

STRATEGIC PLANNING AND CAPITAL MONITORING PANEL

Day: Monday
Date: 27 November 2017
Time: 2.00 pm
Place: Lesser Hall 2 - Dukinfield Town Hall

Item No.	AGENDA	Page No
1.	APOLOGIES FOR ABSENCE	
2.	DECLARATIONS OF INTEREST	
3.	MINUTES The Minutes of the meeting of the Strategic Planning and Capital Monitoring Panel held on 9 October 2017 to be signed by the Chair as a correct record (Minutes attached).	1 - 12
4.	CAPITAL MONITORING QUARTER 2 2017/18 To consider the attached report of the Director of Finance.	13 - 38
5.	VISION TAMESIDE To consider the attached report of the Director of Place.	39 - 50
6.	CORPORATE ASSET MANAGEMENT PLAN UPDATE To consider the attached report of the Director of Place.	51 - 58
7.	EDUCATION CAPITAL PROGRAMME UPDATE To consider the attached report of the Director of Place.	59 - 70
8.	DEVELOPER CONTRIBUTIONS To consider the attached report of the Director of Place.	71 - 76
9.	ENGINEERING CAPITAL PROGRAMME 2017/18 To consider the attached report of the Director of Place.	77 - 82
10.	INVESTING IN CHILDREN'S PLAYGROUNDS To consider the attached report of the Director of Operations and Neighbourhoods.	83 - 90
11.	4C COMMUNITY CENTRE, ASHTON - CAPITAL INVESTMENT PROGRAMME To consider the attached report of the Director of Adult Services.	91 - 96

From: Democratic Services Unit – any further information may be obtained from the reporting officer or from Carolyn Eaton, Senior Democratic Services Officer, to whom any apologies for absence should be notified.

Item No.	AGENDA	Page No
12.	REVIEW OF LEARNING DISABILITY DAY SERVICES - OXFORD PARK DEVELOPMENT To consider the attached report of the Director of Adult Services.	97 - 114
13.	LEISURE ASSETS CAPITAL INVESTMENT PROGRAMME UPDATE To consider the attached report of the Director of Place.	115 - 118
14.	URGENT ITEMS To consider any additional items the Chair is of the opinion shall be dealt with as a matter of urgency.	

From: Democratic Services Unit – any further information may be obtained from the reporting officer or from Carolyn Eaton, Senior Democratic Services Officer, 0161 342 3050 or carolyn.eaton@tameside.gov.uk to whom any apologies for absence should be notified.

Agenda Item 3

STRATEGIC PLANNING AND CAPITAL MONITORING PANEL

9 October 2017

Commenced: 1.00pm

Terminated: 3.00pm

Present: Councillor K Quinn (Chair)

Councillors Dickinson, Fairfoull, B Holland, and Taylor

Section Officer: 151/Chief Finance Kathy Roe

Also in attendance: Robin Monk – Director of Place
Aileen Johnson – Head of Legal Services
Tom Wilkinson – Assistant Director of Finance
Ian Saxon, Assistant Director (Environmental Services
Emma Varnam, Assistant Director (Stronger Communities)
Paul Moore - Head of Planning
Ade Alao - Head of Investment and Development
Alan Jackson, Head of Environmental Services (Highways and Transport)

11. DECLARATIONS OF INTEREST

Members	Subject Matter	Type of Interest	Nature of Interest
Councillor Taylor	Agenda Item 11 - Leisure Assets Capital Investment Programme Update	Prejudicial	Chair of Active Tameside

12. MINUTES

The Minutes of the meeting of the Strategic Planning and Capital Monitoring Panel held on 10 July 2017 were signed by the Chair as a correct record.

13. OBJECTIONS TO PROPOSED PAID PARKING TRAFFIC REGULATION ORDERS, ASHTON TOWN CENTRE

The Assistant Director, Environmental Services, submitted a report outlining objections from local businesses and residents and community leaders to a proposed paid parking scheme which supported the changes and improvements in the public realm as a result of investments in the redevelopment of Ashton Market, the re-location of the college into the Town Centre, the planned Transport Interchange and other developments to support economic growth.

It was explained that, previously, the Council had supported proposals for the introduction of a more innovative approach to parking within Ashton, allowing the potential for Controlled Parking Zones where applicable, and the use of technological solutions for the payment of charges in the form of a cashless system.

A business case was developed and following a Key Decision, Traffic Regulation Orders advertised to implement the scheme.

Objections were received to the proposed traffic orders and the objections were upheld by the Council's Speakers Panel (Planning) on 25 May 2016 (Minute 3 refers) and the scheme did not progress.

Plans were drafted to improve further pedestrian safety by exploring the re-commissioning of rise and fall bollards on Old Street and re-visited the business case for the Town Centre pedestrian and traffic offer. The proposed location of new bollards and the location of existing bollards was displayed in the report.

In order to resource the introduction of the bollards and thereby restore the safe environment for shoppers visiting the town centre, the opportunity was taken to revisit the Paid Parking scheme that had previously been discussed.

Members were informed that in order to make new proposals for paid parking that withstood the demands of the modern customer, it was proposed to advertise for public comments a 'smart' and cashless system for on-street parking. The advertised proposals were attached to the report as **Appendix B**. Details of the objections to the advertised proposals were attached as **Appendix C** to the report.

It was reported that the reduction in the charges on town centre car parks had encouraged greater patronage of the car parks and increased footfall in the town centre. Under the proposals, there would be no changes to the off-street parking machines, i.e. cash would still be able to be used.

It was recognised that there was an opportunity to enhance the existing car parks within the town centre to make users more aware of their parking options. Intelligent signage could be installed to inform drivers of alternative car parks if the one they were approaching was full, either by smart app or by text and signage at the car park entrance.

In respect of controlled parking zones, it was explained that, in identifying which streets (and sections of streets) to introduce on-street paid parking, care was taken to ensure that areas with residential properties were not adversely affected and in order to mitigate any displaced parking to residential areas surrounding the town centre several residential areas had been questioned as to their support for the implementation of Controlled Parking Schemes. This would secure parking for residents, businesses and their visitors to the exclusion of others.

It was explained that, whilst historically, the Council had received many calls for the introduction of parking for residents and businesses within the town centre, the areas had been surveyed for residents comments and 'buy in' to any scheme. None of the areas surveyed met the level of support required to introduce a Controlled Parking Zone and it was not proposed to introduce a zone in any of the areas even if the wider scheme were to be supported by the Panel.

It was further explained, that, to support and meet the needs of both motorists and pedestrians, the Council utilised a whole range of Traffic Regulation Orders including; waiting restrictions, reduced speed limits, permit parking, loading only areas, taxi ranks, bus lanes and pedestrian only areas. To allow the introduction of a safer town centre environment it was proposed to introduce waiting restrictions throughout the town centre. Full details of the advertised Traffic Regulation Orders were attached to the report at Appendix D.

In view of the objections received, it was recognised that some changes to the proposals may help overcome potential difficulties that may be experienced by users of the highway or adjacent properties. The proposed potential changes were outlined in the report including the impact the changes may have.

It was noted that an Equality Impact Assessment had been completed regarding the proposals and was attached as Appendix H to the report. The Equality Impact Assessment identified a number of impacted groups and provided various mitigations in order to address the identified groups' needs.

Members were informed that 166 letters of objection had been received including a petition:

- 50 objectors had suggested that the proposals would have a negative effect on business;
- 43 objectors had raised issues relating to the proposed tariff;
- 32 objections related to the cashless system;
- 18 objections related to repeating the exercise;
- 12 objections related to the negative impact on residents; and
- 5 general objections including representations from the voluntary sector.

A number of objectors attended the meeting and all those who wanted to speak to the Panel for 5 minutes were given the opportunity by the Chair to voice their objections, which 13 objectors did, particularly with regard to:

- The introduction of half an hour free parking – this would deter people from stopping in the town centre to run small errands or visit the opticians, which may take longer than ½ an hour, but could be complete within the current offer of 1 hour free parking;
- Cashless parking system – objectors raised the issue that significant numbers of people did not have a phone which would enable them to download an app and that this was discriminatory towards older residents/visitors who were the least likely to own mobile phones. Issues were also raised with the payment method, in that it was considered that using a mobile phone to process a payment may make them more likely to be victims of crime. Details of an AA survey was circulated which claimed that: 'Drivers were avoiding parking spots that required payment by phone as cash remained a more popular way to pay'. It was also suggested that Contactless payments be considered as an alternative;
- Effect on businesses in the town centre - a significant number of objections received from the business community, expressing the view that the town centre was in decline and that this scheme would encourage people to seek alternative places to shop at big supermarkets and out of town retail parks, where parking was free;
- Access to amenities such as dentists, opticians, community groups, library, post office, etc. A representative of the Church of the Nazarene made particular reference to significant number of activities that were based in the church and which provided support and services to some of the most vulnerable residents;
- The need for improved signage to available car parks;
- Keeping the 'status quo' – why was this not an option?
- Lack of consultation with local businesses;
- Residents Parking – Residents/licensees of the Lord Napier Public House explained that they needed to park close to their property as one was a blue badge holder who was unable to walk a long distance and they were the only residents on the street.

The Assistant Director, Environmental Services further read out objections from three objectors who were unable to attend the meeting, however wished for objections to be heard. These objections echoed many of the points above, in particular, the perceived negative impact on businesses.

The Assistant Director, Environmental Services responded to the points raised and explained the benefits of being able to park for ½ an hour and being able to extend this by paying for an hour, should the need arise, via the app, reducing the risk of incurring a fine. He further explained that currently double parking on Stamford Street occurred regularly and that maintaining the 'status quo' in respect of the current parking offer in the town centre was not an option.

Members were informed that the use of a Contactless system had not been explored as this would require greater infrastructure and incur increased cost. The Assistant Director added that the Council would not profit from the proposals and that any surplus monies must be reinvested in the scheme.

Members were further informed that signage to car parks could be improved and that this would be addressed.

Detailed discussion ensued with regard to the proposals and all the objections raised, and Members sought clarification on a number of issues, including:

- Use of the App;
- The reduction of charges on town centre car parks;
- Public transport options and the need for improved signage to car parks;
- The replacement of the existing bollards around the town centre;
- The particular needs of a number of the visitors using the Church of the Nazarene and the requirement for proposals for this area of Stamford Street to be revised; and
- The unique circumstances of residents/licensees of the Lord Napier Public House.

The Chair explained that the Council had a duty to consider the community as a whole and not just vehicles / drivers. He expressed the need to develop a system that was fair to all.

The Panel gave full consideration to the proposals/points raised, including all the comments/views/objections raised by members of the public in attendance at the meeting and it was:

RESOLVED

- (i) **That authority be given for the necessary action to be taken in accordance with the Road Traffic Regulation Act 1984 to make the following order, as amended: the TAMESIDE METROPOLITAN BOROUGH (ON STREET PARKING) (PAID PARKING) (ASHTON TOWN CENTRE, ASHTON-UNDER-LYNE) ORDER 2017 AND TAMESIDE METROPOLITAN BOROUGH (ASHTON TOWN CENTRE, ASHTON-UNDER-LYNE) (PROHIBITION OF WAITING, LIMITED WAITING, LOADING AND LOADING ONLY) ORDER 2017 as detailed in Appendix D and illustrated in Appendix E, Drawing No 001, 002, 003, with the exception of the proposals for the area of Stamford Street Central adjacent to the Church of the Nazarene and at the section of Albion Street outside the Lord Napier Public House.**
- (ii) **That further consideration be given to the proposals affecting:**
 - (a) **the area of Stamford Street Central, Ashton-under-Lyne adjacent to the Church of the Nazarene, in order to consider the particular needs of the Community Groups using the Church; and**
 - (b) **The section of Albion Street, Ashton-under-Lyne outside the Lord Napier Public House, in order to allow a resident parking space for the licensees, who are the only residents on the street.**
- (iii) **That the scheme be reviewed in 6, 12 and 18 month's time and a report produced to this Panel.**

14. CAPITAL INVESTMENT PROGRAMME: 2017/2020

Consideration was given to a report of the First Deputy (Performance and Finance)/Director of Finance setting out a proposed revised Capital Investment Programme for the period 2017-2020 of just under £170m.

The report summarised the latest capital programme based on information provided by project managers. The report also recommended additional projects be added to the programme together with the proposed funding for the updated three year programme. New prudential indicators were also required in order to align with the updated programme.

It was explained that the proposed three year Capital Programme had been produced following review and prioritisation of bids for Capital Investment during the summer of 2017. The proposed programme was based on this prioritisation exercise and a review of available resources.

It was further explained that the opportunity presented in the report for a major capital investment boost was unique. Members must be certain that the proposed schemes for inclusion in the programme represented the priorities that must be addressed over the next three years. The significant resources available were non-recurrent and would not be available in future years once applied to fund capital investment.

The ability to utilise the significant capital investment reserves was dependent on a stable revenue budget position. The proposed funding sources and affordability of the programme would need to be kept under regular review.

A high level summary of capital expenditure by service area was provided in the report.

The additional schemes proposed for inclusion in the revised Capital Investment Programme for 2017/18 to 2019/2020 were detailed in Appendix 1 to the report.

RESOLVED

That the following RECOMMENDATIONS be made to Executive Cabinet:

- (i) That the changes to the existing programme (Table 2) and the revised Capital Investment Programme (Table 5) for 2017/18 to 2019/2020 be approved;**
- (ii) That the allocation of funds to additional schemes (Table 4) be agreed in principle, subject to full business cases for each scheme;**
- (iii) That the Chief Finance Officer provide regular updates on the funding sources proposed for the Capital Investment Programme and the affordability of the programme; and**
- (iv) That all additional schemes (Table 4) submit a business case for consideration by Strategic Planning and Capital Monitoring Panel, prior to full approval by Executive Cabinet.**

15. VISION TAMESIDE PHASE 2 PROGRESS UPDATE

The Director, Place, submitted a report providing a progress update on project delivery, costs and funding, delivery timescales and risks associated with the Vision Tameside Phase 2 Programme, which included the new Shared Service Centre and the Streetscape Improvement Project.

It was reported that, since the last report to the Strategic Planning and Capital Monitoring Panel on 10 July 2017, good progress had been made with key elements of the Programme as follows:

- Demolition contract completed on 12 September 2016;
- Enabling works for construction commenced on 13 September 2016;
- Piling works commenced on 19 September 2016;
- Construction contract awarded on 22 November 2016;
- Steel beam signing ceremony had been held on 6 December 2016;
- Construction of foundations complete;
- Steel frame erection complete;
- Metal decking complete;
- Topping out ceremony on 21 June 2017; and
- Upper floor slabs complete.

Members were informed that, overall, it was believed that the project was making good progress with the position against projected programme currently being maintained. Current works on site included; internal fit out with first fix partitions and mechanical and engineering meaning some areas of the building were now substantially watertight.

It was noted that progress of the façade had experienced delays in the last reporting period however this had not had a critical effect. A mitigation strategy was in place.

Following the recent tragedy at Grenfell Tower, assurance had been sought from the LEP and Carillion that the specifications and method of installation of the proposed cladding material for the building did not pose unacceptable levels of fire risk. The Council had received confirmation from the designers and constructors that no ACM cladding material would be used in the building. As a third level of assurance, the Council had commissioned an independent technical review to confirm that the specifications, method of construction and overall fire strategy proposed for the building did not pose unacceptable levels of fire risk. This report was expected to be received at the end of October 2017.

There had been no accidents in the period, however there had been 1 health and safety incident involving a member of staff requiring hospital treatment for a non-work related condition.

Details were given of programme management, including:

- Vision Tameside Working Group;
- Communications;
- Building Design and Scope;
- Reviewable Design Data process; and
- Lease negotiations.

It was explained that, following previous Council approvals a Streetscape Improvement (previously described as public realm) project had been included within the scope and funding for the Vision Tameside Phase 2 programme. Concept designs were approved in October 2016 subject to detailed proposals and funding. Progress with the development of the Streetscape Improvement project to date was detailed.

It was further explained that, the funding package for the project relied on financial contributions from external sources including the GM Growth Fund Deals. In the Autumn Statement 2016, the Government announced £490 million for the local roads element of the National Productivity Investment Fund (NPIF) for 2018/19 and 2019/2020, to be allocated via a competitive bidding process. Based on the size of the national funding pot (£490 million), and the fact that Greater Manchester might expect at least a 7% allocation (£34 million) based on population, it was proposed to develop a bid around a central planning figure of £50 million. The existing GM priority was for a series of major schemes leaving scope, however, to include a package of minor schemes. As part of the Greater Manchester minor scheme considerations, Tameside would be submitted a bid for the 'Streetscape' works along Wellington Road and Albion Way. Successful bids were expected to be announced in autumn 2017.

Previous reports had highlighted the fact that not all the public realm would be completed when the new Shared Service Centre opened in 2018. However, the Public Realm Task Group was currently developing a clear plan to ensure that the public realm interface provided suitable access to the new building.

If the Council was unable to secure an appropriate funding package then options would need to be considered to ensure that this critical element of the Vision Tameside programme could be delivered. A further report would be provided with recommendations once the final funding position for the project was established in the autumn.

In respect of the recant plan, a detailed Vision Tameside Recant Plan was currently being developed to form part of a wider Council Office Accommodation Strategy, which would be implemented when the new Shared Service Centre was completed in summer 2018. It was noted that this was required expediently with costings and these were to be found from the contingency budget in the first instance.

It was reported that partnership work continued between Carillion and the Council's Employment and Skills team to maximise opportunities for local employment, apprenticeships, work placements and local supply chains. A summary of the outputs achieved to date was provided in the report.

An analysis of furniture, fittings and equipment for all elements of the scheme, was completed as part of the Stage 2 submission. The original £1.5 million budget for the Council and partners had been confirmed to be sufficient at Stage 2. The last report to the Strategic Planning and Capital Monitoring Panel on 13 March 2017, highlighted that the projected FF&E contribution from the DWP and CCG, was anticipated to be £432,000. However due to negotiations still underway with NHS Property Services, acting on behalf of the CCG, and recent design changes requested by the DWP, this contribution was under review.

In respect of Variation Notices and impact on Contingency Budget, it was explained that the programme currently had a contingency allowance of £696,680. In addition to administering all Variations in line with Clause 15 of the Design and Build contract a robust internal process, agreed with Legal Service and Finance, had been implemented to ensure all costs were carefully monitored and there was transparency in the decision-making process for any variations over £100K thereby reducing the Council's financial risk.

Details were given of the Council's variation notices approved since the last meeting of the Panel on 10 July 2017, with a total value of £119,765. A summary of 'other' costs, which exceeded the previously approved budget allowance, was also provided. Additional virements were therefore requested from the contingency budget for those identified overspends to a value of £56,969. It was summarised that the proposed variations reduced the Vision Tameside Programme contingency budget from £696,680 to £639,711 noting that the contingency budget would also be used to fund the recant requirements.

In terms of risk management, it was explained that the Vision Tameside Phase 2 programme had a comprehensive risk register and issues log which was pro-actively managed by the Project team.

In conclusion it was reported that, delivery of the Vision Tameside Phase 2 programme was key to the achievement of the Council's overall strategic priorities and a new exciting future for Tameside attracting new businesses, creating new jobs and future opportunities for Tameside residents.

It was important that the outstanding lease negotiations were progressed urgently to provide certainty around projected income and FF&E contributions.

Careful monitoring of the construction programme was required to ensure no further slippage thereby ensuring that the building could be open for business in September 2018.

Budget monitoring was critical to the successful delivery of this project to ensure costs were contained within the budget envelope. It was essential that the Reviewable Design Data process previously approved, continued to be reviewed, as a matter of urgency, following the instruction to change floor plan layouts.

Improvement to the public realm was critical to the success of the Vision Tameside programme and although good progress continued to be made with the design of the scheme, the delay in securing an appropriate funding package from external partners was putting the streetscape project at risk.

Following completion of the floor plan review, the work to develop a detailed Recant Plan could be progressed. Proposals would be the subject of a future report which was to be considered expediently.

Continuing to maximise opportunities for local employment, apprenticeships and work placements was contributing to economic prosperity in the Borough.

RESOLVED

That the following RECOMMENDATIONS be made to Executive Cabinet:

- (i) That the progress with the delivery of the overall Vision Tameside Phase 2 programme, be noted;**

- (ii) That the emerging risk associated with the delay in securing an appropriate funding package for the Streetscape Improvement project, be noted;
- (iii) That the budget variations and virements identified in Section 7 of the report, be approved;
- (iv) That the excellent progress being made to drawdown the £4 million Skills Funding Agency Capital Funding, be noted; and
- (v) That the recant plan for all services was to be produced expediently together with costings and these would be met from the budget in the first instance.

16. CORPORATE ASSET MANGEMENT PLAN UPDATE

The Director, Place, submitted a report updating Members of the Panel with progress on the disposal of the Council's surplus assets, anticipated capital receipts that would be realised and investment that was required to maintain those buildings being occupied and retained or dilapidations arising from the termination of leases.

With regard to the disposal of assets, it was reported that asset disposal process continued with a figure of £872,467 achieved since 1 April 2017.

A public consultation exercise for the disposal of the five larger school sites had been completed and terms were agreed subject to contract for the sale of the former Samuel Laycock site. The master planning for the Windsor Road site in Denton was now almost complete and discussions regarding a disposal were at an advanced stage.

Continued focus was being placed on future Auctions with one site being submitted in September 2017 and work ongoing for a number of sites to be potentially sold at future Auctions.

Properties being actively marketed for sale or lease would be advertised on the council's website, in addition to the marketing agents' websites. Where potential disposals would impact on tenants, for example sale of garage or garden plots, which had become too expensive to administer, written notification would be given to tenants in advance for the proposed sale and the tenant would be given the opportunity to purchase.

With regard to leased buildings, as reported at previous meetings of the Panel, the Council's policy was to terminate leases it had for buildings owned by others and to relocate services to surplus space in Council owned properties, where this delivered value for money, to reduce the revenue costs of operating and occupying buildings.

In respect of Investment in Civic and Corporate Buildings, it was reported that in July 2017, Heginbottom Mill, Ashton, was targeted by thieves who caused extensive damage to the original lead and slate tile roof. The theft coincided with a period of extensive and heavy rainfall, subsequent water ingress into the building caused major damage to the interior of the building. The interior damage resulted in teams being relocated to other buildings and an emergency exercise to ensure that valuable collections were safe from potential water damage.

A full inspection and survey of the remaining roof indicated that the criminal damage by the thieves and subsequent rain damage had taken the roof beyond the state of being able to economically repaired and the expert opinion recommended the reinstatement of a new roof. Work needed to be undertaken immediately and had now completed the cost of the new roof is £50,000.

In addition to the capital cost of the new roof the internal damage to the building was extensive and involved repairs to internal structural features, ceilings, flooring, electrics and soft furnishings. Teams were still working from alternative locations pending repairs being complete. It was estimated that the final capital cost for the internal works would be approx. £75,000.

RESOLVED

That the following RECOMMENDATIONS be made to Executive Cabinet:

- (a) That the list of disposals identified in Appendix 1 to the report be approved subject to further discussion on land at Staley Hill Drive;
- (b) That the capital scheme on Heginbottom Mill detailed in the section 3.1 of the report - £125,000, be approved; and
- (c) That the capital schemes on corporate buildings detailed in Section 3.2 of the report - £13,873.69, be approved.

17. EDUCATION CAPITAL PROGRAMME UPDATE

Consideration was given to a report of the Director, Place, advising Members of the Panel on the latest position with the Council's Education Capital Programme 2017/18 and sought approval for various recommendations as set out in the report.

The report gave details of:

- Funding allocation;
- Basic Need Schemes progress update, including requests for additional funding allocations;
- School Condition Funding Scheme Proposals, including request for additional funding allocations/amendments;
- Procurement and value added; and
- Risk Management.

The report concluded that there had been significant capital investment in schools over the recent past to support the Council's delivery of its statutory responsibilities connected with the provision of sufficient and suitable places. The work identified would enable the Council to meet its statutory duties.

Members sought clarification in respect of funding for project development work at Astley Community High School. The Head of Investment and Development agreed to obtain further details on this matter and report back to Members.

RESOLVED

That the following RECOMMENDATIONS be made to Executive Cabinet:

- (i) That the allocation of Basic Need grant funding schemes as outlined in Section 3 and Appendix 1;
- (ii) The allocation of School Condition grant funding schemes as outlined in Section 4 and Appendix 2 and 3.

18. SECTION 106 AGREEMENTS AND DEVELOPER CONTRIBUTIONS

Consideration was given to a report of the Director of Place, summarising the current position with regard to receipts received from Section 106 Agreements and Developer Contributions, and made comments for each service area. New Agreements made and requests to draw down funding were also detailed.

