfronts across the city.

The Executive Member for Housing and Development stated that the guidance was intended to help enhance the city’s built environment, stimulate positive change to shopfronts and signage, assist officers in decision making and positive management of change to commercial premises, help set a quality benchmark for new applications and manage the expectations of owners, developers, applicants and shopkeepers. It would also support consistent decision making across the city.

The importance of setting out clear expectations for good shopfront and signage design across Manchester was particularly important in light of the fast-changing commercial landscape, quick turnaround of businesses and frequent changes of use.

The proposed guide illustrated best practice, examples of shopfronts and signage to encourage new development of comparable quality and positive impact on buildings and places, alongside specific and clear advice on the installation of new shopfronts and works to existing shopfronts. Matters covered include individual shopfront



elements (frame, pilasters, fascia, stallriser and doors & windows), finishes, security, lighting, awnings and ventilation and where relevant, the document referred to specific regulations, legislation and guidance.

## **Decisions**

The Executive:-

- (1) Note the progress made to create a comprehensive guidance to Shopfront and Signage Design across the city.
- (2) Endorse the Shopfront and Signage Design Guide and request that the Planning and Highways Committee treat it as a material consideration in the determination of planning applications.
- (3) Agree that the Shopfront and Signage Design Guide forms part of the evidence base for any future policy plan making as part of the review of the Local Plan.