

## **Executive**

### **Minutes of the meeting held on Wednesday, 22 January 2025**

**Present:** Councillor Craig (Chair)

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

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

**Councillors:** Butt, Chambers, Leech, Lynch, McCaul and Wiest

**Apologies:** Councillors Reid, Ahmed Ali, Douglas and Moran

**Exe/25/93 Minutes**

#### **Decision**

The Executive approve as a correct record the minutes of the meeting on 13 November 2024.

#### **Exe/25/94 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 Leader reported on the Government’s confirmation of the rebuild of North Manchester General Hospital (NMGH), ending a period of uncertainty for this key project. NMGH redevelopment would be included in the first phase of the New Hospital Building Programme and there were hopes that the start date could be as early as 2027/28. The scheme was at the heart of a wider programme to improve the health, opportunities and quality of life of the communities. Together with other schemes in the North Manchester Strategy this represented the biggest regeneration project in the north of England and a £4.5 billion injection of investment into the area which in addition to a new world-class hospital, would include new parks and public spaces, new job and business opportunities and initiatives to support improved health in an area with significant deprivation and health inequalities.

The Leader also provided an update on the Upper Brook Street regeneration programme. The Council had completed a land disposal to Kadans Science Partner UK (Kadans) to deliver a landmark life science development as part of the first phase of the programme adjacent to the Oxford Road Corridor, facilitating the creation of 2,000 jobs. The brownfield site would be redeveloped to bring forward more than 215,000 sq ft of high-tech, purpose-built lab and office space focused on research, digital innovation and life sciences. A further 475,000 sq ft of life science employment space is being delivered by other developers in later phases of the regeneration programme.

The Executive Member for Housing and Development reported on the work underway on a new public town square in Gorton District Centre, creating a new heart for the community and a space for people to gather and spend time, while enhancing and supporting the existing Gorton Market. The investment was part of the wider ambition for the area as set out in the Gorton Development Framework, and complemented other developments in the area, including the Gorton Hub community space which opened in 2022. Longer-term regeneration proposals for this part of Gorton included hundreds of new mixed tenure homes, including significant affordable housing, that would be built on Council-owned land overlooking the new square.

The report also provided updates on the following matters:-

- Former Central Retail Park site
- Power Purchase Agreement
- English National Opera
- WorkWell
- UNICEF Child Friendly City

Councillor Leech enquired as to the indicative timescale for the completion of the new North Manchester General Hospital and sought clarification as to whether the new hospital will have any impact on service delivery during its construction and whether there had been any increase in the cost to build the Hospital since it had originally been proposed.

Councillor Leech also queried whether there were any proposals to increase the size of the new major urban park at the former Central Retail Park site following comments and opinions from local residents in relation to the proposals.

## **Decision**

The Executive notes the report.

### **Exe/25/95 Revenue Budget update and Provisional Local Government Finance Settlement 2025/26**

The Executive considered a report of the City Treasurer, which provided an update on the revenue budget position and outlined the main announcements from the provisional local government finance settlement 2025/26, which was published 18 December 2024.

The Executive Member for Finance and Resources advised the provisional 2025/2026 finance settlement was announced 18 December 2024, this was the annual determination of funding for local government from central government. The final settlement was due to be announced in early February 2025, this did not usually change significantly from the provisional settlement.

When the Medium-Term Financial Plan (MTFP) was approved in February 2024 a budget gap of £29m was forecasted for 2025/26 increasing to c£41m by 2026/27. Extending the MTFP for an additional year to 2027/28, based on the same broad

assumptions, added a further £37m to the gap to be addressed, resulting in a total revised gap of £77m for the MTFP. The budget gap was based on an assumption that the 2024/25 budget would remain balanced and outturn on budget; any overspend would therefore increase this gap.

It was reported that Manchester had seen an increase in children's external residential placement numbers and costs as well as further significant pressures across Adult Social Care budgets, as the number and cost of residents needing care had increased. The result was a forecast 2024/25 overspend of £20m. Whilst this was in line with national trends, other core cities and GM authorities all reporting similar issues, it would still need to be financed. Further pressures included those associated with being vibrant and growing city placing pressure on the need for universal services such as waste collection, disposal and street cleansing. The impact of the employers national insurance contributions and uplifts to the national and real living wage was also placing additional pressures on the Council's suppliers and the voluntary sectors, which needed to be recognised. Updating the baseline to reflect the impact of the 2024/25 in year position would cost £40m next year, reducing to £20m per annum ongoing.