It was reported that the summary position as at 31 August 2017 for Section 106 Agreements totalled £483,000, with Developer Contributions totalling £294,000, less approved allocations of £148,000 leaving a balance of £178,000. The balance of unallocated section 106 funds and developer contributions were as follows:-

- Services for Children and Young People - £241,000 (s106) and £81,000 developer contributions;
- Community Services (Operations and Greenspace) - £210,000 (s106) and £74,000 developer contributions; and

- Engineering Services - £31,000 (s106) and £23,000 developer contributions.

It was reported that no new Section 106 Legal Agreements had been entered into since 20 February 2017, although there were a number of resolutions to grant planning permission subject to agreements being entered into. These would be reported to a future meeting of the Strategic Planning and Capital Monitoring Panel.

In respect of requests to draw down funding had been made since the previous report to the Panel, as follows:

- (i) £40,000 for Oxford Park Play Area: this play area had been in need of significant investment for some time now. This £40,000 would be used for a new multiplay unit with slide to replace the existing one and improvements to the wetpour safety surfacing. The development of the former Mono pumps site had commenced and the investment was part of a contribution secured through the Section 106 agreement associated with the site in which there was confidence it would be triggered and paid before the end of the year.
- (ii) £17,000 for Sam Redfern Green and Werneth Low: This £17,000 had been made as a contribution from the development at King Edward Court and Sam Redfern and Werneth Low were close to this site. New equipment would be introduced to Sam Redfern Green such as a small junior swing and the remainder would be put towards improvements to the Riding Track repairs opposite the Hare and Hounds, at Werneth Low.
- (iii) £30,000 towards Greenspace Improvements: This request was to draw £30,000 from Developer Contributions. Developer Contributions had been provided from sites across Tameside and were not linked to specific sites. Part of the funding would be used towards the Riding Track and Footpath repairs opposite the Hare and Hounds at Werneth Low (estimated at £24,000) and the rest would be used for other improvements required to Greenspace across the Borough.

Members were informed that, in 2016, a review was undertaken of Planning Obligations within the Development Management Service. The final report was published in April 2017 and key issues were reported to a previous meeting of the Panel.

In overall terms, the audit focused on both S106 Legal Agreements and the historic Developer Contributions which were collected up until 2015 when the community Infrastructure Levy Regulations 2010 changed the rules regarding financial contributions through the planning system.

The report recognised that management had responded positively to strengthen controls including additional temporary resource for improved monitoring and recording. Additionally the financial contributions calculator for inflation and changes to the way finance record and account for payments.

RESOLVED

That the content of the report be noted.

19. ENGINEERING CAPITAL PROGRAMME 2017/18

The Director Place, submitted a report updating Members on schemes being undertaken by the Highways Challenge Fund grant; gave details of the 2017/18 Engineering Capital Programme for Environmental Services and sources of funding with specific reference to the Highways Structural Maintenance Programme and capital funding made available by the Council for the Tameside Asset Management Plan (TAMP) for highways; and an update on proposed joint bid with Oldham MBC for safety improvement on A670 Mossley Road.

RESOLVED

That the following RECOMMENDATIONS be made to Executive Cabinet:

- (i) **The allocation of Highways Challenge Fund grant funding and the schemes detailed in Section 1.4, Table 1 of the report, be approved;**
- (ii) **That the Engineering Maintenance Block Allocation, with specific reference to the Highways Structural Maintenance Programme for 2017/18 and the increased investment of £0.250 million to £3 million via the Transport Asset Management Plan, be approved and the planned profiled spend noted; and**
- (iii) **That the Department for Transport Safer Roads Fund bid be noted and supported.**

20. FINANCING ARRANGEMENTS FOR GUARDSMAN TONY DOWNES HOUSE

Consideration was given to a report of the Director of Finance, which informed Members of the Panel that an opportunity existed for the Council to purchase Guardsman Tony Downes House, Droylsden and for the Pension Fund to be the tenant on a long lease-type of arrangement.

The report explained how this could bring financial advantages to both parties.

It was further explained that the most advantageous option for the Council's challenging position on the revenue budget was to use reserves to finance the purchase. This was because of the low interest rates currently available on its cash balances and the fact that if borrowing was used it would require principal and interest to be charged to the revenue budget, thus diminishing the benefit to the bottom line of the budget.

Members were informed that a major risk for the Council was that the occupation of the Guardsman Tony Downes House by GMPF would not be secured in the form of a binding lease agreement, because the Council could not enter into legal agreements with itself. There was the possibility that at some point over the next 25 years the Pension Fund no longer wished to occupy the building. In order to protect its position the Council would be seeking a commitment from the Pension Fund that if it moved out of Guardsman Tony Downes House, it would pay Tameside Council a sum equivalent to the NPV of the total annual passing rent for the period beginning on the date of vacation of the building to the 25th anniversary of the date the Council 'purchased' the building (currently assumed to be 1 January 2043 and discount rate for NPV purposes 5.2%).

Members were further informed that the ground floor had not yet been developed. It was originally planned that the Pension Fund would pay to bring the ground floor into use but given that the expected occupier would be the Council, and it would be the landlord under the proposed financing arrangement, then it would be more appropriate for the Council to carry out the necessary works (the alternative would be for the Pension Fund to carry out works and for the Council to pay a higher price for the building). At this stage it was recommended that a sum of £1.4m be set aside in the capital investment programme for these works. A future report would be presented with details of the plans for the ground floor.

The proposal had been tested with the external auditor for the fund and Council and they did not object to the proposals in principle, but it would be confirmed with them when final terms were agreed.

The report concluded that the construction of the Pension Fund building had been completed broadly on time and on cost and the building had been well received.

The environment since the original plan for the financing of the building and the use of the ground floor space had changed significantly.

The options of the Council taking the building onto its balance sheet and charging GMPF a rent for use whilst GMPF completes ground floor space in advance of the specific occupier fit out requirements had a number of compelling advantages

- Provided a practical solution for use of remaining space within the building;
- Provided a financial benefit to the Fund; and

- Provided a financial benefit to the Council.

The rationale and implications of this proposal had been discussed with the Council's and Fund's auditors. Neither auditor had objected to the proposal set out in the report in principle, subject to final confirmation of terms.

RESOLVED

That the following RECOMMENDATIONS be made to Executive Cabinet:

- (i) **The payment of £7.0 million to Greater Manchester Pension Fund, subject to the Fund agreeing:**
 - (a) **To the payment of an annual rent with effect from the 1 January 2018 to the Council of £384,250 per annum, with upward annual reviews linked to RPI, plus service charges for the running of the building and for cyclical maintenance of plant and equipment; and**
 - (b) **That in the event that the Fund vacates the building before the expiry of 25 years, it will pay the Council a sum equivalent to the total annual passing rent for the period beginning on the date of vacation of the building to the 25th anniversary of the date the Council 'purchased' the building (currently assumed to be 1 January 2043).**
- (ii) **That the payment be financed from the earmarked reserve for Capital Investment; and**
- (iii) **That the building be taken on to the Council's balance sheet.**
- (iv) **That a further report be requested on the proposed use of the ground floor of Guardsman Tony Downes House and the associated financial implications.**

Having declared a prejudicial interest, Councillor Taylor left the meeting during consideration of the following item and paid no part in the voting or decision thereon.

21. LEISURE ASSETS CAPITAL INVESTMENT PROGRAMME UPDATE

A report was submitted by the Director, Place, providing a summary of progress to date with the delivery of the Council's capital investment programme into improving sports and leisure facilities in Tameside.

Individual elements of the programme were highlighted in the report as follows:

- Active Copley Heating Replacement (£0.369m)
- Active Copley Pitch Replacement (£0.177m)
- Active Medlock Roof Replacement (£0.120m)
- Active Hyde Wave Machine Replacement (£0.060m)
- Active Hyde Pool Extension (£3.096m)
- New Denton Wellness Centre (£14.724m)
- Active Dukinfield (ITRAIN) (£2.3m)
- Active Longdendale (Total Adrenaline) (£0.6m)

It was reported that overall, good progress was being maintained with the delivery of the Council's capital investment programme to improve sports and leisure facilities.

RESOLVED

That the content of the report be noted.

CHAIR

Report To:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	27 November 2017
Reporting Officer:	Tom Wilkinson – Assistant Director of Finance
Subject:	CAPITAL MONITORING QUARTER 2 2017/18
Report Summary:	<p>The Strategic Planning and Capital Monitoring Panel at its meeting on 9 October 2017 recommended to Cabinet a three year capital programme for the period 2017-2020 of over £174 million.</p> <p>This report summarises the 2017/18 capital expenditure monitoring position at 30 September 2017, based on information provided by project managers.</p> <p>The report shows projected capital investment in 2017/18 of £73.703m by March 2018.</p> <p>The three year capital programme includes earmarked schemes of over £16m in 2017/18 which have not yet been fully approved. If these schemes are delivered in 2017/18, then total capital investment in 2017/18 will exceed £89m.</p>
Recommendations:	<p>Members are asked to approve the following:</p> <ul style="list-style-type: none">(i) The reprofiling to reflect up to date investment profiles(ii) The changes to the Capital Programme(iii) The updated Prudential Indicator position <p>Members are asked to note:</p> <ul style="list-style-type: none">(i) The current capital budget monitoring position(ii) The resources currently available to fund the Capital Programme(iii) The updated capital receipts position(iv) The timescales for review of the Council's three year capital programme
Links to Community Strategy:	The Capital Programme ensures investment in the Council's infrastructure is in line with the Community Strategy.
Policy Implications:	In line with Council Policies.
Financial Implications:	These are the subject of the report. In summary:
(Authorised by the Borough Treasurer)	<ul style="list-style-type: none">• The forecast outturn for 2017/18 is £73.703m compared to the 2017/18 budget of £79.735m• Re-profiling of £5.494m into future year(s) to match expected spending profile has been requested. <p>Demand for capital resources exceeds availability and it is essential that those leading projects ensure that the management of each scheme is able to deliver them on plan and within the allocated budget.</p> <p>Close monitoring of capital expenditure on each scheme and the resources available to fund capital expenditure is essential and is an integral part of the financial planning process. There is very limited contingency funding set aside for capital schemes, and any significant variation in capital expenditure</p>

and resources will have implications for future revenue budgets or the viability of future schemes.

Legal Implications:

(Authorised by the Borough Solicitor)

Failure to adhere to strict capital monitoring effectively rationalised in Council's corporate responsibilities and priorities exposes the Council to an ombudsman challenge in respect of its fiduciary duty and requirement to act for the people of the Borough and the public purse.

Risk Management:

The Capital Investment Programme proposes significant additional investment across the borough. Failure to properly manage and monitor the Council's Capital Investment Programme will lead to service failure, financial loss and a loss of public confidence. Funding of the Capital Programme assumes the realisation of some significant Capital Receipts from land and property sales which if not achieved may require reassessment of the programme.

Access to Information:

The background papers relating to this report can be inspected by contacting Heather Green, Finance Business Partner by:



phone: 0161 342 2929



e-mail: heather.green@tameside.gov.uk

1. INTRODUCTION

- 1.1 This is the second capital monitoring report for 2017/18, summarising the position as at 30 September 2017. There will be two further monitoring statements in respect of the 2017/18 approved projects.
- 1.2 The Strategic Planning and Capital Monitoring Panel at its meeting on 9 October 2017 recommended to Cabinet a three year capital programme which earmarked resources for schemes totalling over £174 million for the period 2017-2020.
- 1.3 The detail of this monitoring report is focused on the budget and forecast expenditure for fully approved projects in the 2017/18 financial year. Additional schemes will be added to future detailed monitoring reports once fully approved by Executive Cabinet.
- 1.4 There have been changes to the 2017/18 Capital Programme to the value of £21.750m since the Quarter 1 report. These are largely due to the re-profiling of £15.584m into 2018/19 approved in Quarter 1, and several additions and reductions featured in the Three Year Capital Programme Report dated 9 October 2017. A full breakdown of the changes can be found in **Appendix 1** of this report.
- 1.5 **Appendix 1** provides a summary of changes to the 2017/18 programme budget since the quarter 1 monitoring report (table A1a). The three year capital programme approved in October has also been reviewed by officers and a revised profile of anticipated spend is set out in **Appendix 1** (table A1b). The three year capital programme includes earmarked schemes of over £16m in 2017/18 which have not yet been fully approved. If these schemes are delivered in 2017/18, then total capital investment in 2017/18 will exceed £89m.

2. SUMMARY

- 2.1 The current forecast is for service areas to have spent £73.703m on capital investment in 2017/18, which is £6.033m less than the current capital budget for the year.
- 2.2 It is proposed that the capital investment programme is re-profiled to reflect current information. Proposed re-profiling of £5.494m into the next financial year is identified in **Appendix 1** (table A1b) and within the individual service area tables in **Appendices 2 to 7**. Once re-profiling has been taken into account, the quarter 2 capital monitoring is forecasting that capital investment will be £0.539m less than the capital budget for this year. This resource is therefore no longer required to be allocated to specific schemes and will be held to mitigate risks around being able to fully achieve the forecast capital receipts.
- 2.3 Section 3 of this report summarises the key messages from the quarter 2 capital monitoring exercise. There are no significant variances where project spend is expected to exceed budgeted resources. A number of variations have arisen where projected outturn is less than budget due to slippage in the delivery of the capital programme, resulting in a number of requests for re-profiling into the 2018/19 financial year.
- 2.4 Table 1 below provides a high level summary of capital expenditure by service area.

Table 1: Overall capital monitoring statement April-September 2017

CAPITAL MONITORING STATEMENT – 2017/18				
	2017/18 Budget	Actual to 30 September 2017	Projected 2017/18 Outturn	Projected Outturn Variation
	£000	£000	£000	£000
Place				
Asset Investment Partnership Management	33,148	7,418	32,941	(207)
Development & Investment	3,970	1,195	2,946	(1,024)
Neighbourhoods and Operations				
Engineering Services	13,802	1,433	12,508	(1,294)
Transport	6,249	4,972	6,249	0
Environmental Services	1,012	276	628	(384)
Stronger Communities	454	308	454	0
Children's Services				
Education	11,962	2,530	10,889	(1,074)
Children	125	79	125	0
Finance & IT				
Digital Tameside	1,181	185	1,084	(97)
Population Health				
Active Tameside	6,070	92	4,117	(1,953)
Governance				
Exchequer	10	-	10	0
Total	77,983	18,488	71,951	(6,033)

2.5 Table 2 below shows the current proposed resources funding the 2017/18 approved projects.

Table 2: Funding statement for 2017/18 approved projects

Resources	£000
Grants & Contributions	24,820
Revenue Contributions	692
Corporate:	
- Prudential Borrowing	12,320
- Reserves / Capital Receipts	40,151
Total	77,983

2.6 Table 3 below shows the current proposed resources to fund the three year capital programme 2017-2020, including both fully approved schemes and earmarked schemes.

Table 3: Expected funding sources 2017 – 2020

	2017/18 £000	2018/19 £000	2019/20 £000	Total
Grants and Contributions	24,820	1,600	1,600	28,020
Revenue Contributions	692	39	0	731
Forecast Capital Receipts	19,081	17,762	16,802	53,645
Reserves	32,458	22,923	13,829	69,210
Prudential Borrowing	12,320	10,627	0	22,947
Total	89,371	52,951	32,231	174,553

- 2.7 The resourcing structure, however, is not final and the Chief Finance Officer will make the best use of resources available at the end of the financial year as part of the year end financing decisions.

3. CAPITAL EXPENDITURE TO DATE AND PROJECTED OUTTURN 2017/18

- 3.1 This section of the report provides an update of capital expenditure to date in 2017/18, along with details of significant schemes and schemes with significant projected variations. A detailed breakdown of all schemes within each service area is included in **Appendices 2 to 7** of this report.

Place

- 3.2 The table below outlines the projected 2017/18 investment for Place. A detailed breakdown of all schemes within Place, including prior year spend on significant projects, future budgets and re-profiling is set out in **Appendix 2**.

Table 4: Detail of Place Capital Investment Programme

Capital Scheme	2017/18 Budget £000	2017/18 Actual to date £000	2017/18 Projected Outturn £000	2017/18 Projected Outturn Variation £000
Asset Investment Partnership Management (AIPM) Capital Programme				
Vision Tameside	23,837	7,238	23,837	0
Purchase of Freehold, Whitelands Road, Ashton	5,399	1	5,399	0
Public Realm	2,491	16	2,491	0
Other Schemes individually below £1m	1,421	163	1,214	(207)
Total	33,148	7,418	32,941	(207)
Development and Investment Capital Programme				
Disabled Facilities Grants	2,951	791	2,200	(751)
Other Schemes below £1m	1,019	404	746	(273)
Total	3,970	1,195	2,946	(1,024)

- 3.3 The most significant capital project within the Place directorate is Vision Tameside. This project is currently forecasting that expenditure in 2017/18 will be within budget. Regular

detailed reports on progress with the Vision Tameside project are considered by the Strategic Planning and Capital Monitoring Panel.

- 3.4 Projected outturn on Disabled Facilities Grants is £751k less than budget. Budgeted resources for Disabled Facilities Grants is based on the annual grant allocation, and as reported in the quarter 1 monitoring report, delivery of adaptations has been restricted by limited employee resources. An additional full time equivalent post has now commenced within the service and this is having a positive impact on the delivery of adaptations. Re-profiling of £751k of the Disabled Facilities Grants budget into 2018/19 has been requested.
- 3.5 Re-profiling of budget has been requested for each of the projected outturn variations identified in table 4 above. Further detail on all the schemes within Place, including prior year spend, future budgets and re-profiling is set out in **Appendix 2**.

Neighbourhoods and Operations

- 3.6 The table below outlines the projected 2017/18 investment for Neighbourhoods and Operations. A detailed breakdown of all schemes within Neighbourhoods and Operations, including prior year spend on significant projects, future budgets and re-profiling is set out in **Appendix 3**.

Table 5: Detail of Neighbourhoods and Operations Capital Investment Programme

Capital Scheme	2017/18 Budget £000	2017/18 Actual to date £000	2017/18 Projected Outturn £000	2017/18 Projected Outturn Variation £000
Engineers Capital Programme				
Roads	4,326	258	4,326	0
Street Lighting	2,451	180	1,911	(540)
Retaining Walls	1,509	573	1,509	0
Other Schemes individually below £1m	5,516	422	4,762	(754)
Total	13,802	1,433	12,508	(1,294)
Transport Capital Programme				
Refuse Collection Fleet	3,060	3,396	3,396	336
Other Fleet	3,189	1,576	2,853	(336)
Total	6,249	4,972	6,249	0
Environmental Services Capital Programme				
Various Schemes all individually below £1m	1,012	276	628	(384)
Total	1,012	276	628	(384)
Community Services Capital Programme				
Various Schemes all individually below £1m	454	308	454	0
Total	454	308	454	0

- 3.7 The most significant element of the Neighbourhoods and Operations Capital Investment Programme is Engineers, which is currently forecasting projected spend in 2017/18 will be £1,294k less than budgeted resources. This variation has arisen due to delays on four key

schemes (LED Street Lighting, Link to Velodrome, Ashton Canal Links and Car Parking). Re-profiling of budget of £1,294k has been requested in respect of these four schemes. Regular detailed reports on progress with the Engineers Capital Programme are considered by the Strategic Planning and Capital Monitoring Panel.

- 3.8 The variances on the transport capital programme have arisen due to a misalignment of budgets and there is no overall impact. Other variations in the Environmental Services Capital programme relate to minor slippage over a number of schemes. Re-profiling of £272k of budget into 2018/19 has been requested.
- 3.9 Further detail on all the schemes within Neighbourhoods and Operations, including prior year spend on significant projects, future budgets and re-profiling is set out in **Appendix 3**.

Children's Services

- 3.10 The table below outlines the projected 2017/18 investment for Children's Services. A detailed breakdown of all schemes within Children's services, including prior year spend on significant projects, future budgets and re-profiling is set out in **Appendix 4**.

Table 6: Detail of Children's Services Capital Investment Programme

Capital Scheme	2017/18 Budget £000	2017/18 Actual to date £000	2017/18 Projected Outturn £000	2017/18 Projected Outturn Variation £000
Education Capital Programme				
Cromwell Enhancements	1,636	1,590	1,636	0
Aldwyn Primary Additional Accommodation	1,420	97	1,420	0
Other Schemes individually below £1m and unallocated funding	8,906	843	7,833	(1,074)
Total	11,962	2,530	10,889	(1,074)
Children's Capital Programme				
Purchase of two Children's Homes	125	79	125	0
Total	125	79	125	0

- 3.11 Regular detailed reports on progress with the Education Capital Programme are considered by the Strategic Planning and Capital Monitoring Panel. The Education Capital Programme is currently forecasting that outturn will be £1,074k less than budgeted resources. This is due to a combination of delay on a number of schemes and some unallocated funding.
- 3.12 The delay on the Education capital schemes has arisen due to restrictions on when some works can take place, usually during the holiday periods, and the complexity of some schemes. There also remains some unallocated grant funding which has not been allocated to specific projects. These grants have restrictions which mean only certain types of works eligible for this funding, and the funds may not be fully utilised in 2017/18.
- 3.13 Re-profiling of £1,074k of budget into 2018/19 has been requested. Further detail on all the schemes within Children's Services, including prior year spend on significant projects, future budgets and re-profiling is set out in **Appendix 4**.

Finance and IT

- 3.14 The table below outlines the projected 2017/18 investment for Finance and IT. A detailed breakdown of all schemes within Finance and IT, including prior year spend on significant projects, future budgets and re-profiling is set out in **Appendix 5**.

Table 6: Detail of Finance and IT Capital Investment Programme

Capital Scheme	2017/18 Budget £000	2017/18 Actual to date £000	2017/18 Projected Outturn £000	2017/18 Projected Outturn Variation £000
Digital Tameside Capital Programme				
Schemes individually below £1m	1,181	185	1,084	(97)
Total	1,181	185	1,084	(97)
Schemes awaiting governance: - Tameside Digital Infrastructure	0	206	1,752	1,752

- 3.15 The three year capital programme recommended for approval on 9 October 2017, earmarked £1,752k for Tameside Digital Infrastructure. A full business case for this project will be considered by Executive Cabinet at its meeting on 5 December 2017. Some preliminary costs of £206k have been incurred in advance of full approval for this project due to works that needed to take place alongside other planned works, to minimise disruption.
- 3.16 There are no other significant variances on the Digital Tameside Capital programme and re-profiling of £90k has been requested. A detailed breakdown of all schemes within Finance and IT, including prior year spend on significant projects, future budgets and re-profiling is set out in **Appendix 5**.

Population Health

- 3.17 The table below outlines the projected 2017/18 investment for Population Health, under the banner 'Active Tameside'. A detailed breakdown of Active Tameside programme, including prior year spend, future budgets and re-profiling is set out in **Appendix 6**.

Table 6: Detail of Population Health Capital Investment Programme

Capital Scheme	2017/18 Budget £000	2017/18 Actual to date £000	2017/18 Projected Outturn £000	2017/18 Projected Outturn Variation £000
Active Tameside Capital Programme				
Active Tameside Wellness Centre and Wider Investment	6,070	92	4,117	(1,953)
Total	6,070	92	4,117	(1,953)

- 3.18 Regular detailed reports on progress with the Active Tameside Capital Programme are considered by the Strategic Planning and Capital Monitoring Panel. The project is currently forecasting that expenditure in 2017/18 will be £1,953k less than budgeted resources due to delays in the start dates for the Denton Wellness Centre and Hyde Pool.

- 3.19 Re-profiling of £1,953k of budget into 2018/19 has been requested. A detailed breakdown of Active Tameside programme, including prior year spend, future budgets and re-profiling is set out in **Appendix 6**.

Governance

- 3.20 A breakdown of the Exchequer Capital Programme is provided in **Appendix 7**. The project is currently forecasting that the project will be delivered on budget.

4. CAPITAL RECEIPTS

- 4.1 With the exception of capital receipts earmarked as specific scheme funding, all other capital receipts are retained in the Capital Receipts Reserve and utilised as funding for the Council's corporately funded capital expenditure, together with any other available resources identified in the medium term financial strategy.
- 4.2 Capital receipts to date are £1.099m, with a further £17.982m anticipated before the end of the financial year. In addition to this a further £3.6m is available from receipts realised in 2016/17 that were not applied to fund that year's capital investment programme.

5. PRUDENTIAL INDICATORS

- 5.1 The CIPFA Prudential Code for Finance in Local Authorities was introduced as a result of the Local Government Act (2003) and was effective from 1 April 2004. The Code sets out indicators that must be monitored to demonstrate that the objectives of the Code are being fulfilled.
- 5.2 The initial Prudential Indicators for 2017/18 and the following two years were agreed by the Council in February 2017. The Capital Expenditure indicator has been updated to reflect the latest position.
- 5.3 The latest Prudential Indicators are shown in **Appendix 8**.

APPENDIX 1 – Changes to the Capital Programme

Table A1a – Changes to the 2017/18 Fully Approved Projects

A1a: Changes to the 2017/18 Fully Approved Projects	
	2017/18 £000
Quarter 1 Capital Programme	99,733
Changes in the 3 year Capital Programme Report - 9 October 2017:	
- Schemes Removed	(13,986)
- Schemes Added	4,940
Re-profiling into 2018/19 per Q1 Capital Monitoring	(15,584)
Disabled Facilities Grant – 17/18 Allocation	2,178
Ashton Town Hall – new scheme	350
Education minor changes	163
Engineers minor changes	195
Other Minor Changes	(6)
Quarter 2 Capital Programme before re-profiling	77,983

Table A1b – Changes to the Three Year Capital Programme

A1b: Changes to the Three Year Capital Programme				
	2017/18 £000s	2018/19 £000s	2019/20 £000s	TOTAL £000s
1) Total programme recommended for approval on 9th October 2017	128,514	36,509	9,530	174,553
Which consists of:				
Fully approved projects (Table A1a)	77,983	19,309		97,292
Earmarked schemes	50,531	17,200	9,530	77,261
Total	128,514	36,509	9,530	174,553
2) Changes to fully approved projects				
Fully approved projects (before re-profiling)	77,983	19,309		97,292
Re-profiling of 2017/18 budgets at Q2	-5,494	5,494		0
Revised profile for fully approved projects	72,489	24,803	0	97,292
3) Changes to earmarked schemes awaiting approval				
Earmarked schemes approved 9th October 2017	50,531	17,200	9,530	77,261
Re-profiling of earmarked schemes	(33,649)	31,035	2,614	0
Revised profile for earmarked schemes	16,882	48,235	12,144	77,261
Revised total three year programme	89,371	73,038	12,144	174,553

A1c: Revised Three Year Capital Programme				
	Re-profiled Budgets			
	2017/18 £000s	2018/19 £000s	2019/20 £000s	Total £000s
Place				
Asset Investment Partnership Management (AIPM)	32,940	4,948	0	37,888
Development and Investment	2,949	2,391	0	5,340
Neighbourhoods and Operations				
Engineering Services	12,508	1,344	0	13,852
Transport	6,249	0	0	6,249
Environmental Services	740	272	0	1,012
Stronger Communities	454	0	0	454
Children's Services				
Education	11,306	1,483	0	12,789
Children's	125	0	0	125
Finance and IT				
Digital Tameside	1,091	688	0	1,779
Population Health				
Active Tameside	4,117	13,677	0	17,794
Governance				
Exchequer	10	0	0	10
Total - Fully approved projects	72,489	24,803	0	97,292
Earmarked Schemes awaiting full approval	16,882	48,235	12,144	77,261
Total three year programme	89,371	73,038	12,144	174,553

APPENDIX 2 – Place Capital Programme

A2a: Asset Investment Partnership Management (AIPM) Capital Programme										Re-profiled Budgets			
Capital Scheme	Project spend in prior years £000		2017/18 Budget £000	2018/19 Budget £000	2019/20 Budget £000	2017/18 Actual to date £000	2017/18 Projected Outturn £000	2017/18 Projected Outturn Variation £000	Re-profiling to be approved £000		2017/18 £000	2018/19 £000	2019/20 £000
Vision Tameside	19,206		23,837	4,240	0	7,238	23,837	0	0		23,837	4,240	0
Purchase of Freehold, Whitelands Road Ashton			5,399	0	0	1	5,399	0	0		5,399	0	0
Public Realm			2,491	0	0	16	2,491	0	0		2,491	0	0
Refurbishment of Concord Suite			550	0	0	0	500	(50)	(50)		500	50	0
Ashton Town Hall			350	0	0	54	300	(50)	(50)		300	50	0
Mottram Showground (OPF)			159	0	0	45	159	0	0		159	0	0
Document Scanning			158	0	0	0	50	(108)	(108)		50	108	0
Prep of Outline Planning Applications/Review of Playing Field Provision			116	0	0	0	116	0	0		116	0	0
Dukinfield Crematoria Clock Tower			54	0	0	34	54	0	0		54	0	0
Building Fabric Works			25	0	0	26	26	1	0		25	0	0
Tame Street Emergency Generators			9	0	0	4	9	0	0		9	0	0
Opportunity Purchase Fund (Individual Approval Required)			0	500	0	0	0	0	0		0	500	0
Total	19,206		33,148	4,740	0	7,418	32,941	(207)	(208)		32,940	4,948	0

A2b: AIPM Re-profiling requests		£000s
Document Scanning	Expenditure has been delayed until the recant strategy has been formalised	(108)
Refurbishment of Concord Suite	The start of this scheme has been delayed	(50)
Ashton Town Hall	The start of this scheme has been delayed	(50)
		(208)

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A2c: Development and Investment Capital Programme									Re-profiled Budgets				
Capital Scheme	Project spend in prior years £000		2017/18 Budget £000	2018/19 Budget £000	2019/20 Budget £000	2017/18 Actual to date £000	2017/18 Projected Outturn £000	2017/18 Projected Outturn Variation £000	Re-profiling to be approved £000		2017/18 £000	2018/19 £000	2019/20 £000
Disabled Facilities Grants			2,951	0	0	791	2,200	(751)	(751)		2,200	751	0
Ashton Old Baths	3,671		379	0	0	357	357	(22)	(22)		357	22	0
Ashton Town Centre and Civic Square			300	1260	0	35	300	0	0		300	1,260	0
St Petersfield			193	0	0	6	6	(187)	(187)		6	187	0
Godley Garden Village			100	0	0	0	60	(40)	(40)		60	40	0
Hyde Town Centre			23	0	0	6	23	0	0		23	0	0
Longlands Mill			21	0	0	0	0	(21)	(21)		0	21	0
Ashton Market Hall Incubator Units			3	0	0	0	0	(3)	0		3	0	0
Godley Hill Development and Access Road			0	110	0	0	0	0	0		0	110	0

Total	3,671	3,970	1,370	0	1,195	2,946	(1,024)	(1,021)	2,949	2,391	0
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A2d: Development & Investment Re-profiling requests		£000s
Disabled Facilities Grants	An additional FTE staff resource has now commenced within the service and this is beginning to have a positive effect on grant approvals. Proposals to amend and update the Council's Financial Assistance Policy are under way and should be approved during the current calendar year. This will make a positive change for the delivery of all adaptations	(751)
St Petersfield	Due to changes in personnel and staff turnover, there have been delays in completing this project. The remaining works are now expected to be concluded in 2018/19	(187)
Other Minor Variations	Minor slippage across a number of schemes	(83)
		(1,021)

APPENDIX 3 – Neighbourhoods and Operations Capital Programme

A3a: Engineers Capital Programme								Re-profiled Budgets		
Capital Scheme	2017/18 Budget £000	2018/19 Budget £000	2019/20 Budget £000	2017/18 Actual to date £000	2017/18 Projected Outturn £000	2017/18 Projected Outturn Variation £000	Re- profiling to be approved £000	2017/18 £000	2018/19 £000	2019/20 £000
Street Lighting	2,451	0	0	180	1,911	(540)	(540)	1,911	540	0
Retaining walls/Mottram & Hollingworth	1,509	0	0	573	1,509	0	0	1,509	0	0
Car Parking	950	0	0	18	550	(400)	(400)	550	400	0
Bridges & Structures	862	0	0	264	862	0	0	862	0	0
Principal/Nonprincipal Roads- Ashton	843	0	0	9	843	0	0	843	0	0
Principal/Nonprincipal Roads- Droylsden	700	0	0	2	700	0	0	700	0	0
Principal/Nonprincipal Roads- Denton	470	0	0	10	470	0	0	470	0	0
Principal/Nonprincipal Roads- Stalybridge	445	0	0	6	445	0	0	445	0	0
Principal/Nonprincipal Roads- Dukinfield	400	0	0	5	400	0	0	400	0	0
Principal/Nonprincipal Roads- Hyde	400	0	0	3	400	0	0	400	0	0
Principal/Nonprincipal Roads- Mossley	300	0	0	3	300	0	0	300	0	0
Principal/Nonprincipal Roads- Longdendale	270	0	0	78	270	0	0	270	0	0
Principal/Nonprincipal Roads- Audenshaw	250	0	0	10	250	0	0	250	0	0
Roads - Borough Wide	248	0	0	132	248	0	0	248	0	0
Other Schemes	3,704	50	0	140	3,350	(354)	(354)	3,350	404	0
Total	13,802	50	0	1,433	12,508	(1,294)	(1,294)	12,508	1,344	0

A3b: Engineers Re-profiling requests		£000s
Street Lighting	After all the LED designs have been completed it became apparent that certain areas will not be achieved due to various complex including the removal of wooden poles, subway lighting, and heritage lanterns.	(540)
Link to Velodrome	There have been delays in signing the agreement with Transport for Greater Manchester (TFGM) meaning this scheme is now unlikely to be completed in year	(260)
Ashton Canal Links	There have been delays in signing the agreement with Transport for Greater Manchester (TFGM) meaning this scheme is now unlikely to be completed in year	(94)
Car Parking Spaces	There have been delays in securing planning approval for schemes because of consultation with external bodies (Historic England); ongoing formalisation of agreements between TMBC/Hospital Authorities has delayed starts on some car parks.	(400)
		(1,294)

A3c: Transport Capital Programme								Re-profiled Budgets		
Capital Scheme	2017/18 Budget £000	2018/19 Budget £000	2019/20 Budget £000	2017/18 Actual to date £000	2017/18 Projected Outturn £000	2017/18 Projected Outturn Variation £000	Re-profiling to be approved £000	2017/18 £000	2018/19 £000	2019/20 £000
Refuse Collection Fleet	3,060	0	0	3,396	3,396	336	0	3,060	0	0
Fleet Replacement 17/18	2,256	0	0	1,142	1,920	(336)	0	2,256	0	0
Procurement of 58 Fleet Vehicles	933	0	0	434	933	0	0	933	0	0
Total	6,249	0	0	4,972	6,249	0	0	6,249	0	0

A3d: Environmental Services Capital Programme									Re-profiled Budgets				
Capital Scheme	Project spend in prior years £000		2017/18 Budget £000	2018/19 Budget £000	2019/20 Budget £000	2017/18 Actual to date £000	2017/18 Projected Outturn £000	2017/18 Projected Outturn Variation £000	Re-profiling to be approved £000		2017/18 £000	2018/19 £000	2019/20 £000
Guide Lane Former Landfill Site	1,378		441	0	0	247	441	0	0		441	0	0
Retrofit (Basic Measures)			322	0	0	0	50	(272)	(272)		50	272	0
Allotment Railings & Infrastructure Improvement			63	0	0	14	32	(31)	0		63	0	0
Infrastructure Improvements			60	0	0	0	20	(40)	0		60	0	0
Tree Planting Programme			30	0	0	0	15	(15)	0		30	0	0
Dukinfield Park Improvements			25	0	0	0	8	(17)	0		25	0	0
Childrens Play			20	0	0	14	20	0	0		20	0	0
Egmont St Fencing			14	0	0	0	14	0	0		14	0	0
War Memorials			11	0	0	1	11	0	0		11	0	0
Rocher Vale & Hulmes and Harry Wood			10	0	0	0	5	(5)	0		10	0	0
Audenshaw Environmental Improvements			9	0	0	0	5	(4)	0		9	0	0
Highway Replacement Tree Planting Access Works			3	0	0	0	3	0	0		3	0	0
Sunnybank Park-Landscaping			2	0	0	0	2	0	0		2	0	0
Silver Springs Infrastructure Improvements			2	0	0	0	2	0	0		2	0	0
Total	1,378		1,012	0	0	276	628	(384)	(272)		740	272	0

A3e: Environmental Services Re-profiling requests		£000s
Retrofit Basic Measures	This budget is used to match domestic retrofit measures that are primarily funded by grants from the Department of Energy and Climate Change (DECC). The supply of central funding available has been sporadic and will continue to be for the foreseeable future, making it difficult to profile spend.	(272)
		(272)

A3f: Community Services Capital Programme								Re-profiled Budgets		
Capital Scheme	2017/18 Budget £000	2018/19 Budget £000	2019/20 Budget £000	2017/18 Actual to date £000	2017/18 Projecte d Outturn £000	2017/18 Projecte d Outturn Variation £000	Re- profiling to be approved £000	2017/1 8 £000	2018/1 9 £000	2019/ 20 £000
Libraries In The 21st Century	445	0	0	304	445	0	0	445	0	0
Street Art In The Community	8	0	0	4	8	0	0	8	0	0
Supporting Customer Experience And Contact	1	0	0	0	1	0	0	1	0	0
Total	454	0	0	308	454	0	0	454	0	0

APPENDIX 4 – Children’s Services Capital Programme

A4a: Education Capital Programme									Re-profiled Budgets				
Capital Scheme	Project spend in prior years £000		2017/18 Budget £000	2018/19 Budget £000	2019/20 Budget £000	2017/18 Actual to date £000	2017/18 Projected Outturn £000	2017/18 Projected Outturn Variation £000	Re-profiling to be approved £000		2017/18 £000	2018/19 £000	2019/20 £000
Unallocated Funding Streams			3,183	0	0	15	2,794	(389)	(381)		2,802	381	0
Cromwell Enhancements	829		1,636	0	0	1,590	1,636	0	0		1,636	0	0
Aldwyn Primary Additional Accommodation	281		1,420	0	0	97	1,420	0	0		1,420	0	0
Alder Buy Out Fitness Centre			1,000	0	0	0	1,000	0	0		1,000	0	0
Devolved Schools Capital			432	0	0	0	432	0	0		432	0	0
Primary Capital Programme			256	0	0	9	256	0	0		256	0	0
Hollingworth Primary School Flat Roof Replacement			200	827	0	0	200	(100)	(100)		100	927	0
St Anne’s Primary School Denton Roof Replacement			200	0	0	0	100	0	0		200	0	0
St Georges CE Primary School			197	0	0	0	197	0	0		197	0	0
Hollingworth Kitchen & Dining Refurbishment			180	0	0	0	180	0	0		180	0	0
Contingency (Cromwell)			171	0	0	9	171	0	0		171	0	0
Minor Schemes (under £150k)			3,087	0	0	810	2,503	(585)	(175)		2,912	175	0
Total	1,110		11,962	827	0	2,530	10,889	(1,074)	(656)		11,306	1,483	0

A4b: Education Re-profiling requests		£000s
Unallocated Funding Streams	A number of funding streams have not yet been allocated to specific projects and are therefore unlikely to be spent in 2017/18	(381)
St Anne's Primary, Denton - Roof Replacement	Delays in resolving the design of the scheme meant that the bulk of the work planned for summer 2017 has had to be put back to next year. The scheme is remarkably complex given the site restrictions and the fact that the work will have to be carried out when the school is "live". Work is now scheduled to begin Easter 2018 with some preparation works to be carried out in 2017/18	(100)
Other minor variations	Minor slippage on a number of schemes	(175)
		(1,074)

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A4c: Children's Capital Programme										Re-profiled Budgets			
Capital Scheme	Project spend in prior years £000		2017/18 Budget £000	2018/19 Budget £000	2019/20 Budget £000	2017/18 Actual to date £000	2017/18 Projected Outturn £000	2017/18 Projected Outturn Variation £000	Re-profiling to be approved £000		2017/18 £000	2018/19 £000	2019/20 £000
Purchase Of Two Children's Homes	533		125	0	0	79	125	0	0		125	0	0
Total	533		125	0	0	79	125	0	0		125	0	0

APPENDIX 5 – Finance and IT Capital Programme

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A5a: Digital Tameside Capital Programme									Re-profiled Budgets				
Capital Scheme	Project spend in prior years £000		2017/18 Budget £000	2018/19 Budget £000	2019/20 Budget £000	2017/18 Actual to date £000	2017/18 Projected Outturn £000	2017/18 Projected Outturn Variation £000	Re-profiling to be approved £000		2017/18 £000	2018/19 £000	2019/20 £000
ICT- Vision Tameside	202		822	440	0	25	820	(2)	0		822	440	0
Working Differently - ICT Hardware & Software			271	0	0	67	171	(100)	(100)		171	100	0
Digital By Design			60	0	0	34	60	0	0		60	0	0
CCTV Fibre			20	158	0	25	25	5	10		30	148	0
Disaster Recovery Site			8	0	0	34	8	0	0		8	0	0
Total	202		1,181	598	0	185	1,084	(97)	(90)		1,091	688	0
Tameside Digital Infrastructure*			0	0	0	206	1,752	1,752	0		1,752	0	0

* The three year capital programme recommended for approval on 9 October 2017, earmarked £1,752k for Tameside Digital Infrastructure. A full business case for this project will be considered by Executive Cabinet at its meeting on 5 December 2017. Some preliminary costs of £206k have been incurred in advance of full approval for this project due to works that needed to take place alongside other planned works, to minimise disruption.

A5b: Digital Tameside Re-profiling requests		£000s
Working Differently - ICT Hardware & Software	Balance is focused on Paperless Solutions. Newly available resource will allow progress to be made now. However investment will inevitably be over the next two financial years.	(100)
CCTV Fibre	The CCTV Fibre work is dependent on other fibre infrastructure work which is expected to be completed in early 2018.	10
		(90)

APPENDIX 6 – Population Health Capital Programme

A6a: Active Tameside Capital Programme										Re-profiled Budgets			
Capital Scheme	Project spend in prior years £000		2017/18 Budget £000	2018/19 Budget £000	2019/20 Budget £000	2017/18 Actual to date £000	2017/18 Projected Outturn £000	2017/18 Projected Outturn Variation £000	Re-profiling to be approved £000		2017/18 £000	2018/19 £000	2019/20 £000
Active Tameside Wellness Centre & Wider Investment	5,441		6,070	11,724	0	92	4117	(1,953)	(1,953)		4,117	13,677	0
Total	5,441		6,070	11,724	0	92	4,117	(1,953)	(1,953)		4,117	13,677	0

A6b: Active Tameside Re-profiling requests		£000s
Denton Wellness Centre	The current programme indicates an anticipated start on site during Summer 2018 with projected expenditure of £2m in 2017/18. The projected expenditure will include land acquisition and related scheme enabling expenditure. The scheme phasing will be confirmed once the contract has been agreed with Network Space. It is currently envisaged that £1m will need to be re-phased to 2018/19.	(1,000)
Hyde Pool	The revised start on site for the scheme is November 2017 with projected expenditure of £2m in 2017/18. It is envisaged that £0.953 will need to be re-phased to 2018/19.	(953)
		(1,953)

APPENDIX 7 – Governance Capital Programme

A7a: Exchequer Capital Programme									Re-profiled Budgets			
Capital Scheme		2017/18 Budget £000	2018/19 Budget £000	2019/20 Budget £000	2017/18 Actual to date £000	2017/18 Projecte d Outturn £000	2017/18 Projecte d Outturn Variation £000	Re- profiling to be approve d £000		2017/1 8 £000	2018/1 9 £000	2019/2 0 £000
Online Forms		10	0	0	0	10	0	0		10	0	0
Total		10	0	0	0	10	0	0		10	0	0

APPENDIX 8 – Prudential Indicators

Actuals v limits as at 4th October 2017

	Limit	Actual	Amount within limit
	£000s	£000s	£000s
Operational Boundary for External Debt	212,528	118,184	(94,343)
Authorised Limit for External Debt	232,528	118,184	(114,344)

- The Authorised Limit for External Debt sets the maximum level of external borrowing on a gross basis (i.e. excluding investments) for the Council.
- The operational boundary for External Debt comprises the Council's existing debt plus the most likely estimate of capital expenditure/financing for the year. It excludes any projections for cash flow movements. Unlike the authorised limit breaches of the operational boundary (due to cash flow movements) are allowed during the year as long as they are not sustained over a period of time.
- These limits include provision for borrowing in advance of the Council's requirement for future capital expenditure. This may be carried out if it is thought to be financially advantageous to the Council.

	Limit	Actual	Amount within limit
	£000s	£000s	£000s
Upper Limit for fixed	185,335	17,765	(167,570)
Upper Limit for variable	61,785	(88,505)	(150,290)

- These limits are in respect of the Council's exposure to the effects of changes in interest rates.
- The limits reflect the net amounts of fixed/variable rate debt (i.e. fixed/variable loans less fixed/variable investments). These indicators allow the Council to manage the extent to which it is exposed to changes in interest rates.

	Limit	Actual	Amount within limit
	£000s	£000s	£000s
Capital Financing Requirement	185,355	185,355	-

- The Capital Financing Requirement (CFR) measures the Council's underlining need to borrow for capital purpose, i.e. its borrowing requirement. The CFR is the amount of capital expenditure that has not yet been financed by capital receipts, capital grants or contributions from revenue.
- The CFR increases by the value of capital expenditure not immediately financed, (i.e. borrowing) and is reduced by the annual Minimum Revenue Provision for the repayment of debt.

	Limit	Actual	Amount within limit
	£000s	£000s	£000s
Capital expenditure	128,514	71,951	(56,563)

This is the estimate of the total capital expenditure to be incurred.

Gross borrowing and the capital financing requirement	CFR @ 31/03/17 + increase years 1,2,3	Gross borrowing	Amount within limit
	£000s	£000s	£000s
	185,355	118,184	(67,171)

- To ensure that medium term debt will only be for capital purposes, the Council will ensure that the gross external borrowing does not, except in the short term, exceed the total of the capital financing requirement (CFR).

Maturity structure for borrowing 2017/18		
Fixed rate		
Duration	Limit	Actual
Under 12 months	0% to 15%	5.25%
12 months and within 24 months	0% to 15%	0.27%
24 months and within 5 years	0% to 30%	0.75%
5 years and within 10 years	0% to 40%	6.92%
10 years and above	50% to 100%	86.81%

- These limits set out the amount of fixed rate borrowing maturing in each period expressed as a percentage of total fixed rate borrowing. Future borrowing will normally be for periods in excess of 10 years, although if longer term interest rates become excessive, shorter term borrowing may be used. Given the low current long term interest rates, it is felt it is acceptable to have a long maturity debt profile.

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Report To:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date :	27 November 2017
Reporting Officers:	Robin Monk - Director, Place
Subject:	VISION TAMESIDE PHASE 2 PROGRESS UPDATE
Report Summary:	<p>This report provides a brief progress update on project delivery, costs & funding, delivery timescales and risks associated with the Vision Tameside Phase 2 Programme which includes the new Shared Service Centre and the Streetscape Improvement Project.</p>
Recommendations:	<p>That the Panel consider the contents of the report and:</p> <ol style="list-style-type: none">1. Notes the progress with the delivery of the overall Vision Tameside Phase 2 programme.2. Notes the emerging risks associated with the delay with the installation of the curtain walling which is set out in Sections 3 and 8 of this report.3. Notes the outcome of the recent National Productivity Investment Fund (NPIF) announcement which has an impact on the Streetscape Improvement project which is set out in Section 4 of this report.4. Notes the financial position of the Vision Tameside Phase 2 project which is set out in Section 7 of this report and approves the virements requested in the table set out in Section 7.9 of the report.5. Notes the excellent progress being made to drawdown the £4 million Skills Funding Agency Capital Funding which is set out in Section 7 of this report.
Links To Community Strategy:	Prosperous Tameside
Policy Implications	In line with approved policy
Financial Implications: (Authorised By The Section 151 Officer)	<p>The overall costs of the Vision Tameside programme include the development of the Shared Service Centre and the Streetscape Improvement project. The budget for the Centre must be contained within the overall net allocation of £48,673,794, which was approved in February 2015.</p> <p>Any additional costs that arise will need to be delivered from the remaining overall contingency to ensure that the project remains within the overall approved budget.</p> <p>It is important that regular monitoring of all expenditure budgets, value for money and inflation projections are maintained throughout the programme. It is also important that leases with all potential occupants are completed as soon as possible so that the capital and revenue implications of the programme can be confirmed. Additionally, there needs to be oversight of the variations as only those over £100k have to have approval of finance, so they need to be considered at the SPCMP</p>

Recant

It is currently proposed that all costs of recant will be met from the remaining contingency as no budget within the Vision Tameside funding envelope has been identified for this. A recant plan will be detailed in a further report.

The overall contingency of £619,711 is not a large amount considering the size of the project and therefore costs needs to be closely monitored.

Within the Skill Funding Agency (SFA) grant awarded there is £60,000 which will be utilised in the administration of the grant this needs to be closely monitored.

Streetscape Investment Project

The current estimated costs of Streetscape Improvement project are identified in section 4.

Within the Shared Service Centre funding envelope, £2,631,000 has been allocated to Streetscape. The revised capital programme includes an element for Ashton Gateway of £1,500,000 it is proposed that this is included within the funding for the Streetscape investment project and the funding has been updated at paragraph 4.8. There is still a considerable shortfall as identified within the report. The project will need to be scaled back to keep within the existing funding envelope.