Whilst it was necessary to set a balanced budget that funds all expenditure, both Children's and Adults Directorates were being challenged on the actions and mitigations they were taking to reduce the levels of expenditure. The Executive Member for Finance and Resources confirmed that it would therefore be necessary to set aside £20m corporately, in recognition of the current high cost base. In doing so he clarified that whilst it may be necessary to allocate some of this to Adults and Children's to cover existing costs, this would be subject to a full business case and action plan around demand reduction and costs in these services. In relation to funding the 2024/25 overspend, it was also reported that it would be necessary to replenish the General Fund reserve for the expected level of overspend of £20m. 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 £3.4m. It was noted that this brought additional pressure to the 2025/26 budget as the reserve would need to be topped back up to maintain at a robust level.

In relation to the provisional 2025/2026 finance settlement, the announcements were positive considering the unprecedented cost pressures being experienced. An additional £48.6m has been made available from within core spending power, when compared to assumptions made when the last MTFP was last reported in February 2024. There would also be a comprehensive spending review in Spring 2025 which would set the funding envelope for local government for the following two years to the end of 2027/28. This process would include a fundamental review of the funding distribution formulas, but it was expected that the various funding strands that currently made-up core spending power would remain available for local government.

It was also noted that the Chancellor's Autumn statement saw a front loading of spending plans from which the Council had benefited. However, it was expected that there would be funding constraints from 2026/27. The MTFP therefore assumed the cash total remained flat for futures years and would be revisited following the spring spending review, when more information was known. In addition, other resource

changes as a result of reviewing the model and other grants were expected to result in a further £22.2m being available.

With the current proposals the Council would be able to fund the 2024/25 overspend and set a balanced budget for 2025/26. There was uncertainty regarding the resourcing allocations for 2026/27 and 2027/28, however, the government had made its intentions clear in terms of introducing a fairer funding system which better recognised deprivation and ability to raise funds locally through council tax. Whilst the outlook for the public finances generally continued to be challenging, greater funding certainty and a more transparent funding system was welcomed

Councillor Leech sought clarification as to whether the additional £2m funding, proposed for Home to School Transport costs would be sufficient to cover the increase in demand for this service. He also queried what the impact of the increase in Employer National Insurance contributions had had on Adult Social Care providers and whether the forecasted future costs for this spend were realistic.

## **Decisions**

The Executive note that if the identified savings of £18.232m for 2025/26 are progressed, alongside the provisional settlement grant increases, it is expected that a balanced budget can be set for 2025/26

### **Exe/25/96 Project Skyline, GMCA Childrens Sufficiency Proposal**

The Executive considered a report of the Acting Strategic Director (Children and Education), which set out the proposal to enter into collaborative delivery arrangements between the 10 GM Local Authorities, NHS GM and the GMCA to deliver specialist residential care in Greater Manchester for Looked After Children and to note the relevant considerations in relation to this project. The report also provided an update on the arrangement to create a Regional Care Cooperative in GM.

The Executive Member for Children and Families advised that In late 2022 a piece of analysis undertaken by the GMCA Research team working alongside locality finance leads found GM's local authorities were spending more than £480m on children's social care budgets. The report identified that 50% of the £481m total expenditure across 2021/22 related specifically to c6,000 children looked after with around £100m on external residential placements.

A combination of market composition/pressures, increased case complexity and excessive profit levels from some Independent Providers was leading to unprecedented financial pressures relating to placements for Looked After Children facing Children's Services Departments within Manchester and across GM and nationally. The sufficiency challenge was also impacting on an increase in the proportion of children being placed outside of their home Local Authority/ the Greater Manchester area.

Whilst many of these issues were recognised within the Independent Review of Children's Social Care commissioned by central government there emerged a strong

sense that GM as a region needed to take more direct action to respond to these challenges. 'Project Skyline' was a proposal to create a supply of children's homes to increase availability of looked after children's placements in the GM region for some of most vulnerable young people whilst tackling the significant costs associated with these types of placements.

Since GMCA formally agreed to allocate funding to Project Skyline it had been announced that Greater Manchester would be one of two national pathfinder sites for the Regional Care Cooperative reforms which would see areas test different elements of how the children's home market and placements could be managed on a regional basis. As one of the pathfinder sites GM had received an allocation of capital funding that would need to be committed within 2024/25. Whilst some details were still to be worked through with DfE over forthcoming months (including the conditions associated with this opportunity) this meant that GM could use this funding as a contribution to Skyline homes as long as GM commits to investing in additional Skyline homes on top of the original specification of ten homes over the next few years.