Legal Implications:

(Authorised by the Borough Solicitor)

Strong project management and the continued operation of a Project Board is key to assisting in the management of deadlines and future milestones going forward.

Whilst running in conjunction with the Vision Tameside Phase 2 project, the Project Board must be mindful that the Streetscape Improvement Project (formerly referred to as the Public Realm Project) sits outside of the Vision Tameside Phase 2 funding envelope. Section 4.8 of this report confirms that there remains a £2,605,509 deficit, which has been reducing.

There can no longer be a darkground issue given the building is out the ground and therefore should no longer be a required contingency. The LEP should be contacted on this basis so the monies set aside for such an eventuality can be reallocated elsewhere. (2.3).

A fully costed and understood and agree recant plan is an absolute priority to ensure that the Council deliver vfm and a balanced budget.

The final agreement for lease to be agreed is with the DWP and it is anticipated this will happen soon.

The report states at para 8.1 that the financial risk for the project is red no explanation is provided as to why or importantly what additional controls have been put in place to manage.

Risk Management:

The key risks, impact and mitigation proposed are included in the report at Section 8.

Access To Information:

The background papers relating to this report can be inspected by contacting the report writer Ade Alao, Head of Investment and Development by:



Telephone: 0161 342 2795



e-mail: ade.alao@tameside.gov.uk

1. INTRODUCTION

- 1.1 The purpose of this report is to provide a brief progress update on project delivery, costs & funding, delivery timescales and risks associated with the Vision Tameside Phase 2 Programme.
- 1.2 The second phase of the Vision Tameside programme creates a new Advanced Skills Centre for Tameside College alongside a new Shared Service Centre for the Council and its partners.
- 1.3 Since the last report to the Strategic Planning and Capital Monitoring Panel (SPCMP), on 9 October 2017, good progress has continued to be made with key elements of the Programme as set out below.
- 1.4 It should be noted however that there are new emerging risks associated with certain elements of the programme. Although not currently on the critical path, these emerging risks need to be monitored closely to prevent delay with completion.

2. VISION TAMESIDE PHASE 2

- 2.1 Key progress milestones achieved to date include:
 - Demolition contract completed 12 September 2016
 - Enabling works for construction commenced 13 September 2016
 - Piling works commenced 19 September 2016
 - Construction contract award on 22 November 2016
 - Steel beam signing ceremony held on 6 December 2016
 - Construction of foundations complete
 - Steel frame erection complete
 - Metal decking complete
 - Topping out ceremony on 21 June 2017
 - Upper floor slabs complete
 - Drainage and ground works complete
- 2.2 The current activities driving the progress position are partitions and mechanical and engineering 1st and 2nd fix to the Council and College blocks all of which are on programme.
- 2.3 No dark ground has been identified to date.
- 2.4 Following the tragedy at Grenfell Tower on the 14 June 2017, assurance has been sought from the LEP and Carillion that the specifications and method of installation of the proposed cladding material for the building do not pose unacceptable levels of fire risk.
- 2.5 The Council has received confirmation from the designers and constructors that no ACM cladding material will be used in the building. As a third level of assurance, the Council has commissioned an independent technical review to confirm that the specifications, method of construction and overall fire strategy proposed for the building do not pose unacceptable levels of fire risk. This report is expected to be received in the next few weeks.
- 2.6 There has been no health and safety accident or incident since the last report to SPCMP.

3. PROGRAMME MANAGEMENT

Vision Tameside Working Group

- 3.1 The Working Group, chaired by the First Deputy (Finance and Performance), continues to meet monthly to oversee the development and delivery of the project. The Working Group also provides strategic direction to a number of Task Groups responsible for delivering the different elements of the Programme such as the streetscape improvements, working differently agenda, facilities management, employment and skills and communications.
- 3.2 The Council has also recently appointed and experienced Independent Client Adviser to support the critical stages leading to completion and handover of the Vision Tameside Phase 2 building.

Communications

- 3.3 Pro-active communication continues to take place with local stakeholders to keep them up to date on progress and mitigate against any town centre disruption created by the construction works.
- 3.4 In addition a number of town centre retail marketing projects are being developed to help support retailers during and after work is complete.

Building Design and Scope

- 3.5 The overall scope and external fabric of the building has not changed since the last report.

Reviewable Design Data (RDD) Process

- 3.6 The Design & Build contract for the project allows the Council to review some detailed design data against an agreed timetable. The review process is based on the designs and costs which were approved by the Council's Executive Cabinet on 16 December 2015.
- 3.7 Any changes requested during this process could have an impact on cost and programme and a robust management regime is therefore being implemented to minimise risks. Relevant officers and specialist advisers are engaged to ensure an intelligent client input and that future buildings facility and asset management arrangements are included in any considerations.
- 3.8 There are a total of 34 RDD items to be reviewed for both the Council and College – the majority of which are now complete.
- 3.9 A few RDD's, previously approved, are now being revisited because of changes to floor plans or new requirements. These include access control, lock suiting, external signage, CCTV and external lighting. Good progress is being maintained with completing these.

Lease Negotiations

- 3.10 The Council's Legal Services, Estates and Finance teams are coordinating negotiations on leases required with Tameside College, Wilkinsons, Department of Works & Pensions and NHS Tameside & Glossop Clinical Commissioning Group for their occupation of the new building.
- 3.11 The current status of the negotiations is shown in the table below:

Lease Negotiations Status – November 2017			
Organisation	Heads of Terms Agreed	Agreement for Lease completed	Lease Agreement to be completed on completion of scheme
Tameside College	N/A	08/12/2016	June 2018

Wilkinson's	N/A	09/02/2015	June 2018
DWP	Agreed in principle August 2017	Legal process instructed September 2017 and continuing appropriately	June 2018
Single Commissioning Team	Legal Services has advised that HoTs are not required. A financial arrangement will be put in place.		

Programme

- 3.12 The high-level programme, previously reported, is currently reported by the contractors as being on target and is shown in the table below:

High Level Programme – November 2017	
Milestone	Target Date
Completion	15 June 2018
Recant commences	June 2018
Recant completes	September 2018

- 3.13 The contractor is reporting that the project remains on programme against the contract programme.
- 3.14 The current construction programme however identifies a six-week delay with the curtain walling.
- 3.15 Although this work is not currently on the critical path the building should be watertight by this time in the programme.
- 3.16 Concerns regarding water ingress have been raised in two separate Independent Certifiers reports issued at the end of October.
- 3.17 A detailed review of the programme is underway and the contractor has been requested to provide a Recovery Plan to provide assurance that the overall project programme is not compromised by the delay in curtain walling works.

4. STREETSCAPE IMPROVEMENT PROJECT

- 4.1 Following previous Council approvals, a Streetscape Improvement (previously described as public realm) project has been included within the scope and funding for the Vision Tameside Phase 2 programme. Concept designs were approved in October 2016 subject to detailed proposals and funding
- 4.2 Previous SPCMP reports have provided regular reports on the progress to develop this project and the gap in funding have been highlighted.
- 4.3 At the last meeting on the 9 October it was reported that the Council was awaiting the autumn statement funding announcement from government on National Productivity Investment Fund in order to determine if the full project could be delivered or whether we needed to de-scope or consider delivering the scheme in phases.
- 4.4 The Department for Transport made their announcement on the 19 October 2017 and the NPIF bid for the Streetscape Improvement project was unsuccessful in attracting funding.
- 4.5 76 projects from across the country were awarded funding totaling £244 million.
- 4.6 Greater Manchester had submitted a bid for £45.7 million across 11 schemes, which

included the Streetscape Improvement project, and only two were successful - the A560 Cheadle Corridor Improvements and Mancunian Way/Princess Parkway Junction improvement.

4.7 Following the announcement work has now commenced to progress the development of the project in line with the confirmed funding and continue to bid for additional funding as and when they become available.

4.8 The current status of the funding package is as follows:

Estimated Costs	£
Proposed works Wellington Road (based on extended scope)	8,109,286
TMBC confirmed budget held within Vision Tameside	(2,631,000)
TMBC confirmed capital programme for Ashton Gateway	(1,500,000)
Shortfall	3,978,286
TfGM approved in principle (subject to final business case submission)	(1,372,707)
Total Gap in Funding	2,605,579

4.9 Based on the finances available the Vision Tameside Public Realm Task Group has considered the following options and recommends that we now proceed on the basis of Option 4.

Option No.	Option	Description
1	Do nothing	This is the reference case scenario where the project is scaled back to merely provide access and servicing to the VTP2 building. Improvement to the public realm is critical to the success of the Vision Tameside programme. £5.2m is available to towards delivering the project objectives and realise the benefits.
2	Reduce project scope	This option will reduce the project scope to be deliverable within the confirmed funding. However, this is not feasible as the project only works from a place making and traffic management perspective if delivered in whole.
3	Further value engineering	While there is some limited scope for further value engineering, high quality public realm has been delivered already in Ashton Market Square and outside Clarendon College, it is essential that the same quality pallet of materials is applied throughout the area to ensure a cohesive appearance is achieved.
4	Re-phasing and re-programming of works	This option entails committing to prioritising works around the new VTP2 building, completion of Market Square, Wellington Road and outside Clarendon College which is affordable within the

		current funding. This will realistically take up to 2 years to complete which provides the opportunity to bid for additional funding for the works outside the new Tameside Transport Interchange and along the Ashton Northern bypass up to Penny Meadow.
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- 4.10 It should be noted that the recommendation to phase the delivery of the wider public realm works does not affect the programme to deliver works within the boundary of the new Shared Service Centre. These works are part of the Vision Tameside contract and will be delivered by the Council's Environmental Services team to ensure consistency with the wider works as they are delivered.
- 4.11 Previous reports have highlighted that most of the new public realm, around the new Shared Service Centre, will not be fully complete when the building opens in 2018. A clear plan has been developed, however, to ensure that the new building is fully operational and accessible when it opens.
- 4.12 A further report will be provided at a future meeting with details of a recommended phasing plan.

5. RECENT PLAN

- 5.1 A detailed Vision Tameside Recent Plan is currently being developed to form part of a wider Council Office Accommodation Strategy which will be implemented when the new Shared Service Centre is completed in summer 2018.
- 5.2 The following work has been completed to date to help develop an appropriate plan:
- Detailed review of the new building's design
 - Reconciliation of staffing numbers
 - Development of a set of principles to help inform the Council Office Accommodation Strategy and Vision Tameside Recent Plan
 - Development of an initial high-level Recent Plan and consequential requirements for staff accommodation in retained buildings
- 5.3 The aim is to have a final fully costed Recent Plan available by January 2018.
- 5.4 A comprehensive communication plan for staff will be implemented from January 2018.

6. EMPLOYMENT AND SKILLS

- 6.1 Partnership work continues between Carillion and the Council's Employment and Skills team to maximise opportunities for local employment, apprenticeships, work placements and local supply chains.
- 6.2 One of the successful outcomes of the contract negotiations was the inclusion of specific Employment and Skills targets in the Design and Build contract.

6.3 A summary of the outputs achieved to date is show in the table below:

Employment and Skills Outputs – November 2017			
Activity	Target	Total Achieved	TMBC residents
Apprenticeships – new /existing	30	17	11
Ready for work placements	50	19	16
New entrants	25	25 / 19 sustained	24
Schools / young people engagement sessions	12	15	15
Site tours / stakeholders	0	93	91

7. FINANCIAL IMPLICATIONS

Fixture, Fittings and Equipment (FF&E)

- 7.1 An analysis of furniture, fittings and equipment, for all elements of the scheme, was completed as part of the Stage 2 submission. The original £1.5 million budget for the Council and partners had been confirmed to be sufficient at Stage 2.
- 7.2 The last report to SPCMP, on the 9 October 2017, highlighted that the projected FF&E contribution from the DWP and CCG was anticipated to be £432,000. This figure is currently under review due to design changes which have been requested by DWP and potential changes to the recant plan. These discussions and financial review are nearing completion and an update will be provided at a future meeting.
- 7.3 An FF&E warehouse visit, involving representatives from the various Vision Tameside Task Groups, took place on the 23 February 2017. The main aim of the visit was to review product selection contained within the Stage 2 submission and value engineer costs, where appropriate, whilst still ensuring Grade A office accommodation is delivered.
- 7.4 Work to value engineer costs is now almost complete and the conclusion of this process will be reported at a future meeting.

Variation Notices and Impact on Contingency Budget

- 7.5 The programme currently has a contingency allowance of £639,711.
- 7.6 In addition to administering all Variations in line with Clause 15 of the Design and Build contract a robust internal process, agreed with Legal Services and Finance, has been implemented to ensure all costs are carefully monitored and there is transparency in the decision-making process thereby reducing the Council's financial risks. The list of variations will be provided as part of the monitoring to Strategic Planning and Capital Monitoring Panel.
- 7.7 Details of change orders approved and impact on the contingency budget will be reported at the next SPCMP meeting on the 12 March 2018.
- 7.8 If the virements are approved in the table below this will reduce the contingency to £619,711.

Financial Position

7.9 The current financial position for the Vision Tameside Phase 2 project is shown in the table below.

Budget Heading	Approved Budget October 2017 (£)	Projected Budget November 2017 (£)	Requested Virements at November 2017 (£)
Total Demolition / Construction costs (including revised commercial offer and inflation contingency)	38,693,279	38,693,279	0
TMBC Furniture Budget	1,500,000	1,500,000	0
Approved Change Orders To Date	189,727	189,727	0
Additional Asbestos Costs (now included in total demolition / construction cost)	680,000	680,000	0
Total Demolition / Construction Costs	41,063,006	41,063,006	0
Less SFA grant	-4,000,000	-4,000,000	0
Cost paid by partners for furniture	-432,000	-432,000	0
2014/2015 Ryder Invoices	23,895	23,895	0
TMBC Construction Contingency (for dark ground)	50,000	50,000	0
Net Construction Costs	36,704,901	36,704,901	0
Decant / condition works	2,797,320	2,797,320	0
Co-op bank termination of lease	95,408	95,408	0
Programme Management	118,689	138,689	20,000
Fit out costs of temporary store re Early Lease termination – Wilkos	832,978	832,978	0
College Fixed Furniture and Equipment	850,000	850,000	0
Fit Out Costs - Early Wilko's Lease Termination	859,900	859,900	0
Public Realm Works	2,631,000	2,631,000	0
Document Scanning	250,000	250,000	0
Potential Loss of profits Wilko's	550,000	550,000	0
Other costs including recant	22,588	22,588	0
Legal Costs	127,299	127,299	0
IT Enablement	2,194,000	2,194,000	0
Programme Contingency	639,711	619,711	-20,000
Total (corporate funding)	48,673,794	48,673,794	0
Additional funding for street scape improvement project			
Ashton Gateway Project (corporate funding)		1,500,000	
TfGM funding (approved in principle subject to final business case)	1,149,345	1,149,345	
Total funding available	49,823,139	51,323,139	

Funding

A Council Key Decision in October 2014 authorised the submission of a funding bid to the Local Growth Fund for a capital contribution towards the costs of the College's move into the new building.

- 7.10 The Council received a formal funding agreement from the Greater Manchester Combined Authority, dated 13 September 2016, for £4,060,000.
- 7.11 Details of the grant claims submitted to date are shown in the table below.

Skill Funding Agency - Claims as at August 2017		
Claim Number	Amount of Claim	Status of Claim
1 (September 2016)	£850,565	Paid to the Council
2 (December 2016)	£1,060,661	Paid to the Council
3 (March 2017)	£221,976	Paid to the Council
4 (June 2017)	£1,011,451	Paid to the Council
5 (September 2017)	£411,768	Submitted to GMCA
Total claim to date	£3,556,421	

- 7.12 A condition of the funding agreement is that an independent Project Monitor is appointed to verify that good progress is being maintained with project delivery, all financial claims are accurate and that appropriate project management arrangements are in place to effectively manage a project of this scale. In addition, a quarterly quality check is carried out to validate progress on site. The feedback from the independent Project Monitor to date has been extremely positive with no issues to report in terms of the management of the project.
- 7.13 The potential risk to the programme, due to delays with the curtain walling, was however raised for the first time following the site visit on the 23 October 2017.

8. RISK MANAGEMENT

- 8.1 The Vision Tameside Phase 2 programme has a comprehensive risk register and issues log which is pro-actively managed by the Project team. The primary risks associated with the proposals outlined in this report are shown in the table below. The new emerging risk, associated with the construction programme, has been added and will continue to be monitored closely.

Risk	Mitigation	Status
Financial	<ul style="list-style-type: none">• Affordability confirmed against the Council's financial position• Costs within affordable financial envelope• Value for Money assurance from Stage 2 review• Rigorous change control procedure implemented• Income from subletting space• Regular review of contractor's financial health• Adequate provisions in legal contract for the event of contractor's financial distress• Recovery plan to minimise risk of project delay	Red

	<ul style="list-style-type: none"> Contingency plan to avoid delay with College opening in September 2018 	
Stakeholder	<ul style="list-style-type: none"> Comprehensive communication strategy consistently delivers key messages regarding benefits Transparent communication with key stakeholders to minimise reputational risks in the event of project delay 	Amber
Economic	<ul style="list-style-type: none"> Economic benefits confirmed in Stage 2 business case 	Green
Service Delivery	<ul style="list-style-type: none"> Flexible, fit for purpose accommodation for Council and partners Working Better Together programme implemented to ensure office systems, technologies and recant strategy delivers exceptional service delivery 	Green

9. CONCLUSION

- 9.1 Delivery of the Vision Tameside Phase 2 programme is key to the achievement of the Council's overall strategic priorities and a new exciting future for Tameside attracting new businesses, creating new jobs and future opportunities for Tameside Residents.
- 9.2 It is important that the one outstanding agreement for lease lease is completed urgently to provide certainty around projected income and FF&E contributions.
- 9.3 Careful monitoring of the construction programme is required to ensure no delay to project completion by June 2018 thereby ensuring that the building can be open for business in September 2018.
- 9.4 Budget monitoring is critical to the successful delivery of this project to ensure costs are contained within the budget envelope.
- 9.5 It is essential that the RDD's previously approved continue to be reviewed, as a matter of urgency, following the instruction to change floor plan layouts.
- 9.6 Improvement to the public realm is critical to the success of the Vision Tameside programme and following TfGM's funding announcement on the 19 October 2017 it is important that project development is progressed based on a phased approach to delivery and that funding opportunities continue to be accessed as they become available.
- 9.7 Following completion of the floor plan review the work to develop a detailed Recant Plan can now be progressed. Proposals will be the subject of a future report.
- 9.8 Continuing to maximise opportunities for local employment, apprenticeships and work placements is contributing to economic prosperity in the Borough.

10. RECOMMENDATIONS

- 10.1 As stated on the report cover.

Report To:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	27 November 2017
Reporting Officer:	Robin Monk – Director of Place
Subject:	CORPORATE ASSET MANAGEMENT PLAN UPDATE
Report Summary:	<p>The attached report is intended to update members of the Strategic Planning and Monitoring Capital Panel with progress on the disposal of the Council's surplus assets, anticipated capital receipts that will be realised and investment that is required to maintain those buildings being occupied and retained or dilapidations arising from the termination of leases.</p>
Recommendations:	<p>That Strategic Capital Panel Members review the contents of the report and recommend to Executive Cabinet the:</p> <ol style="list-style-type: none">1. Approval of the list of disposals identified in Appendix 1; and2. Capital schemes on corporate buildings detailed in section 3.1 of the report total of £25,730.58. This will be funded from the earmarked resource of £3 million for Property Assets Statutory Compliance works.
Links to Community Strategy:	To support the delivery of the objectives of the Community Strategy.
Policy Implications:	Expenditure in line with financial and policy framework. To assist in delivering a balanced budget and support the sustainability of the local economy.
Financial Implications: (As authorised by the Section 151 Officer)	<p>Substantial work has been undertaken in recent years to vacate, market and dispose of a number of sites of land and buildings that are surplus to requirements. The schedule of properties identified for disposal but not yet completed at Appendix 1 will allow the Council to reduce its asset portfolio further and thereby avoid the on-going revenue costs associated with these properties.</p> <p>Progress with actual and forecast realisation of capital receipts from asset disposals need to be closely monitored on an on-going basis. The Council's Three Year Capital Programme assumes that over £49 million will be realised from the sale of land and buildings between 2017 and 2020 to fund proposed capital investment over the next three years. Failure to realise the forecast level of capital receipts is likely to require reassessment and reprioritisation of the Capital Programme.</p> <p>The Council's Three Year Capital programme includes earmarked resource of £3 million for Property Assets Statutory Compliance works. Identification and prioritisation of these works needs to be reported on an ongoing basis to understand the work that is being carried out. The works should be driven by a single Asset Management Plan and risk assessment process, to ensure effective use of limited resources.</p>

Legal Implications:

(As authorised by the Borough Solicitor)

Previous reports have included the following legal comments and Members should take these on board and ensure that they are satisfied that there is continuing compliance with the same, to ensure the service is improving on its efficiency and effectiveness.

The challenge to the Council is to ensure that its estate makes an effective contribution to improving the council's financial and business performance; the service delivery agenda; resolving the pressure on demands for estate capacity; and achieving change with minimal capital expenditure. We need to ensure that the buildings we need are fit for purpose and congruent with strategic service delivery. Accordingly, we need to ensure there is clarity and understanding as to the cost of ongoing repairs and maintenance and whether they are value for money. We need to ensure going forward that the assets set out in appendices are clearly linked to the references on the Transparency List of properties published in line with legislation as this was committed to at the last meeting and there is currently no time scale for doing so.

There needs to be close oversight and monitoring of the expenditure to be spent on property statutory compliance to ensure that we give value for money as this is an area in all councils where there can be significant leakage of monies.

We need to ensure that any repairs undertaken to properties fall within benchmarking to ensure achieving value for money. Land advertised as public open space should not be sold until any objections have been addressed. The process needs to be kept under review.

Risk Management:

The ownership and use of property carries with it a number of risks including health and safety, economic, financial, service delivery, statutory compliance and maintenance risks. It is therefore proposed to develop a risk register as part of the strategic review of the Councils assets to identify and manage risks.

Access to Information:

Any further information can be obtained from Robin Monk, Executive Director of Place who can be contacted on:



Telephone: 0161 342 3340



e-mail: robin.monk@tameside.gov.uk

1. INTRODUCTION

- 1.1 A report detailing progress on the disposal of assets, realisation of capital receipts and assets requiring investment, was considered at the last meeting of the Strategic Capital Panel.
- 1.2 This report is intended to provide members of the Panel with a further update.

2. DISPOSAL OF ASSETS

Disposal Strategy

- 2.1 In the financial year 2016/17 the total sales achieved amounted to £3,929,550. The Asset disposal process continues with a sum of £1,029,476 achieved since 1 April 2017.
- 2.2 A public consultation exercise for the disposal of the five larger school sites has been completed and terms are agreed subject to contract for the sale of the former Samuel Laycock site, completion of which is to coincide with the grant of planning which is expected before the end of the year. An outline planning application has been submitted for the former Mossley Hollins school site and Section 77 consultations are nearing an end in respect of the former Two Trees School. Planning applications for Two Trees and Hartshead schools have been submitted and are awaiting approval. The master planning for the Windsor Road site in Denton is now almost complete.
- 2.3 Continued focus is being placed on future Auctions with work ongoing for a number of sites to be potentially sold at future Auctions.
- 2.4 Properties being actively marketed for sale or lease will be advertised on the Council's website, in addition to the marketing agents websites. Where potential disposals will impact on tenants, for example sale of garage or garden plots, which have become too expensive to administer, in accordance with existing policy that has been in place since 2012, written notification will be given to tenants in advance for the proposed sale and the tenant will be given the opportunity to purchase.
- 2.5 In accordance with section 123 of the Local Government Act 1972, land which is to be offered for sale at Auction, where appropriate, will be advertised for two consecutive weeks in the Tameside Reporter. The advert will provide an opportunity for the public to make representations to the Council in writing. Any representations will be considered and responded to by the Director of Place as the post of Assistant Executive Director, Asset & Investment Partnership Management no longer exists, in accordance with the key decision: 'Disposal of Council Owned Land', dated 25 March 2015 and updated in July 2017. In addition public notice boards are to be erected on sites to be sold to provide the public with advance notice of the Council's intention to dispose of any particular site.
- 2.6 Leased Buildings - As reported at previous meetings of the Panel, the Council's policy is to terminate leases it has for buildings owned by others and to relocate services to surplus space in Council owned properties, where this delivers value for money, to reduce the revenue cost of operating and occupying buildings.

Appendix 1 provides additional information in respect of properties that have been identified for disposal or where tenants have sought to acquire the freehold of the properties that they lease.

Appendix 2 lists the Capital Receipts realised as at 27 October 2017.

Appendix 3 details briefly additional property work carried out by the team and achievements of note, such as securing increase at Rent reviews in favour of the Council, serving of break notices, any lease renewals and properties of note acquired.

3. INVESTMENT IN CIVIC AND CORPORATE BUILDINGS

- 3.1 At the 9 October 2017 meeting of the Strategic Capital Panel it was agreed that the sum of £3,000,000 would be allocated over 3 years for the purpose of Property Assets Statutory Compliance. This money will be used to ensure that our property assets comply with all statutory building compliance issues e.g. fire regulations, asbestos management, electrical checks etc. Money spent on these requirements will be summarised and reported to Strategic Capital Panel on a regular basis.
- 3.2 During August and September 2017 a total of £25,730 capital monies was spent on a range of statutory and regulatory building improvements, this included remedial works from fire risk assessments and the replacement of unsafe infrastructures.

4. RECOMMENDATIONS

- 4.1 As stated on the report cover

APPENDIX 1

List of Property Identified for Disposal 05 September 2016 but not yet completed at 27 October 2017.

N.B. This list only includes property above the value of £50,000.

PROPERTY	TOWN	ASSET REF	
Former Hartshead High School, Lees Road	Ashton	3590 & 3591	
Two Trees former School Site	Denton	2202	
Mossley Hollins School Site, Huddersfield Road	Mossley	3984	
Denton Plant Nursery	Denton	450	
Land rear of 55-113 Bennett Street	Hyde	2680	
Former Samuel Laycock School, Mereside	Stalybridge	2733	
Land at Leigh Street	Hyde	2547	
Land at Windsor Road	Denton	1469	
Droylsden Canalside	Droylsden	1806	
Pole Bank Hall	Hyde	2444	
Park Bridge Visitor Centre	Ashton	726	May be leased instead
Land at Captain Clark Rd	Hyde	2264	
Droylsden Library, Manchester Road	Droylsden	1804	
Plot B Hattersley IE	Hyde	3908	
Land at Ashton Hill Lane	Droylsden	984	
Land at Broadway	Hyde	2262	
Katherine House	Ashton	2593	
Land at Queens Road	Ashton	4619	
Wellington Road	Ashton	2358	
Grazing land	Various		
Rydal House	Hyde	2591	
Land at Newmarket Grove	Ashton	1175, 1176 & 4557	
Leigh Fold	Hyde	3070	
Pine Road	Stalybridge	3666	
Morningside / Fairfield Avenue	Droylsden	188 & 3789	
Land adjacent to 222 Manchester Road	Hyde	2253	
Melbourne Street Car Park	Stalybridge	3881	
Land at Wakefield Road / Pennine View	Stalybridge	4312	
Plot A Hattersley IE	Hyde	3908	
High Street, Stalybridge	Stalybridge	3661	
Lake Road	Stalybridge	2378	
Cavendish Street	Ashton	2751	
Wakefield Road	Stalybridge	3947	
Residual Garage Sites	Various		

St. Lawrence Children's Home,	Denton	2095	
Kynder Street	Denton	1263, 1264 & 1266	
Old Street / Dale Street East, AUL	Ashton	3169	
Former Littlemoss School	Droylsden	1828	Free school application
Hyde Library & Union Street Building	Hyde		Health Hub
Newton Street / Spring Gardens	Hyde		SOLD 17/01/17
Johnsonbrook Road	Hyde		SOLD 24/03/17
Land at Hill Street	Ashton		Not proceeded
Stalydene School Site	Dukinfield		SOLD 09/01/17
Land at Boodle Street	Ashton		Not proceeded
Bankside House / Riverside House, Astley Street	Dukinfield		Not proceeded
Astley Street / Hadfield Street	Dukinfield		SOLD 19/12/16
Roughtown Community Centre	Mossley		Not proceeded
Crown Street Car Park	Ashton		Not proceeded
Land at Hadfield/Astley/Globe Sq	Dukinfield		Not proceeded
Wild Street	Dukinfield		SOLD 10/08/16
Land at Wild Street,	Dukinfield		Duplicate line
Land at Katherine Street	Ashton		SOLD 05/08/16
Unit 3 Hattersley Industrial Estate	Hyde		SOLD 12/08/16
Land at Water Street	Hyde		Not proceeded
M66 Highways Settlement	Various		SOLD 23/10/17
Land at Acres Lane	Stalybridge		SOLD 20/12/16
Pole Bank Depot	Hyde		Duplicate line

APPENDIX 2

Completed Sales since 01 April 2017				
Asset ref	Property Address	Town	Completion Date	2017/2018 Completed Sales £
2763	Land adj to Lidl Supermarket	Ashton	29/06/2017	£21,600
1163	Land on John Street East, (rear of 25-27 Trafalgar Square)	Ashton	30/06/2017	£25,000
2355	Land at Oaken Clough / Oldham Road	Ashton	25/05/2017	£86,000
2457	Land on Vine Street	Ashton	16/06/2017	£5,000
1179	Land north of Lindisfarne Road	Ashton	23/08/2017	£160,000
1136	Land at Sunnyside, rear of 236-244 Newmarket Road	Ashton	15/08/2017	£25,000
2747	Land adj to 39 Uxbridge Street	Ashton		£29,000
190	Land at Williamson Lane / Ashton Hill Lane	Droylsden	24/05/2017	£40,000
743	Land on Bailey Street	Droylsden	13/10/2017	£33,010
3472	5 Dain Close	Dukinfield	21/06/2017	£3,000
3497	64 Jeffreys Drive	Dukinfield	05/05/2017	£3,990
2517	8 Shepley Close	Dukinfield	27/09/2017	£3,300
3386	4 Hall Green Close	Dukinfield	15/08/2017	£3,950
3472	20 Belvedere Drive	Dukinfield	14/07/2017	£3,615
3472	4 St John Street	Dukinfield	14/07/2017	£4,025
3472	8 Belvedere Drive	Dukinfield	25/08/2017	£3,890
3393	5 Moravian Close	Dukinfield	28/07/2017	£3,570
3491	24 Harold Avenue	Dukinfield	14/07/2017	£4,140
3472	7 Ogden Gardens	Dukinfield	15/09/2017	£4,220
3385	7a Old Road	Dukinfield	16/10/2017	£4,050
3451	10 Concord Way	Dukinfield	17/08/2017	£3,155
3472	28 James Close	Dukinfield	18/05/2017	£3,960
3514	Land rear of 51 Wedneshough Green	Hollingworth	09/06/2017	£1,000
2438	Land at Pitt Street (2)	Hyde	08/05/2017	£55,000
2671	Land corner of Markham Street / Dow Street	Hyde	09/06/2017	£80,000
4114	Land at Nield Street	Mossley	24/05/2017	£191,000
4126	Land at Stamford Road (opposite 80 to 94)	Mossley	15/08/2017	£40,000
	19 Brooklands Close	Mossley	26/05/2017	£26,500
4058	Land at Acres Lane / Cecil Street	Stalybridge	07/08/2017	£10,000
4057	Land at Cecil Street / Acres Lane	Stalybridge	07/08/2017	£5,000
4314	Land at Wakefield Road (next to 387)	Stalybridge	24/05/2017	£22,000
4232	Land at junction of Spring Street / Stamford Street	Stalybridge	24/05/2017	£11,000
	M60/M66 Highways Settlement	Various	23/10/2017	£111,051
	Residential ground rents under £1K value	Various	20/10/2017	£3,450
	Total			£1,029,476

APPENDIX 3

Leases Completed since 01 April 2017:

Council land/property	Location	Rental income per annum (£)
New Leases to Tenants		
Unit 1 Plantation Industrial Estate	Ashton	£21,312 pa
Unit 8a Plantation Industrial Estate	Ashton	£13,000 pa
Unit 8b Plantation Industrial Estate	Ashton	£12,350 pa
Unit 5 Plantation Industrial Estate	Ashton	£25,360 pa
Mast on land at Stockport Road	Hyde	£3,750 pa
Waterloo Childrens Centre	Ashton	£15,000 pa
Tenant Lease renewals		
Land at Wilshaw Lane	Ashton	£1,000 pa

Other Transactions /works of note completed by the Estates Team since 01 April 2017:

- Terminal Dilapidations claim against the Council at Greencroft house, Hyde of £86,647 - Lease expired 20 April 2017. Dilapidations claim in negotiation.
- Aeroworks 5 Adair Street, Manchester – Break date of 03 June 2016 exercised on behalf of Greater Manchester Public Health Network (GMPHN). Awaiting claim from the Landlord
- M60/M66 Highways Settlement – In addition to the receipt of £111k we also received £70K commuted sum in lieu of the cost of laying out replacement open space

Rent Reviews: (increases above £1,000 p.a.) since 01 April 2017

Hyde Physiotherapy Centre, Parsonage Street, Hyde	Rent Review 22.05.17	£3,250 pa increase
Land at Northend Road, Stalybridge	Rent Review 17.05.17	£2,200 pa increase
Kids Club at Corrie Primary School, Denton	Rent Review 21.04.17	£1,311 pa increase
Land at Broadway	Rent Review 10.10.17	£2,500 pa increase

Report To:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	27 November 2017
Reporting Officer:	Robin Monk – Director (Place)
Subject:	EDUCATION CAPITAL PROGRAMME PROGRESS UPDATE
Report Summary:	<p>This report advises members of the Panel on the latest position with the Council's Education Capital Programme 2017/18 and seeks the recommendation of various approvals as set out in the report.</p> <p>That the Panel notes the contents of the report and recommends approval for the following amendments to the Education Capital Programme to Executive Cabinet:</p> <ol style="list-style-type: none">1. The allocation of Basic Need grant funding schemes as outlined in Section 3 and Appendix 1 of the report.2. The allocation of School Condition grant funding schemes as outlined in Section 4 and Appendix 2 and 3 of the report.3. Note the establishment of an Education Capital Programme working group (section 6) to ensure the programme is delivered effectively in line with Council priorities.
Links to Community Strategy:	The proposals contained in this report will support the delivery of the community strategy
Policy Implications:	In line with current policy.
Financial Implications:	Basic Need Grant
(Authorised by the section 151 Officer)	<p>The Council has £4,798,614 unallocated Basic Need grant. This report proposes an allocation of £49,005 of Basic Need grant which is detailed in Appendix 1. This will leave an unallocated balance of £4,749,609.</p> <p>The Council's priority is a programme of works to increase secondary school places. Projects are being developed for completion in September 2018 and section 3 of this report highlights four proposed schemes. For this reason most of the Basic Need grant allocation will be spent in 2018-19.</p> <p>School Condition Grant</p> <p>The Council had £1,678,342 unallocated School Condition Grant at the beginning of 2017-18. Schemes with a value of £1,528,860 have previously been approved in 2017-18 leaving an unallocated grant balance of £149,482. This report proposes a further allocation of £129,253 which is detailed in Appendix 2. This will leave a residual sum of £22,229 remaining unallocated to support any further expenditure arising during the remainder of the current financial year.</p> <p>The allocation of 2017-18 School Condition funding must be spent within the financial year to which it relates otherwise there is a risk that the amount will need to be returned to</p>

central government.

Legal Implications:

(Authorised by the Borough Solicitor)

It is a statutory requirement for the Council to set a balanced budget. It is important that the capital expenditure position is regularly monitored to ensure we are maintaining a balanced budget and to ensure that the priorities of the Council are being delivered and achieving value for money.

The Council has clear duties under the education legislation to ensure its schools are properly maintained and fit for purpose to ensure the best possible environment within which to study and develop. This includes ensuring allocated monies are spent appropriately where and when required to avoid a possible challenge to these duties.

It is important that the Council obtains a value for money report for each project from the LEP Board, these are passed to the LEP.

Risk Management:

The Council has a statutory duty under Section 14 of the Education Act 1996, to secure sufficient and suitable places for pupils in its area in primary and secondary schools across the borough. This report identifies a number of significant schemes to extend high schools to ensure that sufficient places are available for September 2018. The proposed investment will enable the Council to address the most urgent condition needs in schools and plan for additional places where most increase in demand is projected.

The timescales for completion of these projects are tight, particularly given the size and complexity of the larger schemes. Failure to deliver the additional school places for September 2018 has both financial and reputational risks for the Council. Further details of the risk management strategy, including the establishment of an Education Capital Working Group, can be found in Section 6 of this report.

Access to Information:

The background papers can be obtained from the author of the report, Ade Alao, Head of Investment and Development, by:



Telephone: 0161 342 2795



e-mail: ade.alao@tameside.gov.uk

1. INTRODUCTION

- 1.1 This report seeks recommendation for approval of proposals for the Council's Education Capital Programme 2017/18 in line with Council priorities.
- 1.2 The Council's powers to provide and maintain educational facilities are set out in the Education Act 1996. The Council also has a statutory duty under Section 14 of the Education Act 1996, to secure sufficient and suitable places for pupils in its area in primary and secondary schools across the borough.
- 1.3 On 3 April 2017, the Government made its funding allocation announcement for 2017/18. The Council was allocated £1,678,277 of school condition funding to improve and maintain the school estate (buildings and grounds), to be spent during the 2017/18 financial year.
- 1.4 The Council received an allocation of Basic Need funding for 2017/18 of £4,883,289.
- 1.5 On 5 October 2017, the Government announced further allocations for Basic Need schemes with the Council being allocated a further £4.8 million for 2019/20.
- 1.6 The current financial position for both the School Condition and Basic Need funding is set out in Section 2 of this report.
- 1.7 The Strategic Planning and Capital Monitoring Panel (SPCMP) is requested to note the contents of the report and recommend approval for the following amendments to the Education Capital Programme to Executive Cabinet:
 - a) The allocation of Basic Need grant funding schemes as outlined in Section 3 and **Appendix 1** of the report.
 - b) The allocation of School Condition grant funding schemes as outlined in Section 4 and **Appendix 2 and 3** of the report.

2. FUNDING

- 2.1 The government allocates grant funding for school buildings under the following specific categories:

Basic Need

- 2.2 Funding allocated to support the development of new pupil places.
- 2.3 The Council received an allocation of Basic Need funding for 2017/18 of £4,883,289. In addition to this amount £13,584 of unallocated funding was carried forward from 2016/17.
- 2.4 Due to the pressures affecting secondary school places, the majority of Basic Need funding is being retained until detailed project development has been completed, in line with the Council's priorities.
- 2.5 It is proposed that £49,005 be allocated to schemes set out in Section 3 below. This will leave £4,749,609 unallocated Basic Need funding which, in the main, is profiled to be spent during 2018/19 in order to deliver new school places by September 2018.

School Condition Allocation

- 2.6 This grant is allocated for the maintenance of school buildings. The funding is part formulaic (based on pupil numbers) and part reflecting recent condition surveys conducted by the Education and Skills Funding Agency. This grant used to be known as the capital maintenance grant.

- 2.7 Following decisions taken at previous meetings £128,938 of School Condition Allocation funding remains unallocated and available and to be spent by the end of 2017/18.

Devolved Formula Capital (DFC)

- 2.8 Devolved formula capital grant is capital funding calculated on a formulaic basis for each educational establishment. It gives schools direct funding for the priority capital needs of its buildings and grounds and for investment in capital equipment including ICT. The funding goes directly to the school. The 2017/18 grant is £432,045.

3. BASIC NEED SCHEMES - PROGRESS UPDATE

- 3.1 The Council is reaching the end of its programme to create additional accommodation in primary schools but is at the start of the programme to increase secondary school places.
- 3.2 A summary of the position with the 2017/18 Basic Need funding, as at November 2017 is detailed in **Appendix 1** with proposed amendments.
- 3.3 The following are on-going projects which have previously been reported to SPCMP:

Aldwyn and Hawthorns

This scheme increases capacity at Aldwyn School from a 45-pupil intake to 60 and includes a two-classroom extension at Hawthorns School. The works will commence once the parties have entered into the contract. The Borough Solicitor sealed the formal documentation, which is a standard contract between the Council and the LEP, on 7 September 2017. The LEP has yet to sign this contract which has resulted in the on-going delay to works starting on site.

The works were originally due to start during the summer school holidays. A revised date of 25 September 2017 was agreed by all parties but due to the contract not yet being complete works have still not commenced. Any further significant delays in commencing this project are likely to incur additional costs. If new accommodation is not ready for the September 2018 term then further temporary accommodation may be required as well as additional costs in extending the hire of the mobile already on site. The Council continues to work with the LEP to agree an urgent way forward.

St John's CE Dukinfield

A two-classroom extension is required urgently to increase pupil numbers from 30 to 45 in each year group for the September 2018 intake. Project development is progressing well and a final cost for building the scheme should be known early in the New Year.

Schemes to Extend High Schools

A significant amount of work is currently ongoing to ensure that sufficient places are available in High Schools from September 2018. The schemes under active consideration are:

- a) Alder Community High School – to increase from 155 to 180 places
- b) Astley High School – to increase from 150 to 180 places
- c) Hyde Community College – to increase from 210 to 240 places
- d) Mossley Hollins High School – to increase from 156 to 180 places

Costs for carrying out the works should be known towards the end of the year and a full report will be presented at a future meeting.

Laurus Trust Free School

The Council's proposals to meet the demand for high school places from September 2018 include the provision of new places at the proposed Free School to be operated by the Laurus Trust. It is intended that the new school will open in temporary accommodation in Droylsden from September 2018 but this is dependent on the Trust obtaining a funding agreement from the DfE and a number of other legal and land issues which are currently being progressed. The Free School recently held an open day for prospective pupils and parents and reported it is currently oversubscribed for 2018/19 admission. The Council has now approved the disposal of the site of the former Little Moss High School to the DfE and the Laurus Trust for the new free school.

4. SCHOOL CONDITION AND CAPITAL MAINTENANCE - PROGRESS UPDATE

Progress Update

- 4.1 A summary of the approved school condition and capital maintenance schemes is shown in **Appendix 2** with proposed amendments. An update is provided on two key schemes below:
- 4.2 **Cromwell School**
Pupils returned to Cromwell School at the start of the September 2017 following the fire last year. Although a large part of the rebuilding costs will be covered by insurances the "betterment" aspects of the rebuilding will be supported from the School Capital Maintenance fund and a small element of Basic Need. Final figures are being agreed between the Council and the Insurers and a further report will be presented at a future meeting.
- 4.3 **Appendix 3** identifies spend to date against the approved contingency budget of £150,000.
- 4.4 A list of all new schemes proposed for completion during 2017/18 can be found in **Appendix 2**.
- 4.5 A final review of all outstanding works is underway to ensure that schemes can be programmed in before March 2018 therefore ensuring all this year's funding is spent.

5. PROCUREMENT AND VALUE ADDED

- 5.1 In accordance with Council policy, most capital projects are procured through the Tameside Investment Partnership (TIP) subject to a price for un-costed risks being agreed prior to the contract being let or work agreed. Where the risk of price increase is taken on by the TIP, rather than being retained by the Council, it is reflected in the cost of the associated works. Alterations to PFI schools are procured through the PFI contracts.
- 5.2 In addition to a fixed price and scope being provided, the TIP has a responsibility to confirm to the Council that value for money is being delivered, either through tendering or benchmarking using independent review on the larger projects. The TIP has also committed to delivering added value in the form of using local supply chains, and providing apprenticeships and work experience opportunities.
- 5.3 Some smaller schemes are procured directly through the Council's Engineering Design and Delivery Team or the Tameside Works First initiative for local businesses.
- 5.4 Work at voluntary aided schools is generally procured directly by the relevant diocese, as they own the buildings and not the Council.

6. RISK MANAGEMENT

- 6.1 The Council has a statutory duty under the Education Act 2011, to secure sufficient and suitable places for pupils in its area in primary and secondary schools across the borough. It also has the responsibility for the maintenance of community and voluntary aided school buildings, even though it does not own voluntary aided school buildings.
- 6.2 The risk of managing the condition and suitability of community and voluntary aided school buildings has been mitigated by successful bidding for additional capital resources in the past. However, current budgetary constraints are likely to present a challenge to maintaining this position over the coming few years.
- 6.3 Recent condition surveys of a number of schools have indicated that urgent work is required to be carried out in order to address health and safety issues and prevent further deterioration. The most urgent investment schemes are proposed to address this.
- 6.4 In order to avoid disrupting education delivery, generally the most intrusive work is best carried out over the summer break, which means that plans for new projects need to take place in the summer.
- 6.5 Inflation in the building industry is also a more significant risk than previously experienced and larger schemes will be most affected. Early scoping and pricing of the works will mitigate against this and enable projects to be delivered in a timely and cost effective manner.
- 6.6 A key priority, over the next few months, will be to progress a number of high value projects to create additional school places from September 2018. For this reason an Education Capital Programme working group has been established and includes representation from education, finance, legal and the capital projects team.

7. CONCLUSION

- 7.1 There has been significant capital investment in schools over the recent past to support the Council's delivery of its statutory responsibilities connected with the provision of sufficient and suitable places.
- 7.2 The work identified will enable the Council to meet its statutory duties.

8. RECOMMENDATIONS

- 8.1 As set out at the front of the report.

APPENDIX 1

BASIC NEED FUNDING

Scheme	Approved October 2017	Proposed November 2017	Proposed Change	Latest position
Aldwyn/ Hawthorns	2,382,718	2,382,718	0	In development
St John's CE -2 classroom extension	129,891	129,891	0	Designs to RIBA Stage 7
St George's CE Mossley	196,832	196,832	0	Completion Christmas 2017
Alder Community High School	29,501	78,506	+49,005	Designs to RIBA Stage 6
Astley Community High School	25,000	25,000	0	In development
Hyde Community College	25,000	25,000	0	In development
Net Additional Scheme Allocation			49,005	
Unallocated Basic Need Funding at October 2017			4,798,614	
Less new allocation			49,005	
Revised unallocated Basic Need Funding at November 2017 subject to approval of the above allocations			4,749,609	

APPENDIX 2

SCHOOL CONDITION AND CAPITAL MAINTENANCE FUNDING

Scheme	Approved October 2017	Proposed November 2017	Proposed Change in Funding	Latest Position
Arlies convectors	121,036	121,036	0	Completed Whit 2017. Final account awaited
Broadbent Fold boilers and fan convector replacement	96,731	96,731	0	Completed summer 2017. Final account awaited
Buckton Vale boiler replacement	61,558	61,558	0	Completed summer 2017. Final account awaited
Buckton Vale works to Moorgate Drive elevation – Phase 2	10,789	10,789	0	October half term 2017
Canon Burrows access	15,000	15,000	0	In development by Manchester Diocese
Corrie Primary boiler replacement	125,941	112,658	0	Completed summer 2017. Final account awaited
Corrie Primary new valve and thermostat system	0	0	+19,754	October 2017 half term
Corrie fencing and groundworks	13,141	18,181	+5,040	Japanese knotweed removal costs
Cromwell M&E upgrade	64,581	64,581	0	Completed
Dane Bank boiler house roof contribution to costs	0	6,500	+6,500	Completed
Gee Cross Holy Trinity – boiler survey and asbestos removal spec	3,000	3,000	0	Autumn 2017
Gorse Hall drainage	10,000	10,000	0	Further investigations ongoing
Greswell Primary replacement windows Phase 1 and 3	50,000	72,000	+22,000	21,800 expended to date rest Feb 2018
Greswell Primary replacement windows Phase 2	79,497	79,497	0	Completed summer 2017. Final account awaited

Heys Primary floors	48,731	48,731	0	Completed Whit 2017
Heys toilet adaptations	5,000	1,709	-3,291	Completed February half term 2017
Hollingworth Kitchen	60,900	60,900	0	In procurement by EFA
Hollingworth drainage	22,000	22,000	0	In development
Hollingworth Primary flat roof replacement	200,000	200,000	0	Autumn 2017. Final account awaited
Hurst Knoll convectors	54,076	54,076	0	Completed summer 2017
Lyndhurst Primary – fees to investigate cladding problem	0	7,950	+7,950	Independent survey of roof and cladding – further costs to follow
Micklehurst drainage Phase 2	1,200	1,200	0	Further investigations ongoing
Milton St John's drainage (field drains and run off)	19,600	19,600	0	In development
Oakdale boiler replacement	84,076	84,076	0	Completed summer 2017. Final account awaited
Oakdale – floor investigations	800	800	0	October half term
St Anne's Primary roof replacement	300,000	300,000	0	Autumn and Spring 2017
St Anne's Denton – structural investigation	0	800	+800	October half term
St James' CE Ashton H&S electrical works	65,000	65,000	0	Completed summer 2017
St James' CE Ashton fire alarm	30,000	30,000	0	Completed summer 2017
St Stephen's CE Aud Changing Bed	25,000	25,000	0	Completed September 2017 awaiting final account
Stalyhill safeguarding and access issues Phase 2	4,820	4,820	0	School co-ordinating
Stalyhill Infant Toilet Block - surveys	4,313	4,313	0	Autumn 2017
Stalyhill Infant Toilet Block	80,000	80,000	0	Summer 2018

main scheme estimate				
Yew Tree boiler replacement	122,432	122,432	0	Completed summer 2017
Yew Tree heat emitter replacement	0	70,000	+70,000	February half term 2018 and Easter 2018
Asbestos Surveys Phase 1 (four schools)	7,490	7,990	500	90% Completed
Asbestos Surveys	50,000	50,000	0	In development
Condition Surveys	100,000	100,000	0	In development
Contingency	150,000	150,000	0	
Total			129,253	
Unallocated Capital Maintenance & Condition Funding as at November 2017			149,482	
Unallocated Capital Maintenance & Condition Funding as at November 2017 - subject to Approval of the above Changes			22,229	

APPENDIX 3

SCHOOL CONDITION AND CAPITAL MAINTENANCE CONTINGENCY

Scheme	Approved October 2017	Proposed November 2017	Proposed Change in Funding	Latest Position
Contingency Budget	150,000	150,000	0	
Contingency expended to October 2017			+75,518	
Remaining contingency			74,482	
Broadbottom heating investigation	550	2,440	+1,890	Further specialist investigation costs
Broadbottom CE – changing bed and disabled toilet works	20,000	20,000	0	Completed Sept 2017 Awaiting final costs
Audenshaw Primary – urgent floor repairs to mobile	0	1,857	+1,895	October half term
Yew Tree Primary School – Emergency -Hot water boiler replacement	0	12,948	+12,948	October half term
Contingency Expended November 2017			16,733	
Remaining Contingency			57,749	

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Report to:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	27 November 2017
Reporting Officer:	Robin Monk, Director, Place
Subject:	SECTION 106 AGREEMENTS AND DEVELOPER CONTRIBUTIONS
Report summary:	<p>The report summarises the current position with regard to receipts received from section 106 (s106) Agreements and Developer Contributions, new s106 Agreements made and any requests to draw down funding.</p> <p>The report also provides a summary of the final audit report relating to Planning Obligations which has identified a number of actions which need to be taken including provision of additional resources to assist with effective monitoring of Section 106 Agreements and Developer Contributions.</p>
Recommendations:	To note the contents of this report.
Links to community strategy:	Successfully implementing schemes funded through s106 Agreements support a number of Community Strategy priorities including supportive communities, a safe environment, a prosperous society, learning community and attractive borough.
Policy implications:	Works completed through obligations contribute to mitigating the impact of developments in three policy areas contained within the Councils adopted Unitary Development Plan, namely policy H5 Open Space Provision, H6 Education and Community Facilities and T13 Transport Investment.
Financial implications: (Authorised by Section 151 Officer)	It is important that regular monitoring is undertaken to ensure that monies are paid to the Council when due; as per the individual S106 agreements. The S106 contributions and Developer Contributions must be spent within the agreed timescales and on the purposes specified within the individual agreements. A summary position of the S106 contributions and developer contributions is included in the report.
Legal implications: (Authorised By The Borough Solicitor)	None arising directly from the report, but Agreements must comply with the requirements of section 106 of the Town and Country Planning Act 1990 and the Community Infrastructure Levy Regulations.
Risk Management:	<p>Developers will be entitled to claw back any contributions if they are not spent within timescales as per the agreements made.</p> <p>Contributions may not be received on time or at all without adequate monitoring. Any specific conditions included with agreements must also be considered to minimise the risk of developer challenges.</p> <p>In accordance with Audit recommendations additional resources are being secured which will include specific requirements to monitor and track Section 106 payments and</p>

expenditure.