As part of the proposals, GMCA would allocate funding of up to £5m Capital Project and £2.5m DfE Funding as part of Capital RCC Bid to acquire properties to be used for Project Skyline with the selection of properties determined by the Skyline Property Group which was a cross organisational internal governance board and recommended to the GMCA for acquisition. The GMCA would acquire all the properties and would be responsible for securing planning permission, delivery of certain refurbishment works to ensure compliance with all legal and regulatory requirements.

Whilst supporting the Regional Care Co-operative and its associated projects, there was also the need to acknowledge that the RCC could not benefit all the ten GM authorities in the same way. There were some common themes in terms of residential sufficiency, however Project Skyline would not relieve these pressures or provide significant market disruption. It did however provide further residential provision, which was ringfenced to Greater Manchester, but no further certainty that Manchester would directly benefit.

It was reported that Manchester's current and future sufficiency priorities would be the development of its fostering services and bespoke provisions for transitions, and its post 16 offer, these were aligned to the Council's work on budget efficiencies. Whilst there was no legal impediment to go forward with the proposed arrangements it was noted that the withdrawal penalties were, not insignificant given the acquisition costs and initial set up which was funded by GMCA via a loan or other income there is little cashflow risk initially.

Financial risk to the Council emerged if the provision made a loss, with local authorities being accountable to meet any shortfall. Given the current sufficiency challenges this scenario was difficult to envisage in the coming two to three years but became harder to predict, with confidence, beyond this.

Separately, as providers must consider "matches" with other children in placement there was a possibility that providers would not accept referrals from the Council and

Manchester children did not benefit from the principal aim of the approach that young people benefit from services close to their community and education providers. It was reported that further due diligence would take place on the funding model and that this was being overseen through a task and finish group consisting of chief finance officers across Greater Manchester.

## **Decisions**

The Executive:-

- (1) Note the proposed arrangements for the delivery specialist residential care in Greater Manchester for Looked After Children (“LAC”) and to agree that the Council should continue its due diligence prior to agreeing participation in the scheme.
- (2) Dependent upon due diligence agree to delegate authority to the Chief Executive/Director of Children’s Services in consultation with the portfolio holder for Children and Young People, and City Treasurer to negotiate and finalise the Partnership Agreement and all other contractual and ancillary arrangements.
- (3) Delegate authority to the City Solicitor to enter and complete all documents and agreements necessary to give effect to the recommendations.

## **Exe/25/97 Selective Licensing**

The Executive considered a report of the Strategic Director (Growth and Development), which provided an evaluation of the recent public consultation undertaken in areas within Cheetham, Crumpsall, Harpurhey, Longsight, Miles Platting and Newton Heath and Moss Side which evidenced that the designation of a Selective Licensing scheme was required in these areas.

Following a review of the 2020 hot-spotting data exercise it was agreed for the Council to undertake a public consultation on the following nine areas as a potential fourth phase of Selective Licensing:-

- Cheetham: Flats above shops and Esmond / Avondale – 405 PRS properties
- Crumpsall: Enver Road – 147 PRS properties
- Harpurhey: Whiteway Street – 116 PRS properties
- Longsight: Heathcote / Sanby Road and Northmoor Road – 679 PRS properties
- Miles Platting & Newton Heath: Droylsden Road and Scotland Street – 373 PRS Properties
- Moss Side: Viscount Street and Heald Grove – 143 PRS properties

A consultation on the nine new proposed areas was launched on the 13 May 2024 and ran until the 22 July 2024. Following the closure of the consultation, responses to the online surveys had been evaluated. In summary, the consultation surveys identified broad city-wide support for the introduction of Selective Licensing from residents and business in Crumpsall, Harpurhey, Longsight, Miles Platting & Newton Heath and Moss Side, whilst Cheetham

provided a more mixed picture. with a higher percentage of both landlords and tenants in the proposed areas not supporting the introduction of Selective Licensing.

Through the consultation a range of issues were identified by both residents and landlords – with particular emphasis on rubbish and fly-tipping (one of the two issues that were the proposed criteria for designating Selective Licensing across the nine areas) as well as properties in poor condition and anti-social behaviour. In addition, 959 external inspections (c.50% of licensable properties) had been completed across the nine areas which had identified issues with the structures of buildings, roof quality issues, concerns over single and broken glazing and waste issues. 199 internal inspections (c.10% of licensable properties) had also been completed. Almost 12% of properties (24) inspected had a category 1 hazard where the Council had a duty to take enforcement action, and 164 properties had category 2 hazards which the Council had discretionary powers to take enforcement action.

The Executive Member for Housing and Development confirmed there was a strong and comprehensive evidence base which clearly illustrated the issues with property condition and antisocial behaviour (specifically linked to environmental and waste management) in all of the proposed Selective Licensing areas. Further consideration of this evidence base also demonstrated that Selective Licensing would be an effective additional tool for responding to the issues that have been identified. Therefore, and in light of the fact that considerable ongoing efforts had been made by officers to resolve waste and property condition challenges across the nine proposed areas (with limited success), it was recommended that all areas were designated for Selective Licensing.

Councillor Leech commented that the external appearance of some Private Rental Sector properties did not always highlight the true internal condition of the property and he sought clarification that if the potential areas that were being considered for selective licensing were widened, the percentage of properties inspected would remain at 50%.

## **Decisions**

The Executive:-

- (1) Note the consultation findings for the introduction of Selective Licensing for privately rented properties.
- (2) Endorse the following nine areas for designation in February 2025, together with the licence conditions under the Housing Act 2004 Part 3 Selective Licensing
  - Cheetham: Flats above shops and Esmond / Avondale – 405 PRS properties
  - Crumpsall: Enver Road – 147 PRS properties
  - Harpurhey: Whiteway Street – 116 PRS properties
  - Longsight: Heathcote / Sanby Road and Northmoor Road – 679 PRS properties
  - Miles Platting & Newton Heath: Droylsden Road and Scotland Street – 373 PRS Properties

- Moss Side: Viscount Street and Heald Grove – 143 PRS properties
- (3) Delegate authority to the Director of Neighbourhoods in consultation with the Executive Member for Housing and Development and the Executive Member for Finance and Resources to designate the nine selective licensing areas.
  - (4) Note that, following the decision to introduce a Selective Licensing scheme, a statutory public notification period of three months is required prior to the implementation of the scheme.
  - (5) Support the future direction of travel for discretionary licensing once the rolling programme designations come to an end.

**Exe/25/98 Outcomes of the public consultation on the draft Holt Town Neighbourhood Development Framework**

The Executive considered a report of the Strategic Director (Growth and Development), which sought approval of the final version of the draft Holt Town Neighbourhood Development Framework (NDF), following consultation with local and statutory stakeholders.

The Executive Member for Housing and Development advised that a total of 411 survey responses were received, and the website attracted over 10,000 visits. A third of the respondents lived in or near the area, with a further 13% working in the area. This included 2 responses from key stakeholders and 1 response from a community organisation. There was one response from National Grid as a local landowner.

Detailed responses were received from statutory stakeholders including Transport for Greater Manchester, Canal and River Trust, Historic England, Environment Agency, Natural England and United Utilities. Feedback from the consultation programme has been over 80% positive. Recurring themes and comments included:-

- Strong support for the vision of a mixed use residential led new neighbourhood within the draft NDF;
- Strong support for the proposal linked to the delivery of circa 4,500, including 20% affordable homes, including specific references to the delivery of family housing and social housing within this;
- Connectivity and the delivery of accessible public realm;
- Traffic movements, and the need to address existing traffic movement issues in the area and car parking;
- Strong support for the delivery of neighbourhood facilities, including local shops, health facilities and a community/cultural space that could act as a focal point for the area;
- Strong support for the proposals linked to the provision of quality public realm and open space;
- Highlighting the need to provide workspace for new businesses, in particular creative spaces and maker spaces; and
- Support for existing businesses within the area.



Overall the comments and feedback raised via the consultation process had been supportive and consistent with the themes contained within the draft Framework document.

The Executive Member for Housing and Development reported that the NDF set a long-term vision and framework for the regeneration of Holt Town to guide and inform delivery. It recognised the evolving nature of the Holt Town urban fabric and emphasised transforming underutilised spaces into vibrant, mixed-use districts

The Council had been working to develop an early delivery and phasing plan for Holt Town to ensure that implementation built on the success of the adjacent neighbourhoods and existing infrastructure in Holt Town. The overarching approach to Holt Town delivery emphasised collaboration among a diverse group of stakeholders, innovative delivery models, and alignment with key UK housing policy aims to set a benchmark for sustainable urban development.