Access to information:

The background papers can be obtained from the author of the report, Paul Moore by



Telephone: 0161 342 3108



e-mail: paul.moore@tameside.gov.uk

1. INTRODUCTION

- 1.1 This report summarises the year-end financial position at 31 August 2017 with regard to receipts for Section 106 (s106) Agreements and Developer Contributions and makes comments for each service area. This is followed by a section on new agreements made and requests to draw down funding. However it should be noted that although terms have been agreed no new agreements have been formally entered in to since the previous report to the Panel.
- 1.2 In addition the report provides an update on actions flowing from the Audit report which reviewed the council's procedures in respect of S106 legal agreements and Developer Contributions.

2. AGREEMENTS UPDATE

- 2.1 The summary position statement at 31 August 2017 for s106 Agreements and Developer Contributions is as follows:

Section 106 Agreement Funds:

Section 106		Community Services	Engineering Services	Services for Children & Young People	Other	Total
		£000	£000	£000	£000	£000
S106 - Applied - Budget	Balance Transferred Previous Years (2006/07 - 2016/17)	817	1,632	1,250	16	3,715
	Total	817	1,632	1,250	16	3,715
S106 - Schemes devised not yet signed off	Brought Forward from 2016/17	0	0	0	0	0
	Received Periods 1 - 3					0
	Received Periods 4 - 7					0
	Received Periods 8 - 10					0
	Received Periods 10 - Outturn					0
	Transferred to Service Area					0
	Total	0	0	0	0	0
S106 - Not yet earmarked	Brought Forward from 2016/17	(210)	(31)	(242)	0	(483)
	Received Periods 1 - 3					0
	Received Periods 4 - 7					0
	Received Periods 8 - 10					0
	Received Periods 10					0

- Outturn					
Transferred to Service Area					0
Total	(210)	(31)	(242)	0	(483)
S106 - Not yet reached trigger point	(707)	(386)	(890)	(23)	(2,006)

2.2 The current position for s106 Agreements is £483,000 in credit as at 31 August 2017.

Services for Children and Young People

- The balance of unallocated s106 funds stands at £242,000.

2.3 **Community Services (Operations and greenspace)**

- The balance of unallocated s106 funds stands at £210,000.

2.4 **Engineering Services**

- The balance of unallocated s106 funds stands at £31,000.

Developer Contributions (Secured prior to Infrastructure Levy Regulations):

Developer Contributions	Green Space Contribution	Community Education Contribution	Integrated Transport Contribution	4% Administration Charge	Totals
	£000	£000	£000	£000	£000
Brought Forward from 2016/17	(191)	(80)	(23)	0	(294)
Received Periods 1 - 3	(1)	0	0	0	(1)
Received Periods 4 - 7	0	0	0	0	0
Received Periods 8 - 10	0	0	0	0	0
Received Periods 10 - Outturn	0	0	0	0	0
Transferred to Service Area	0	0	0	0	0
Approved at previous SCP for release at year end	117	0	0	0	117
Total	(75)	(80)	(23)	0	(178)

2.5 The current position for Developer Contributions as at 31 August 2017 was £295,000 in credit, less approved allocations of £117,000 leaving a balance of £178,000.

2.6 **Services for Children and Young People.**

- The balance of available contributions stands at £80,000.

2.7 **Community Services (Operations and greenspace)**

- The balance of available contributions stands at £75,000.

2.8 **Integrated Transport**

- The balance of available contributions stands at £23,000.

New Section 106 Agreements

- 2.9 No new section 106 Legal Agreements have been formally entered in to since the previous report to panel. However, there are a number of resolutions where planning permission has been granted subject to agreements being entered in to which are currently being processed and finalised. When formally entered in to and active these agreements will be reported to a future meeting of the Strategic Planning and Capital Monitoring Panel.

Requests to draw down funding

- 2.10 No new request to draw down funding have been made since the previous report to the Panel.

3. AUDIT REVIEW

- 3.1 Following on from the audit report in 2016, a review was undertaken of Planning Obligations within the Development Management service. The final report was published in April 2017 and the key issues were reported to a previous meeting of the Panel.
- 3.2 Previous reports to SCP have provided an update on the work that has been taking place since this audit report was published including the recent appointment of a new officer to undertake a piece of work over the course of the next 12-months to monitor and review historic legal agreements and Development Contributions.
- 3.3 This work has now commenced with the officer having held initial meetings with legal and finance to assist in pulling together information and records from the different service areas to allow a review of those historic S106 agreements in the system to commence.

4. RECOMMENDATION

- 4.1 To note the contents of this report.

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Report to:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	27 November 2017
Reporting Officer:	Ian Saxon – Assistant Director for Environmental Services
Subject:	ENGINEERING CAPITAL PROGRAMME 2017/18
Report summary:	<p>The report provides:</p> <ol style="list-style-type: none">1. An update on successful award of additional Cycle City Ambition Grant 2 (CCAG2) capital grants totalling £0.255m2. Additional information within the report for Safer Roads Fund bid, a joint bid with Oldham MBC3. Details of proposed profiled spend of capital allocation for Flooding - Prevention and Repairs
Recommendations:	<p>To support and recommend to Executive Cabinet the allocation of CCAG2 grant funding and the approval of the schemes detailed in section 1.5, Table 1 of this report.</p> <p>To note additional information within the report for Safer Roads Fund bid.</p> <p>To support and recommend to Executive Cabinet the allocation of capital expenditure for Flood Repairs with the revised spend for 2017/18 as detailed in section 5.4, Table 2 of this report.</p>
Links to Community Strategy:	The schemes identified within the report seek to provide an improved and more sustainable highway related asset for the residents and businesses of Tameside, thereby contributing to a safe environment and continuing economic; key priorities within the 2012-22 Tameside Sustainable Community Strategy.
Policy Implications:	<p>The identified schemes support the Council's Corporate Plan priorities around the Sustainable Community Strategy.</p> <p>It also supports the objectives of the Greater Manchester 3rd Local Transport Plan, the GM Growth and Reform Plan and associated strategies thereby underpinning its aims and objectives at a regional and local level.</p>
Financial Implications: (Authorised By Section 151 Officer)	<p>Transport for Greater Manchester has awarded the Council additional capital grant funding of £0.255m to support improved cycling facilities within Tameside. The proposed schemes are listed in table 1 of this report and will be funded by Cycle City Ambition Grant 2 capital grant. This funding is non-recurrent and not available to fund alternative schemes.</p> <p>SPCMP, on 9 October 2017, supported a £0.775m allocation for Flood Prevention and repairs over a three year period, subject to a business case and additional support and approval by SPCMP and Executive Cabinet before proceeding.</p> <p>Section 4 of this report details Flood Prevention works needed to protect the Council's infrastructure and provide resilience against flooding. The estimated cost of this work is £0.500m. A</p>

further report will be submitted to SPCMP once survey work and costed scheme design work has been completed.

This report seeks support to increase the Council's Engineering capital programme in 2017-18 by £0.130m. The proposed additional investment is for the repair of damage caused by storms in November 2016. **Table 2** of this report provides detailed scheme costings for works in 2017-18. It is estimated that a further £0.145m will be required over a 2 year period (2018-19, £0.075m and 2019-20, £0.070m) which will make the total proposed additional funding for flood damage repairs £0.275m. A further report will be submitted to SPCMP for this additional work once surveys and costed scheme design work has been completed.

Legal Implications:
(Authorised By The
Borough Solicitor)

The Council has a statutory duty to maintain adopted highways and highway structures for which it is the highway authority under section 41 of the Highways Act 1980. In doing so, any expenditure must demonstrate value for money.

Risk Management:

- Failure to proposed schemes may prevent the appropriate allocation of resources by the Authority.

A robust programme of works will be developed to ensure that the objectives underpinning the Department for Transport and other funding allocations will be met and at the same time meet the objectives contained in Tameside's Community Strategy.

- Inclement weather preventing commencement and completion of schemes.

A comprehensive programme of works will be agreed between partners to ensure completion by approved dates. However, should the programme not be achieved it may be necessary to arrange for any outstanding financial resources to be transferred into the following financial year.

- Inability of suppliers to deliver materials within a time frame to meet completion targets.

Whilst external contractors have access to many material suppliers, shortages of materials may necessitate alternatives to be substituted or approval will be sought to carry over the project into the following year for completion;

- The ability of external contractors to implement the scheme in the current financial year.

This risk will be managed by ensuring that should the external contractor be unable to complete the works during the current financial year, approval will be sought to carry over the project into the following year for completion.

- Statutory procedures linked to certain schemes could delay implementation.

Should it be necessary approval will be sought to carry over the project into the following year for completion.

Access to Information:

The background papers relating to this report can be inspected by contacting the Report Writer,

Alan Jackson, Head of Environmental Services (Highways & Transport)



Telephone: 0161 342 2818



e-mail: alan.jackson@tameside.gov.uk,

1. CYCLE CITY AMBITION GRANT TRANCHE 2 ADDITIONAL CAPITAL GRANT

- 1.1 Transport for Greater Manchester (TfGM) has awarded additional grant funding to support improved cycling facilities within Tameside. This funding is to deliver specific components of the overall CCAG 2 scheme.
- 1.2 Component 2 grant is to improve Cycle and Ride provision, in this case in the area around Stalybridge Rail Station.
- 1.3 Component 3 - Schools and Colleges grant, awarded followed a successful bid to TfGM by West Hill School.
- 1.4 Component 4 grant funding is to provide improved cycle parking facilities within Tameside Town Centres.
- 1.5 **Table 1** below lists the schemes to be undertaken via the additional CCAG2 Grant.

Scheme	Proposed works	Budget £000
Cycle and Ride	Improved cycle links between Stalybridge Rail Station and West Hill School	183
Schools and Colleges grant	Stalybridge Station to West Hill School	17
Schools and Colleges grant	West Hill School off-site improvements	40
Cycle Parking	Cycle Parking facilities in town centres	15
TOTAL		255

2. JOINT BID (WITH OLDHAM MBC) TO DFT SAFER ROADS FUND; A670 MOSSLEY ROAD MOSSLEY.

- 2.1 Panel will be aware of the intention to bid for funding for road safety improvements to a section of A670 Mossley Road. Further updates on the outcome of the bid will be reported to later panel meetings.

3. FLOODING PREVENTION AND REPAIRS

- 3.1 The SP & CMP on 9 October 2017, identified a £0.750m allocation for Flood Prevention and Repairs, with an original profiled spend of 2017/18 - £0.075m, 2018/19 - £0.300m and 2019/20 – £0.400m, subject to approved projects. Details of these proposals are highlighted below.

4. FLOOD PREVENTION

- 4.1 The aim is to increase resilience against flooding from watercourses by a series of improvements to ten of the priority Council maintained culverts and to improve Health and Safety requirements at these locations. Reducing the risk of flooding at these locations will protect both the Council's infrastructure and provide resilience for the community against flooding.
- 4.2 Of two similar culverts in one area, one received extensive remodelling (including increasing the inlet from a single grill to a 2-step grill, with anchorage points and steps to allow safe maintenance, this culvert remained in operation throughout the floods whilst the one not updated quickly became blocked and resulted in flooding.

- 4.3 The cost of the improvement to this culvert was in the region of £0.150m.
- 4.4 Not all of the ten identified would require the same expenditure and initial estimates indicate a cost of £0.500m for all ten of these priority culverts.
- 4.5 A further report will be provided for SP&CMP at a later date once detailed survey works and scheme design for the identified culverts have been completed and a scheme programme has been identified, together with a profiled spend of the £0.500m.

5. REPAIR OF CONSEQUENTIAL DAMAGE

- 5.1 £0.275m has been identified as the funding needed to repair extensive damage that has occurred to a number of routes (roads, footpaths and bridleways) in the east of the borough as a result of the extensive flooding due to unprecedented rainfall associated with storms in November 2016 caused by Storm Angus.
- 5.2 A number of routes were affected and these remained unusable having been closed off to users in the interest of public safety, in addition to a number of carriageways have been damaged and there is scour damage to bridges along the River Tame.
- 5.3 Of the £0.275m allocation, £0.130m has been identified for works in 2017/18 with the remainder to be completed over the next two years.
- 5.4 Work has commenced on these repairs due to the risks to the Council and potential challenges and is listed in **Table 2**, below.

Flooding - Consequential Damage		Committed 2017/18 (£000)		Still Required 2017/18 (£000)	
Route	Work				
Pennine B/Way	Brushes Cottages to Besom Lane	1.69	Done		
Pennine B/Way	Castle Lane - clear drain & repair bridleway	0.42	Done		
Pennine B/Way	Winterhill Farm - Flexipave 1	6.05	Done		
Pennine B/Way	Winterhill Farm - Flexipave 2			11.15	Est
Wheatfield repair	Storm damage	17.13	Ordered		
Flaxfield Farm repair	Storm damage	40.31	Ordered		
Grafton Street	Re-surface pathway after flood damage	3.86	Done		
Dewsnap Lane	Re-surface bridleway after flood damage	19.39	Done		
LON/4	Replace bridge and support embankment			15.00	Est
Stoney Road	Re-surface bridleway after flood damage			15.00	Est

88.85 41.15
Total (£000) 130.00


- 5.5 The revised spend profile for the £0.275m allocated to Flood Repairs is as a result: 2017/18 ; £0.130m, 2018/19; £0.075m and 2019/20; £0.070m.

6. RECOMMENDATIONS

- 6.1 As detailed on the front page of this report.

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Report To:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	27 November 2017
Reporting Officer:	Emma Varnam – Assistant Director, Operations & Neighbourhoods
Subject:	INVESTING IN CHILDREN'S PLAYGROUNDS
Report Summary:	<p>There are 35 Council owned playgrounds within Tameside. They are very well used and an important asset for the community. They have not had significant capital investment for almost 10 years so are now in need of an injection of capital funding to renew play equipment and safety surfacing. This will improve the play offer to Tameside's younger residents as well as reducing the risk to the Council of personal injury claims due to accidents on poor quality play equipment.</p>
Recommendations:	<p>It is RECOMMENDED to Council: that £600,000 capital funding is allocated for improvements to children's playgrounds across Tameside Council.</p>
Links to Community Strategy:	<p>Playground improvements will support a number of Community Strategy priorities including supportive communities, a safe environment, a prosperous society, learning community and attractive borough.</p>
Policy Implications:	<p>Council needs to consider reviewing capital programme to accommodate.</p>
Financial Implications: (Authorised by the Section 151 Officer)	<p>There is currently no financial resource allocated to the funding of this proposal. The Three Year Capital Programme recommended for approval on 9 October 2017 did not include a scheme for Children's Playgrounds, and consequently there is currently no resource allocated to support this scheme.</p> <p>Funding this scheme will either require reprioritisation of existing schemes on the programme, or identification of additional resources. Additional resources could include the realisation of additional capital receipts through further asset sales or through borrowing, which has revenue implications of around £12,500 per annum per £100,000 borrowed on schemes of this nature.</p> <p>The request for funding of £600,000 is at this stage an initial estimate and further work is required to establish the exact nature and costs of the proposals.</p>
Legal Implications: (Authorised by the Borough Solicitor)	<p>Continuing investment in accordance with up to date health and safety advice is a key priority in this area to ensure the Council protects children who frequent its playgrounds from adverse safety conditions thereby avoiding successful claims against it, the alternative to which should be to close them down.</p>
Access to Information:	<p>The background papers can be obtained from the author of the report, Emma Varnam, Assistant Director, Operations and Neighbourhoods by:</p>

 Telephone: 0161 342 3337

 e-mail: emma.varnam@tameside.gov.uk

1. INTRODUCTION

- 1.1 Children's playgrounds are an important feature of many of Tameside's parks and open spaces. There are 35 distributed throughout the Borough.
- 1.2 These playgrounds vary from a strategic playground such as Hyde Park with over 15 pieces of play equipment aimed at children from toddlers to young teenagers to small local playgrounds such as Benny Lane, Littlemoss which features a swing and slide for younger children.
- 1.3 In 2008 the Council was awarded Government funding of £1.2million which was part of the Play Builder Grant towards the refurbishment of Council Playgrounds. There were strict criteria for how the funding could be spent and therefore some of the equipment and infrastructure it funded was relatively high maintenance and didn't offer high play value. For example funding was aimed at natural play so inclusion of boulders within playgrounds, sand and bark as play surfacing and the inclusion of timber play equipment.
- 1.4 It is now timely to reinvest playgrounds within Tameside in order to ensure that they continue to be safe and enjoyable for all young residents to use.

2. THE VALUE OF CHILDREN'S PLAY

- 2.1 Children learn and develop through play – it is an important part of their physical development and learning skills such as balance and co-ordination. Whilst this play can take place indoors there is increasing awareness that playing outside is very important for the mental and physical wellbeing of the child.
- 2.2 The Play Strategy for Scotland 2013 says: 'Open space allows children to be physically active and challenge themselves so they sleep and eat well and form healthy habits that will stay with them for life.'
- 2.3 Investment in playgrounds will not only benefit the lives of young children at the time it will have much longer term health benefits for those children.
- 2.4 Most children do not visit playgrounds on their own – they are taken to a playground within a park by a close relative or carer and that responsible adult also benefits from physical activity and the mental wellbeing from time spent outdoors.

3 FINANCE

- 3.1 The funding request is for £600,000 which will be spent across playgrounds in Tameside. Officers are currently undertaking an audit of all playgrounds within Tameside and the results of this audit will inform how the funding is spent.
- 3.2 The priorities for funding will be: replacement of play equipment which is at the end of its useful life; replacement of safety surfacing; improvements to infrastructure such as railings, gates and paths.
- 3.3 The funding will be profiled over two financial years – 2018/19 and 2019/20. Officers will need to programme the playground works carefully to ensure that playgrounds are open during the school holidays. Some safety surfacing work cannot be done on very cold days as it would not set so the programme will also need to factor this in.

- 3.4 Play equipment which meets the relevant European Safety Standards, is durable, and easy to maintain appears expensive but it can last over 10 years and provides great play value. Examples of costs are included at Appendix 2.
- 3.5 Officers from Greenspace will be procuring all the work through the Council's Engineers to ensure that the projects are delivered to a high quality, on time and within budget. Officers will run a procurement exercise to determine the provider of the new play equipment. There will be a maximum of 3 suppliers to ensure that in future we can bulk buy spares and Playground Maintenance Operatives will have good technical knowledge of the play equipment on site.
- 3.6 The funding will only be spent on children's playgrounds – it will not be used for Multi Use Games Areas (MUGAs) or outdoor gym equipment.
- 3.7 The £600,000 will ensure that playgrounds are at a good safe standard however further capital investment will be required in the future.
- 3.8 A report will be brought to the next Strategic Capital Meeting which will set out the proposed works and associated costs to be spent on each play area based on the audit currently being undertaken.

4 RISKS

- 4.1 All our playgrounds are very well used therefore it is essential that we have an effective inspection and maintenance regime in place. This reduces the number of personal injury claims the Council receives and also enables the Council to defend claims robustly.
- 4.2 The Council must remove play equipment which is no longer fit for purpose and safe to use. If safety surfacing is not fit for purpose or damaged the play equipment above it must be removed until the site has been resurfaced or repairs completed. If the Council were to leave substandard equipment in place it would leave itself liable to claims.
- 4.3 Playgrounds are in parks and open spaces and therefore subject to vandalism. Fortunately this isn't common at most sites but there are some sites where bins are set alight on safety surfacing, swings are smashed and safety surfacing is deliberately damaged. At these sites we will be providing alternative safety surfacing and robust play equipment. We also report these incidents to the Police so they are aware of on-going issues and work with partners to tackle anti social behaviour.

Current Maintenance and Inspection Regime

- 4.4 The Council has a robust maintenance and inspection regime for all playgrounds to ensure that they are as safe as can be.
- 4.5 Each play area is inspected weekly by our Playground Operatives; there is then an annual inspection by Zurich who insure the Council and an independent annual inspection which we procure from ROSPA.
- 4.6 There is 1 full time Playground Operative with an additional Operative working with him from March until October. These and 6 other staff have received full ROSPA training in Visual Playground Inspection.
- 4.7 There is an annual Children's Play revenue budget for spare parts, new play equipment and repairs to safety surfacing of £70,000. Whilst this is sufficient for minor repairs and replacement of small pieces of equipment it does not enable the significant investment required to keep our playgrounds safe and high quality.

- 4.8 As part of the Play Builder funding safety surfaces such as sand and bark were included – these are high maintenance requiring regular topping up, raking of the sand, and are not liked by many parents. In the past when there were Grounds Maintenance Operatives based in parks they would carry out raking and inspection of sand on a daily basis but since new systems of working have been introduced we no longer have staff based in most parks.

Consultation and Engagement

- 4.9 The replacement of play equipment, particularly if it is on a like for like basis, is popular with most residents. The public recognise the importance of playgrounds and are keen to see the Council invest in facilities for our young residents.
- 4.10 Once the audits of playgrounds have taken place and costs received for work Officers will consult with Ward Members on the work planned for playgrounds within their area.
- 4.11 Following consultation with Members Officers will notify residents of planned work to the playground by displaying posters around the playgrounds illustrating the work to be done and planned timescales for the work.

5 RECOMMENDATION

- 5.1 As set out on the front of the report.