It was acknowledged that the comprehensive redevelopment of Holt Town would take any years to complete. The strategy for delivery would focus on early phases to create immediate momentum and confidence through building partnerships and collaborating with investors and developers. The Council would lead with an enabling role to deliver inclusive growth in line with the NDF vision.

Furthermore, it was noted that Holt Town was critical, not just to the future place and community outcomes of the city, but also to Manchester's wider housing delivery strategy and housing policy fit.

Councillor Leech sought an assurance that statutory consultee organisations (such as the Environment Agency and United Utilities) were fully engaged with proposals for future housing development, to take into account any potential flood risk impact, not just in the immediate area but also on the wider water course.

## **Decisions**

The Executive:-

- (1) Note the comments received from stakeholders including local landowners, residents, businesses, and statutory consultees.
- (2) Approve the final version of the draft Holt Town Neighbourhood Development Framework to guide and co-ordinate the future development of the area, with the intention that it will be a material consideration in the Council's decision making role as Local Planning Authority.
- (3) Approve the pioneering approach to digital connectivity in Holt Town and the establishment of an innovation partnership with the University of Manchester to explore and apply tangible digital place making proposals as part of Holt Town's regeneration.
- (4) Endorse the Holt Town Public Realm Strategy as a key component of the NDF to ensure that compatible residential and commercial development opportunities

are realised, and that connectivity and access to quality public amenity spaces are maximised.

- (5) Note that the Council will use the NDF and its associated Public Realm Strategy to support public funding bids and guide discussion with potential private investors.
- (6) Note that the Council will use its land assets within the NDF area to prioritise and influence the delivery of new net zero carbon development and affordable homes.
- (7) Note that the Council will seek to acquire necessary land and property interests to deliver the Holt Town vision and public realm strategy by agreement and within available funding programmes. If this is not possible, a further report will be brought back to the Executive in the future to seek authority to promote a Compulsory Purchase Order.
- (8) Note that the comprehensive redevelopment of Holt Town will take many years to complete and that further work will be undertaken to develop a phasing and delivery plan in dialogue with key stakeholders, including potential funding bodies, investors, developer partners, landowners, and existing businesses.

#### **Exe/25/99 Wythenshawe Civic Regeneration – Joint Venture update & approval of Strategic Business Plan - Part A**

The Executive considered a report of the Strategic Director (Growth and Development), which provided a further update on the regeneration of Wythenshawe Civic and follows the approval in July 2024 to form a Joint Venture delivery vehicle with Muse.

The Executive Member for Housing and Development advised that since the selection of Muse as the Council's long-term, delivery partner in July 2024 progress had continued on the Levelling Up Fund works which would see the delivery of a Culture / Creative Hub, a new Food Hall and food and beverage offer, co-working and Enterprise employment space and Public Realm improvements.

The Council had now appointed Kier, via the North West Construction Hub following a competitive process, on the first package of works covering the public realm and Cultural Hub. The design team are now working towards RIBA Stage 3 with planning applications to follow in February/March 2025.

The work associated with all commercial and legal arrangements had also completed, and the Council was now in position to implement the Joint Venture and associated contracts, subject to the Executive's approval of the Strategic Business Plan.

The Strategic Business Plan set out the ambition and direction for the project, next steps, workstreams, strategies and governance for the next six to 12 months of the project. In doing so, it summarised the more detailed business plans for the Joint

Venture, Development Partnership Umbrella Agreement and Asset Management Agreement.

As per the Strategic Business Plan, both the Joint Venture and Development Partnership Umbrella Agreement would be overseen by a Board. The board members would be consistent across the two boards and would be responsible for strategic direction and decision making. There would be an equal number of board members from the Council and from Muse, with voting rights/decision making being 50:50. This allowed the Council to retain control of the Joint Venture and leverage outputs to meet corporate objectives. Beneath the boards would sit Project Delivery Groups, comprising staff from the Council and Muse responsible for the day-to-day project work.

Councillor Wiest welcomed the investment being made into the Civic Centre and sought clarification that local residents would be fully consulted on all proposals and would have an opportunity to collaborate with the developer on the proposals.

## **Decisions**

The Executive:-

- (1) Note the progress in the delivery of Levelling Up Fund regeneration investment along with progress in the formation of a Joint Venture vehicle to unlock the next steps in the development of Wythenshawe Civic.
- (2) Approve the Strategic Business Plan, thereby allowing senior officers to conclude all commercial and legal arrangements to implement the operation of the Joint Venture, Development Partnership Umbrella Agreement and associated documents.