APPENDIX 1



Kompan Multi Deck Play Tower with Steel posts and steel slide.

Multi Deck Play Tower Unit	£6550
Removal of old piece of kit and installation of new unit.	£3600
New wetpour safety surfacing	£3000



Replacement of grass matting with wetpour under double swings at Dukinfield Park £2500

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Report To:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	27 November 2017
Reporting Officer:	Sandra Whitehead – Assistant Director, Adults
Subject:	4C COMMUNITY CENTRE ASHTON - CAPITAL INVESTMENT PROGRAMME
Report Summary:	<p>Further to the resource allocation decision made at Strategic Planning and Capital Monitoring Panel on 9 October 2017, this report provides an overview of the developments and plans in relation to the delivery of the new community development in Ashton, working in partnership with Christ Church Community Developments Charitable Organisation (CCCD). The £150,000 investment programme, together with the £50,000 match funding by CCCD, will provide a high quality community facility in the centre of Ashton.</p>
Recommendations:	<p>That Strategic Planning and Capital Monitoring Panel :</p> <ul style="list-style-type: none">(a) notes the content of this report;(b) supports and recommends the capital funding of £150,000 to the Christ Church Community Developments Charitable Organisation.
Links to Community Strategy:	<p>The Corporate Plan 2013-18 outlines the priorities for improving the Borough of Tameside.</p> <p>This proposal directly links to the Tameside Corporate Plan priorities for both People and Place.</p>
Policy Implications:	<p>This proposal supports the Tameside Health and Wellbeing Strategy.</p>
Financial Implications: (Authorised by the Section 151 Officer)	<p>The proposal outlined in this report supports the Councils vision of developing an asset based community approach to reduce reliance on formal social care and health services.</p> <p>The evidence base of the Grafton Centre model which has been operational for a number of years suggest a ROI of £2.19 for every £1 of investment across the health and social care economy. This return arises from reduced need for homecare packages, reduction in formal day services for older people and reduced GP visits as a result of improved social inclusion.</p> <p>It should also be noted that the role of the 3rd sector in continuing to provide community based capacity is a critical factor which underpins the Neighbourhood working models across the Care Together Programme.</p>
Legal Implications: (Authorised by the Borough Solicitor)	<p>The report is very brief and does not provide a compelling argument for giving the grant. In order for comprehensive legal comments to be given more detail is required, including a clear business case.</p>

Whilst the Council has power to give the grant Members must still be satisfied that giving of the grant provides best value for the Council, and that in doing so it does not open itself up to successful challenge from others who may equally and legitimately have a call on the Council's monies. The Council should have a policy setting out criteria on which to base requests for grants and loans in such cases. At best Members can indicate a desire to pursue this further subject to a more detailed report.

Risk Management:

Risk management is considered in section 4 of this report.

Access to Information:

The background papers can be obtained from the author of the report, Janine Byron, ATM Community Engagement and Market Development:



Telephone: 0161 342 4389



e-mail: janine.byron@tameside.gov.uk

1. INTRODUCTION

- 1.1 Further to the resource allocation decision made at Strategic Planning and Capital Monitoring Panel on 9 October 2017, this report provides an overview of the developments and plans in relation to the delivery of the new community development in Ashton, working in partnership with Christ Church Community Developments Charitable Organisation (CCCD). The £150,000 investment programme, together with the £50,000 match funding by CCCD, will provide a high quality community facility in the centre of Ashton.
- 1.2 Building on the success and the learning of the Grafton Centre model, the plan is to replicate similar provision across all four localities in the borough. This report is specifically in relation to working together with CCCD to complete the community development initiative known as the 4C Community Centre, which was started a number of years ago. Primarily the funding is to complete the building works. The main structure is complete, however, capital funding is required to complete the internal building, purchase equipment and enable it to be ready to open and deliver services to the local community.
- 1.3 The shared vision between the Council and CCCD is to serve the needs of the local community, bringing it together in an accessible, environmentally and financially sustainable, safe and welcoming building. The benefits are clear, tangible and sustainable. As part of developing the offer to people who don't meet thresholds for service this model has the capacity to offer significant levels of support that ultimately help keep people away from formal service interventions.
- 1.4 In setting out to open a high quality, sustainable and inspiring purpose built centre to serve the Community. It will:
 - Work with families to ensure children are ready for school;
 - Support families to care for their children safely;
 - Increase educational attainment and skills levels:
 - A lot of work has taken place with the 3 local schools and all headteachers are fully on board with the centre and have agreed to use the centre for group activities, meetings, sessions as they felt it useful to deliver outside of the normal school environment.
 - Following a survey, 30% of respondents wanted to see a Parents and Tots group.
 - Work with businesses to create economic opportunities for residents:
 - The centre will be providing employment opportunities for the local residents, looking to employ a Centre Manager, Volunteer Co-ordinator, Caretaker, Cleaner, Cook, Receptionist and Catering Manager.
 - Help people to live independent lifestyles supported by responsible Communities;
 - Improve health and wellbeing of residents;
 - Protect the most vulnerable:
 - Integral to this development is that the project/centre will be completely community led and managed. The Strapline is "4C - 4 Young, 4 Old, 4 Everyone". It will focus on improving health and wellbeing and will have a focus on supporting the most vulnerable people in our society.
 - Strengthen the local business community and our town centres;
 - Grow levels of inward investment;
 - Promote cleaner, greener and safer neighbourhoods;
 - Reduce our carbon footprint, both in energy and waste;
 - Support a cultural offer that attracts people to the borough.

2. CAPITAL INVESTMENT PROGRAMME

- 2.1 Christ Church Community Developments is an experienced, innovative and successful organisation who has much experience in attracting external funding. It has already been successful in securing a significant amount of funding to reach the position it is currently in. The two main funders being the Big Lottery who has funded £500,000 by way of a grant and the Social Investment Business (SIB) who funded £900,000 (£400,000 as a grant and £500,000 as a loan). SIB is a social funder and the Community Builders Programme was a loan/grant fund which was established by a £70M endowment from the last Labour Government. Repayment of the loan is on hold with SIB and negotiations are currently in place to convert the loan to a grant. CCCD are awaiting a decision from the SIB Board.
- 2.2 Match funding negotiations have been ongoing with a number of funders, the primary one being the ASDA Foundation for £30,000. The application has been submitted. Confirmation of the capital funding will give the funders the security required and once this has been confirmed, CCCD are confident of a positive outcome. ASDA have also confirmed a donation of up to £5,000 worth of internal equipment.
- 2.3 Plans are well underway to attract the remaining £20,000 required for the match funding, through a number of smaller grant applications. Again, confirmation of the capital investment will provide the security that a lot of the funders require, so at present, the applications are on hold, pending this agreement. Support is also being provided by an organisation called Gifted Philanthropy to assist with the remaining match funding requirements.
- 2.4 A number of contractors, local businesses are keen to work with CCCD with the remainder of the building works by way of a willingness to support the organisation through donations, reduced price materials, or sharing customer base and suppliers. Once capital funding is approved, the tendering process is ready to proceed.
- 2.5 Agreement has been made with Ikea in Ashton who have offered to decorate and furnish a whole room at the centre by way of donation. Again, this is subject to capital investment funding.
- 2.6 The £150,000 capital investment programme is comprised of a number of individual elements to complete the build;
- 2.6.1 **Internal Construction (£43,927)** – Internal walls and partitions including internal doors.
 - 2.6.2 **Internal Finishes (£51,035)** – Wall finishes, floor finishes, ceiling finishes,
 - 2.6.3 **Fittings, furnishings and equipment (£15,000)** - Bar fit out, kitchen fit out, roller shutters, shelving, furniture.
 - 2.6.4 **Services (£82,022)** – Sanitary installations, drainage, water, heating, electrics air treatment and ventilation, lighting and communications installations.
 - 2.6.5 Table 1 provides a breakdown of the total project cost for each area.

Table 1

Description	Cost
Internal Construction	£43,927
Internal Finishes	£51,035
Fittings, furnishings and equipment	£15,000
Services	£82,022
5% Contingency	£9,599
Total Project cost	£201,583

3. MILESTONES

- 3.1 If approved, the project will be delivered in line with the programme shown in Table 2:

Table 2

Key Milestone	Target Date for Completion
Council approval to proceed	13 December 2017
Build start (16 weeks)	January 2018
Build completion	May 2017
New facility open	June 2017

4. OPTIONS APPRAISAL

- 4.1 Table 3 sets out the options which have been considered for the 4C Community Centre Ashton. Option 1 has been rejected as it does not deliver the projects benefits identified in the report;

Table 3

Option	Reason
1. Do not progress with the scheme	<p>The Council has been faced with significant budgetary challenges over previous years and this situation is likely to continue. As a result of this, new and innovative approaches to delivering services whilst reducing the cost of provision are needed.</p> <p>The demographics of the borough mean that the Council has a rapidly ageing population that will potentially increase demand on intensive and costly services at a time when resources are reducing.</p> <p>In view of the demographics and potential impact of the budgetary challenges, the proposals in this bid will mean that a new provision at the centre can grow and develop whilst benefiting the residents of the Borough by promoting and facilitating health and wellbeing activities, volunteering opportunities and building community capacity and social capital and reducing demand on costly social care and health services.</p>
2. Do the minimum Scheme	<p>This is the “do minimum scheme”. The partnership has been driven by the Asset Based Community Development (ABCD) approach as there is clearly a valuable resource already existing in our community, which with additional support and capital funding can deliver its vision.</p>

3. Can the scheme be scaled down?	<p>This is already a scaled down version of what could have been a very costly project if we were to try and deliver this from scratch. It is beneficial to use an existing resource and support an already established organisation to achieve the shared vision and outcomes already realised at the Grafton using this approach.</p> <p>An alternative would be a dispersed approach across a number of different community groups and settings and would lose the connectivity that is hoped for.</p>
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5. RISK MANAGEMENT

- 5.1 The major risks associated with all capital schemes include increasing costs and time delays occurring during the development and delivery phases. CCCD has a robust business plan and cost plan in place. Grant funding conditions are to be applied which will outline the monitoring and evaluation requirements of the Council, including the mitigation of risks.
- 5.2 The primary risks associated with the 4C Community Centre are set out in table 4:

Table 4

Risk	Impact	Status
No take up of Services	Intensive, ongoing engagement with communities has taken place and consultation has highlighted that people are very interested in the centre and take up will be high. Plans are in place to focus on all areas of the community and good relationships have already been achieved and are being maintained.	Green
No volunteers to support the development of the centre	As above. The centre already has a pool of volunteers and trustees and could be supported by paid workers once the centre is financially viable.	Green
Other external funders do not take up the investment opportunity	Match funding discussions are taking place and the CCCD are confident of the planned investment opportunities. There are a number of investors very interested in the opportunity.	Amber
Maintaining interest and demand for building throughout final build stage of the project.	There has been ongoing and continued engagement with the local communities as highlighted above.	Amber

6. RECOMMENDATIONS

- 6.1 As detailed on the report cover.

Report to:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	27 November 2017
Reporting Officer:	Mark Whitehead Head of Operations Adult Services
Subject:	REVIEW OF LEARNING DISABILITY DAY SERVICES – OXFORD PARK DEVELOPMENT
Report Summary:	<p>Learning disability and autism internally provided day services have been significantly reduced since 2012 as a result of budget reductions. This review was undertaken in response to further savings being set against this area of operations.</p> <p>The report reviews current internal and external day service capacity and current and future demand and identifies that due to current lack of capacity to meet current and future predicted demand for day services that closure of any further day services would result in a lack of capacity to meet assessed need and would have a potential impact in terms of higher costs of provision having to be purchased from specialist providers out of area.</p> <p>The report proposes capital investment in a new disability centre at Oxford Park Ashton. This centre would increase current day service capacity as well as providing services for looked after children, children with disabilities and as an alternative post 16 further education site reducing out of area placements.</p> <p>The centre and site would be utilised to expand the internship programme assisting 16-24 year olds into employment and could be utilised for a range of other early intervention and prevention services focused on promoting good health.</p> <p>It is envisaged that through collaborative working that significant financial and non-financial savings and benefits could be achieved across the sector through the development of this scheme.</p>
Recommendations:	That capital investment of £ 0.455 million is approved to fund the development of the Oxford Park site to increase day service capacity, to improve collaborative working, improve a wide range of outcomes and achieve financial and non-financial benefits for a range of services including Children's, Education and Adult Services.
Links to Community Strategy:	The proposals contained in this report will support the delivery of the community strategy.
Policy Implications	In compliance with Council policy.
Financial Implications: (Authorised by the Section 151	Demographic and transitional growth in costs relating to care provision for individuals with complex Learning Disabilities will result in significant cost pressures for the

Officer)

Council over the coming years.

The proposal in this report seeks to expand the in borough capacity to deal with the growth in cases identified over the next 5 years. Based on the number of known cases the proposal will deliver cost avoidance over the next 5 years to 2022/23 which is estimated to be a minimum of £ 0.568 million by this date. It is envisaged that this sum will increase once the impact of avoidance costs within the Education and Children's Social Care services are quantified. It should be acknowledged that the estimated avoidance cost will therefore reduce the value of assumed cost pressures within the Council's medium term financial plan.

The estimated expenditure profile for the scheme is provided within section 4.4 table 1, with the estimated avoidance costs within Adult services provided within section 5.4 table 2.

Members should note that the report explains the premises related expenditure for the proposed development will be financed by Active Tameside from within the existing annual management fee paid by the Council. It is essential that this arrangement is included within the related agreement for this facility with Active Tameside. It is also essential that the Council ensures it has priority utilisation of the facility within the related agreement for the predicted increased demand in services.

The future estimated Council avoidance related expenditure will be closely monitored to ensure the assumptions included within the report are realised.

Legal Implications:

(Authorised by the Borough Solicitor)

The Council has power to approve the recommendation.

Before undertaking any works to the property, agreement should be reached with Active Tameside to ensure that the project as described is deliverable and will not adversely impact of Active Tameside's revenue generating activities as this may affect the contribution sought from the Council through the leisure management contract.

The Council should record and monitor the costs avoided through the development to ensure that best value can be shown and the assumptions upon which the decision was based were correct

Risk Management:

A risk assessment is included in the report.

Access to Information:

The background papers relating to this report can be inspected by contacting the report writer Mark Whitehead:

Telephone: 0161 342 3719

e-mail: mark.whitehead@tameside.gov.uk

1. BACKGROUND

- 1.1 This report follows the review of learning disability and Autistic Spectrum Disorder (ASD) day service provision that is currently provided and/or commissioned by Adult Services, and to seek capital funding to develop a new scheme at Oxford Park Ashton-Under-Lyne that will meet current and future predicted demand for services in borough. The Single Commissioning Board resolved:-

That the agreement is given in principle to progress the Oxford Park development subject to a bid against the Capital Programme to increase day service capacity, to improve collaborative working, improve a wide range of outcomes and achieve financial and non-financial benefits for a range of services including Children's, Education and Adult Services.

That the existing internal day service's review individual users and move less complex individuals into independent provider services freeing capacity to reduce the waiting list for internally provided complex service provision.

- 1.2 The review is one of a number of reviews that have been undertaken across day services over the past six years. Since 2010, a number of day service pre-employment schemes have been closed to meet increasing funding reductions and in 2012 a substantial commissioning and market development / shaping exercise was completed with service users, carers and local providers. The aim was to develop more diverse day service options within the borough with a focus on offering more choice and control to individuals regarding the services on offer and a significant reduction in the daily unit cost of provision. This resulted in four internal day services closing and the re-provision of services by a range of providers including People First Tameside, Tameside Arts, Tameside Countryside Service and Active Tameside at a reduced daily unit cost. This initiative achieved an annual saving of £137,000.
- 1.3 The strategic vision was based on diversification of services being offered to facilitate greater choice and control, the introduction of a more diverse market to increase competition, drive up quality and reduce cost and to differentiate internally provided services to focus on the provision of higher cost specialist complex provision of day services to adults who have learning disabilities and/or Autistic Spectrum Disorder (ASD) who have complex needs. This has been successful in that there is a more diverse range of service options on offer at a significantly reduced cost.
- 1.4 The review also considered demand and capacity in terms of children with disabilities and Looked After Children (LAC) and the increasing demand for specific services for these groups as well as considering the provision of alternative services for children and young people with special educational needs (SEND) post 16 in the borough as an alternative to out of borough placements in specialist education establishments. The focus being on improving outcomes for young people in terms of targeted education around the development of independent living skills, offering pre-employment and employment support and supporting more varied service options to improve choice and control while reducing costs of provision in the future.

2. POLICY CONTEXT

- 2.1 While day service provision does not form part of our statutory duty directly, if the provision is providing an identified service to meet an assessed eligible need within the Care Act (2014) it becomes the local authority's duty to meet that need. This fact, coupled with the benefits that day service activity offers in terms of providing day time support, an opportunity for people to keep in touch, meet people and develop relationships, respite to carers and in some cases essential care and therapeutic interventions, day services role and function, does become more fundamental in supporting individuals in the community

while reducing the need for long term residential provision by supporting people to live at home.

- 2.2 Key legislation, guidance and statutory guidance in relation to day services and the recommendations proposed within this report include:
- Valuing People and Valuing People Now
 - Care Act (2014)
 - The Children and Families Act - Special Educational Needs and Disability (SEND) (2014)
 - Autism Act (2009)
 - Autism Act Strategy *Fulfilling and Rewarding Lives* (2010)
 - Autism Act Guidance *Think Autism* (2014)
 - Statutory Guidance for Local Authorities and NHS Organisations to Support Implementation of the Adult Autism Strategy (2015)
 - Transforming Care: A national response to Winterbourne View Hospital (2012).
 - Greater Manchester Learning Disability and Autism Fast Track Programme
 - Putting People First (2007) and subsequently the Think Local Act Personal Programme.
- 2.3 Valuing People 2001; Valuing People Now 2009 and Putting People First 2008 all support the four key principles of rights, independence, choice and inclusion as being at the heart of change for people who have learning disabilities. People with learning disabilities should have the same opportunities to live an ordinary life, fully involved in the community alongside everyone else as equal citizens. Recent developments around day services within Tameside has meant that partnership working with other agencies has become essential both in terms of the provision of services but also in terms of more creative and efficient ways of providing and funding services, managing budgets and improving individual outcomes. Prevention, early intervention and personalisation are core elements of the Putting People First and Think Local Act Personal programme of work.
- 2.4 Fundamental elements of the Care Act (2014), the Children's and Families Act (2014) (SEND) and statutory guidance around the Autism Act (2009) places emphasis on good transition planning for children and young people moving from Children's to Adult Services. That the duty to undertake assessment of need and in planning of the provision of relevant services to meet identified need is essential for young people with disabilities and autism. Also recognised is the profound impact on the individual's ability to meet their full potential through access to further learning, training, employment and independent living is recognized as a fundamental element of the transition process and in preparing young people for adulthood.
- 2.5 Employment is promoted as a positive outcome for the majority of children and young people with autism and disabilities as it enables the individual to be less reliant on the state, be more independent, promotes health and wellbeing including good mental health and enables the individual to become an active citizen. This includes access to work through the Work Programme, Supported Employment or via the Supported Internship Programme which specifically focuses on young people in the 16-24 age group.
- 2.6 Care Act (2014), Autism Statutory Guidance (2015), Children and Families Act (2014) all emphasize the importance and need for co-operation between all services that support children and young people with special educational needs and their families and recognizes the need for local leadership in relation to the planning and provision of services to adults who have autism and disabilities.

3. DAY SERVICE REVIEW OVERVIEW

Day Services

- 3.1 The current internally provided learning disability / autism day service provision consists of four bases that have 65 places per day and support 78 adults with varying packages of day support. The current mean unit cost per person per day is £77. Costs do vary depending on levels of need and some of the most complex individuals are supported by these services some of which require high staffing support ratios per person based on risk. The alternate providers of day services have a set payment per person per day of just under £32 per day. Although in a very small number of cases where needs require more intensive support this daily cost increases by approximately £10 per hour of additional 1:1 support thus increasing the daily cost. People who use day services are financially assessed and are required, where appropriate, to pay a contribution towards their care in line with the Care Act (2014).
- 3.2 The principle reasons for this review are to meet financial savings targets and also to future proof the service to enable complex day services to be provided in borough as further client's transition through from Children's Social Care. We are aware that over the next two years 21 young people are coming through transition who have complex needs with 59 young people projected in total coming through transition over the next five years. As of September 2017 there are 8 individuals waiting for internal day services primarily at the centre that provides intensive support to people who present challenging behaviour and/or have autism this is fundamentally unmet need.
- 3.3 Many of these individuals will require the complex service provision that is currently provided by internal services and many will also access existing services provided by partners through Children's Services. While closure of a day centre will contribute to the overall savings target, this is a short term solution to a budget pressure that will result in significant increased costs in the coming years as the young people with eligible needs transition into Adult Services and demand significantly exceeds service capacity which could realistically result in increases in high cost out of area placements. As a result of the known pressures this review has become a cost avoidance exercise rather than a savings exercise in terms of maintaining and possibly increasing current capacity to meet current and future demand.
- Post 16 Education**
- 3.4 In 2014 Adult Services created and funded a Transition Coordinator post to liaise between Adults, Children's, Education and Health and to develop the transition pathway for children and young people moving from Children's to Adults. As part of this work it became apparent that there was insufficient provision of post 16 educational placements available in Tameside. Post 16 placements have traditionally been provided by Tameside College's Dovestones Unit, and by placements in colleges outside the borough. These out of area placements can be at significant cost and they do not always meet the required outcomes identified with individuals. Due to capacity issues and syllabus changes at Dovestones their offer of a five day per week service has been reduced which has meant that more young people are being referred to Adult Services for day service provision, increasing pressure on existing services to provide day service provision.
- 3.5 Current figures provided indicate that we currently have 533 children and young people from Year 7 onwards who have an Education Health Care Plan or Statement. We currently have 53 young people post 16 who are placed out of area. These are primarily placed due to autism related needs however sixth form education ends at 19 and we have responsibilities under SEND until age 25. The question is could these young people access services in borough at a significantly reduced cost if we had a site and capacity to provide these services locally with the assistance of Tameside College for Education or other providers if not education based.
- 3.6 As part of this review and the requirements of the Children and Families Act (2014) SEND agenda the provision of effective transition, post 16 education, training and/or employment is a major issue for services going forward in terms of the 0-25 offer for young people with

disabilities and/or autism and this is an area for development going forward, particularly in terms of the local offer under the SEND agenda.

Looked After Children (LAC)

- 3.7 Adult Services are experiencing increasing referrals for young people coming through the care system who are vulnerable who may not meet Adult Services access criteria but who need support to learn skills for daily living and who may need additional support and training to support them into employment. Active Tameside are working with Children's services on a project focused on the training and skills development of LAC to better prepare them for adult life. Currently 3 pupils are piloting this scheme.
- 3.8 There are currently 237 cases open in Leaving Care who are young people / young adults 16-25 years of age.
- 3.9 It is reasonable to assume that in addition to the Integrated Service to Children with Additional Needs (ISCAN) numbers, other LAC who would be using the service would equate to approximately 23 (10% of leaving care open cases).
- 3.10 Approximately 10% of all open cases across the service are defined as having a disability, this equates to 105 children and young people who could be eligible for services.
- 3.11 In terms of LAC a dedicated transitional support team has been established to proactively work with children in the most complex placements in order to ensure pace of change and ability to achieve independence is maximised. This will produce better outcomes for young people whilst also reducing spend in the longer term.
- 3.12 In addition the team will provide direct support to care leavers who are in semi-independent/independent living situations. This support will offer independent living skills, education support and interventions, health support and interventions and address readiness to work. The overall aim is to improve life chances, increase employability and reduce demand and dependency. The aim is to "break the cycle" of involvement or dependency with wider public services which leads to high cost on the public purse.
- 3.13 This team will work alongside key partners from Health, Education, New Charter Housing, Active Tameside and other local voluntary sector providers thereby utilising the full resource of the Corporate Parent.
- 3.14 Tameside has a profile inherited from previous years whereby over the coming 5 years plus, we have more teenagers who will need this service than would be expected. Failure to provide for them will make the cost unaffordable.
- 3.15 The work with this group of young people will follow the already well established Transition Pathway that is in place for young people with SEND. This model of working demonstrates improved outcomes for young people and a clear evidence base. The Oxford Park development will be a support to this process going forward.

Market Pressures

- 3.16 A number of day service providers are operating across Tameside providing day services to adults with learning disabilities and/or autism these include Tameside Arts, People First Tameside, Tameside Countryside Services and Active Tameside.
- 3.17 Active Tameside has proven to be a popular service offer with approximately 140 people currently accessing the base at Active Medlock. This is significantly more people than the planned capacity of the service and there are concerns that this scheme needs to expand capacity to meet current and possible future demand. The primary reasons for this growth is that the services offered are very popular and 70% of people who have commissioned services also pay privately to access services on days which are not commissioned. The

scheme also provides a range of services to children and young people with disabilities at the same site. Active Tameside have been proactive in developing the supported internship programme with Education and during 2016 supported 13 out of 15 individuals into paid employment as a result of this programme. This has been supported by an independent provider who offers education and training opportunities to the young people on the programme.