## **Exe/25/100 Approval of land disposals for affordable housing - Part A**

The Executive considered a report of the Strategic Director (Growth and Development), which provided an update on how the Council had integrated its approach to managing surplus land and harnessing the capacity of the Manchester Housing Providers Partnership (MHPP) to deliver new much needed affordable housing.

The Executive Member for Housing and Development advised that the Council had an open and transparent process when outlining options for disposal of surplus property. When land was suitable for residential development open market and affordable options were evaluated.

It was expected that where sites were disposed of for affordable housing, they would enter a standardised process in which MHPP partners were offered the opportunity to propose development that was designed to meet the needs of the locality whilst also providing competitive commercial terms in the context of viability. Where the Strategic Asset Management Plan board provided a recommendation that the scheme would deliver up to 100% affordable housing, it was evaluated with an expectation that the capital receipt would take this into account.

Where the land was held for general purposes, the only consideration to which regard could be had was those elements of the transaction of commercial or monetary value, capable of being assessed by valuers. However, best consideration was not limited to the purchase price and could include a term or condition attached to the disposal which identified a specific commercial benefit to the Council as the seller.

In addition, there were certain social, economic or environmental conditions or benefits which could not be considered when calculating best consideration, for example job creation; social value; using the land for a particular desirable purpose. Nevertheless, these benefits/ conditions could be taken into account if a disposal at less than best consideration

The report provided details in relation to the following brownfield sites that were proposed to be disposed of in order to unlock the delivery over 700 new affordable homes.

- Crabtree Lane, Clayton
- Barnhill Street, Moss Side
- Grey Mare Lane, Beswick
- Gorton Lane, Gorton (Peacock Centre and Pipewell Walk)
- Varley Street, Miles Platting
- Wilbraham Road, Chorlton Park
- Levenshulme Cricket Club
- Levenshulme Baths
- Alexandra Road, Moss Side
- Broadmoss, Charlestown

Finalised commercial negotiations would conclude following Executive approval and delegated to senior officers to approve. This was expected to total around 708 new affordable homes, however, all numbers were estimates at this stage as it would be subject to the design development of each scheme, the results of public consultations and granting of planning approval.

## **Decisions**

The Executive:-

- (1) Note the progress made to deliver our housing strategy targets.
- (2) Note the strategic rationale for the proposed land acquisition and disposal arrangements to MSV Housing (Mosscare St Vincents), Southway Housing Trust, Clarion, Jigsaw Homes North and Great Places Housing Group as outlined in Part B of this report
- (3) Note the exclusivity arrangements with Legal & General Affordable Homes and that the any commercial proposals resulting from the work will be submitted to Executive for approval at a later date.

## **Exe/25/101 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/25/102 Wythenshawe Civic Regeneration – Joint Venture update & approval of Strategic Business Plan - Part B**

The Executive considered a report of the Strategic Director (Growth and Development), which provided details on the commercially sensitive elements of the Joint Venture Strategic Business Plan.

### **Decisions**

The Executive:-

- (1) Note the progress in the delivery of Levelling Up Fund regeneration investment along with progress in the formation of a Joint Venture vehicle to unlock the next steps in the development of Wythenshawe Civic.
- (2) Approve the Strategic Business Plan, thereby allowing officers to conclude all commercial and legal arrangements to implement the operation of the Joint Venture, Development Partnership Umbrella Agreement and associated documents.
- (3) Approve the use of the capital fund to support the initial shortfalls in income and deferral of the invest to save charge, which will be replenished from the expected growth in income both within the Joint Venture and broader investment estate and capital receipts achieved from the disposal of interests in the area as part of the development plan

## **Exe/25/103 Approval of land disposals for affordable housing - Part B**

The Executive considered a report of the Strategic Director (Growth and Development), which set out the strategic rationale for the proposed land acquisition and disposal arrangements to MSV Housing (Mosscaire St Vincents), Southway Housing Trust, Clarion, Jigsaw Homes North and Great Places Housing Group

### **Decisions**

The Executive:-

- (1) Approve the principal land acquisition and disposal arrangements to MSV Housing (Mosscaire St Vincents), Southway Housing Trust, Clarion, Jigsaw Homes North and Great Places Housing Group.

- (2) Delegate authority to the Strategic Director Growth and Development) in consultation with the City Treasurer to agree and finalise the details terms of the transactions.
- (3) Authorise the City Solicitor to seek statutory consents as may be necessary in regard to the disposal of identified land and conclude and complete all documents and agreements necessary to give effect to the terms agreed and the recommendations in this report