Employment Review

- 3.18 As a result of funding reductions in Supported Employment capacity and service provision, performance in this area has dropped from above the Greater Manchester (GM) average several years ago to one of the poorest performers in GM, with only 2% of people with learning disabilities in paid employment. Routes to Work (Supported Employment) is another facet of this area of operations and is an area that there is significant interest in from the Department of Health, CQC and Ofsted in terms the Special Educational Needs 0-25 agenda, transition in terms of people with disabilities and autism accessing education and employment and generally in terms of adults accessing employment. While this report refers to employment throughout it should be acknowledged that employment is one means of reducing day service demand. Employment is being looked at separately as part of the Supported Employment Review.

4. OXFORD PARK PROPOSAL

- 4.1 Oxford Park is a small park on the outskirts of Ashton which contains gardens, sports pitches and a small sports centre managed and run by Active Tameside. The site is owned by the Council. The collaborative proposal is that the Oxford Park site is developed through the provision of an extension to the existing building which will accommodate:

- Sensory Room
- Several classrooms with access to internet
- Teaching kitchen
- Studio
- Utilisation of outdoor areas including the pavilion and grounds

Please see **Appendix 1** for the initial building plan.

- 4.2 The proposed development will provide a purpose built disability / community facility within Tameside that will host a wide range of services to children and adults. The proposed service will provide the following opportunities:

Opportunity	Outcome
Special education provision for young people excluded from college (alternative curriculum)	<ul style="list-style-type: none"> • Introduction to a structured programme focused on reducing levels of support required, introduction to Supported Internship Programme focused on employment and / or introduction to day services provision. • Delivery of Maths and English and various vocational skills including gaining qualifications.
Expand the supported internship programme. Support for 16-24 year olds with Special Educational Needs into paid employment.	<ul style="list-style-type: none"> • Increase current capacity to support young people 16-24 into paid employment. • Reduce reliance on the state, improve lives and support improved health and wellbeing. • Scheme is focused on supporting life skills,

In 2016 13 young people were supported into paid employment.	functional skills and vocational qualifications.
Holiday, community and respite provision to support families. Active Tameside provide 1056 places and 5000 hours respite on this scheme each year for holiday provision for children and young people with disabilities. Oxford Park will expand capacity to increase this provision significantly.	<ul style="list-style-type: none"> Better support for families. Helping individuals to stay at home rather than being placed in residential or out of area care.
Support for hard to reach young people in conjunction with New Charter, Integrated Neighbourhoods, GM Police, Transport for Greater Manchester and other local community groups.	<ul style="list-style-type: none"> Oxford Park will provide a base for this service in engaging these vulnerable young people. Increased engagement will result in potentially better outcomes and life chances for the youngsters involved.
Expansion of Learning Disability and Autism Day Service provision across the borough	<ul style="list-style-type: none"> To meet current and projected increased demand. Reduce higher cost provision spot purchased or provided out of area due to insufficient local capacity. To provide a diverse service offer to increase choice and control. To expand the employment offer to support adults with learning disabilities and autism into employment.
To provide support and training to LAC and to support transition into adulthood	<ul style="list-style-type: none"> To build on the existing pilot assisting individuals to secure qualifications, work experience and employment. To better prepare LAC for adulthood in terms of promoting independent living skills.
To work with Children with disability services in the provision of respite locally.	<ul style="list-style-type: none"> To date 51 children and young people have moved from Direct Payments and external respite provision both in and out of borough with significant cost savings. Work is underway with a further 42 families.
To provide better facilities that are appropriate for the Pupil Referral Unit (PRU) in conjunction with White Bridge College	<ul style="list-style-type: none"> To provide an inspiring environment for continued learning and routes to independence.
Expansion of 'Live Active' programme with local GP surgeries around low intensity support and clinical exercise sessions for people with long-term health conditions such as diabetes etc.	<ul style="list-style-type: none"> Improve health and wellbeing of the population Increased capacity to expand work programme Healthier population. Reduced demand on health providers Offers proactive solutions for GP's to access for patients.

Work with the local BME population to reduce cardio vascular disease with the provision of culturally appropriate exercise programmes. Oxford Park development increases capacity for this work with particular emphasis on Asian women.	<ul style="list-style-type: none"> • Improved health and wellbeing. • Healthier population • Reduced demand on health providers.
The provision of alternative 16-25 SEN provision locally based on developing skills for daily living, improved employment opportunities and experience (see supported internship above).	<ul style="list-style-type: none"> • Reduction in out of area Sixth Form provision. • Significantly reduced cost of provision. • Greater choice and control for individuals and families

4.3 Services will be jointly commissioned / funded from Adult Services, Children's Services and Education to provide more economical and efficient provision that is more effective at meeting the outcomes of vulnerable children and adults within the borough.

4.4 The actual capital cost of the development is estimated to be £455,000. The revenue for running the building will form part of the existing Active Tameside management fee financed within the Population Health revenue budget. It is envisaged that the range of services delivered would generate surplus income to finance the additional utility costs of the proposed development. The estimated capital investment is allocated as follows within table 1 :

Table 1

	2017/18 £000	2018/19 £000	Total £000
Professional fees	42.5		42.5
Construction	200.0	182.5	382.5
Furnishings		30.0	30.0
Total	242.50	212.50	455.0

4.5 Exploration of the existing property portfolio in the borough to establish if this scheme could be provided in an existing building thus reducing capital investment costs, however no other buildings exist that could meet the requirements particularly in terms of the overall site that supports gardens and other facilities that will be utilised.

4.6 While the proposed scheme is led by Active Tameside we would expect other providers across the borough to be able to access and contribute towards service provision where appropriate to strengthen a more diverse and stronger market locally. An example is that Active Tameside work closely with Supported Employment and Pure Innovations to provide access to supported internship work and employment generally including validated educational programmes to support individual development and ability to secure employment. It is envisaged that other service provider's will be engaged to provide specific courses / activities. Active Tameside already have a good track record of working with partners including Tameside College, Action Together, Sport England, Tameside Arts, Green Space, Public Health, Tameside MBC and Denton Community College.

- 5.1 This review has highlighted that current and future demand for day service provision exceeds current capacity and that over the next five years we expect to see increased demand for service provision for individuals with more complex needs. This review, while originally focused on savings, has become focused on future cost avoidance through the provision of more capacity within the sector and increasing greater specialisation of internally provided day service provision to better meet the needs of people with complex disabilities.
- 5.2 The cost of adult day services within Tameside are £1.8m per annum. People who use day services are financially assessed and are required, where appropriate, to pay a contribution towards their care in line with the Care Act (2014) and the Council's Charging Policy 2015. Current income generated by day services is £300,000.
- 5.3 Revenue funding in terms of the management and maintenance of the proposed structure will be financed within the existing Active Tameside management fee which is financed via the Population Health revenue budget. High cost items such as boiler maintenance will be included within the Council's asset management plan. A Project Board has been established and will report into the wider single commissioning programme management board to monitor progress and expenditure of this development and its future use. This will include performance measures that will be reported into the Adult Services Transformation Group.
- 5.4 The estimated cost avoidance based on current known cases is provided in table 2:

Table 2

Current Day Service model	2018-19	2019-20	2020-21	2021-22	2022-23
Cost per Service User per day	77.00	78.93	80.90	82.92	84.99
Number of users transitioning through (cumulative)	14	36	52	64	74
Estimated number of days provision per annum (based on 3 days provision p/w average)	2,100	5,400	7,800	9,600	11,100
Estimated annual cost under current model	161,700	426,195	631,005	796,038	943,429
Proposed Oxford Park model	2018-19	2019-20	2020-21	2021-22	2022-23
Cost per Service User per day	30.60	31.37	32.15	32.95	33.78
Estimated annual cost under current model	64,260	169,371	250,763	316,347	374,921
Cumulative cost avoidance	(97,440)	(256,824)	(380,242)	(479,690)	(568,508)

- 5.5 The details in table 2 are only based on the direct care provision element and exclude any potential transport savings (although it is estimated that these would not be material)
- 5.6 The calculations are based on a number of assumptions:
- That the market daily rate remains is £30.60 per day, increasing in line with inflationary projections each year.
 - Calculations are on the differential between internal provision costs and the current market. Specialist provision both in borough and out of borough would be at a significantly higher cost thus increasing the actual cost avoidance estimation quoted above. However a detailed review of the out of borough cases would need to be undertaken to quantify this.

- Calculations are based on the assumption that individuals' needs would be 3 days provision per week. If provision is higher (5 days assessed need per week) then the level of cost avoidance would increase.
- That if the needs are complex in the population then costs of provision would increase thus reducing current predicted cost avoidance and extending the financial return timescale.

6. RISK MANAGEMENT

Risk	Consequence	Impact	Likelihood	Actions to Mitigate Risk
Close day centre base to achieve current savings target	Reduced capacity in provision of identified need, Increased cost of out of area placements, challenges regarding meeting assessed need	High	High	To retain current levels of provision in terms of future cost avoidance. Establish efficiencies to meet some of the identified savings
Do not close day centre base	Savings targets will not be fully realised	Medium	Medium	Establish efficiencies to meet some of the identified savings Potential system wide and community efficiencies through the provision of lower cost service offers for Children, Education, and Adults through the provision of early intervention and prevention services such at employment access.
Failure to secure capital investment	Lack of capital will mean the Oxford Park development could not progress impacting on current and future day service	Medium	High	Collaborative working across all stakeholders. Business case regarding benefits of the development both in terms of outcomes and efficiencies across all

	capacity and on system wide offers and subsequent efficiencies that can be achieved.			stakeholder agencies.
Failure to fully utilize the Oxford Park site	Lack of ROI in terms of savings across the system	Medium	Low	Full engagement from all stakeholder agencies. Current demand is high and predicted use will be high.

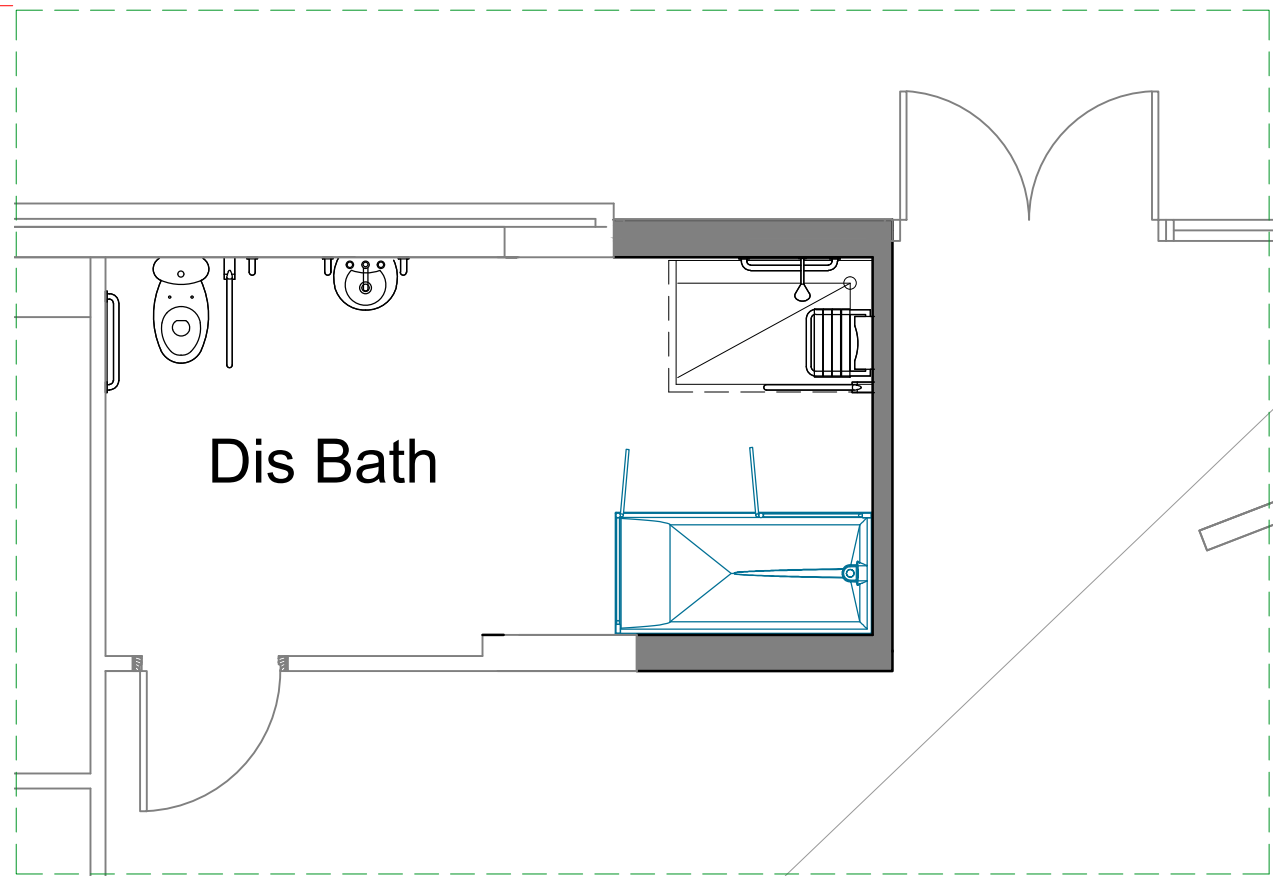
7. CONCLUSION

- 7.1 The day service review was initially triggered by the need to make savings across day services. Since 2012 over 50% of internal day service provision and 100% of pre-employment provision has closed and been re-provided by the independent sector including Tameside Countryside Service, Tameside Arts, Active Tameside and People First Tameside. This market shaping and development has been a success in terms of achieving significant savings and also in offering improved choice and control to people with learning disabilities and/or autism within Tameside. Based on current and future demand for services and increasing out of area placements for provision of these services the review found that there was a need to expand existing capacity to meet this need locally.
- 7.2 Active Tameside has proven to be a popular choice amongst people and the service based at Medlock is fundamentally over-subscribed with current provision to 115 individuals. This includes the Supported Internship programme supporting young people (16-24) into paid employment with 13 out of 15 young people securing paid employment in the past year. The programme also includes a pilot working with 3 LAC which appears to be a successful scheme for expansion in the future. A further recommendation of this report is that a review is undertaken of current supported employment opportunities with the sector to have a clear joined up strategy towards employment for vulnerable young people and adults.
- 7.3 As part of the SEND work it has been identified that there is also a gap in post 16 provision locally in terms of the 0-25 offer and demand exceeds current capacity with numbers of young people being placed out of area or being referred into Adult Services.
- 7.4 The report concludes that due to current and future predicted demand that it would be unwise to close a day centre base as this would result in possible increased cost in future to meet demand and assessed needs. The report highlights the developmental proposal of Oxford Park as a means of meeting current and future demand of children, young people and adults who have learning disabilities and autism as well as providing a base to assist with the provision of services to other vulnerable groups such as LAC and hard to reach young people as well as providing a resource for post 16 further education and independent living opportunities. The scheme would also fit with the upcoming Employment Review and would link in this work with the Oxford Park offer and other provider offers to increase pre-employment training, qualifications and placements.

- 7.5 Following a review of the available options the recommendation is to seek capital investment to develop the Oxford Park site to become a disability service base for children, young people and adults, and to review internal day service packages to establish if individuals currently using internal services could move into services provided by the sector releasing capacity for more complex individuals. Both financial and non-financial efficiencies and benefits will be realised across partner agencies with cost avoidance return on investment being realised within three years of the scheme opening.

8 RECOMMENDATION

- 8.1 As stated at the front of the report.




Area Schedule		
Name	Sq.m	Sq.ft
Kitchen	- 53	- 570
IT Suite	- 45	- 484
Classroom	- 110	- 1183
Sensory Room	- 22	- 236
Studio	- 16	- 172
Store	- 12	- 130
Internal Footprint	- 310	- 3336
External Footprint	- 323	- 3475

All levels and dimensions must be checked on site by contractor prior to commencement of works. Any variations must be reported to Millson Associates Ltd.

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B 23-11-16 Disabled Bathroom alts added

A 04-11-16 Revised scheme following client meeting 02.11.16

		Client
Date	Oct '16	Status
Drawn	NH	Checked
Scale	1:50	Size
Rev.	B	Drawing Nr.
2225-SK.2.01		A1

Drawing Title
Proposed Ground Floor Plan
Sketch Scheme

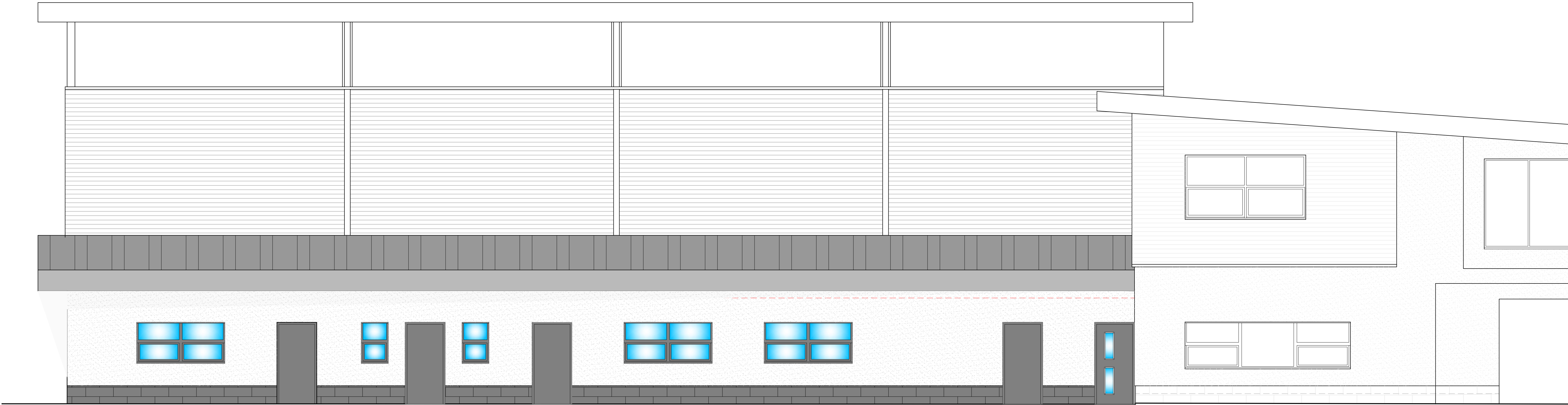
Project Title
Proposed Extension and Alterations at:
Oxford Park Community Sports Centre
Ashton Under Lyne

Millson Associates UK North Office:
Byron House, 10 Kennedy Street,
Manchester, M2 4BY T:0161 228 0558
general@millsonassociates.co.uk
www.millsonassociates.co.uk

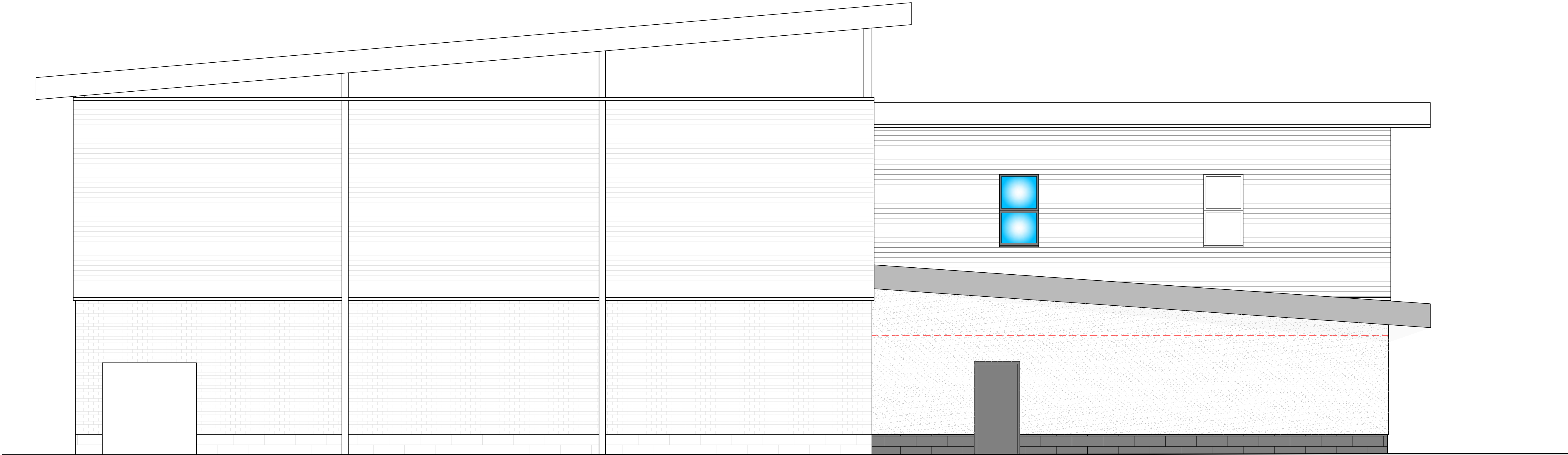
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Proposed Front Elevation
Option 2



Proposed Side Elevation
Option 2

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ACTIVE		TAMESIDE		Client
Date	Oct '16	Status	Approval	
Drawn	NH	Checked	RB	
Scale	1:50	Size	A1	
Rev.		Drawing Nr.	2225-SK.3.01	
Drawing Title				
Proposed Front and Side Elevations Option 2 Sketch Scheme				
Project Title				
Proposed Extension and Alterations at: Oxford Park Community Centre, Ashton Under Lyne				
Millson Associates UK North Office: Byron House, 10 Kennedy Street, Manchester, M2 4BY T0161 228 0558 general@millsonassociates.co.uk www.millsonassociates.co.uk				
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Report To:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	27 November 2017
Reporting Officer:	Robin Monk - Director (Place)
Subject:	LEISURE ASSETS CAPITAL INVESTMENT PROGRAMME UPDATE
Report Summary:	This report provides a summary of progress to date in relation to the delivery of the Council's capital investment programme to improve sports and leisure facilities approved by Executive Cabinet in March 2016.
Recommendations:	That Strategic Planning and Capital Monitoring Panel notes the content of this report.
Links to Community Strategy:	<p>The Community Strategy 2012-22 (and the Corporate Plan 2013-18) outlines the priorities for improving the Borough of Tameside.</p> <p>This proposal directly links to the Tameside Sustainable Community Strategy objective of 'Healthy Tameside'.</p>
Policy Implications:	This proposal supports the Tameside Health and Wellbeing Strategy and specifically the strategic priority pertaining to reducing physical inactivity and improved physical activity levels across Tameside.
Financial Implications: (Authorised by the Section 151 Officer)	<p>The Executive Cabinet approved a £20.4m leisure facility investment budget on 24 March 2016 which included £2m for the Active Hyde pool extension scheme. The revised cost for the scheme is £3.096m which is an increase of £ 1.096m. The additional investment to finance the increase was approved by the Executive Cabinet on 30 August 2017.</p> <p>The 2017/18 quarter 2 Capital Monitoring report agenda item of this meeting is seeking approval for :</p> <ol style="list-style-type: none">1) a budget re-phasing of £1.000m from 2017/18 to 2018/19 relating to the Tameside Wellness Centre.2) a budget re-phasing of £0.953m from 2017/18 to 2018/19 relating to the Active Hyde pool extension. <p>The supporting rationale for the budget re-phasing of the above two scheme budgets is included in the aforementioned report</p> <p>Elected members should note that liaison continues with Sport England to determine the nature and value of a capital funding bid relating to the Tameside Wellness Centre, the details of which will be reported to a future meeting when confirmed.</p>
Legal Implications: (Authorised by the Borough Solicitor)	<p>With regard to the Hyde Swimming Pool, in order to protect the Council's interest and protect individuals, the works cannot commence on site until such time as the contract has been executed, return documents are awaited.</p> <p>Close contract monitoring in relation to all leisure related</p>

investments remains a high priority to ensure the Council's resources are effectively focused on investment returns in a competitive environment. When considering the health agenda and targeting those most in need of support in achieving a healthy lifestyle, Members should ensure they rationalise this holistic approach, whilst appreciating the total budget of the various leisure initiatives so that they can be effectively balanced against other competing priorities when allocating the Council's resource.

Risk Management:

Risk management is considered in section 3 of this report.

Access to Information:

The background papers can be obtained from the author of the report, Ade Alao, Head of Investment and Development, by:



Telephone: 0161 342 2795



e-mail: ade.alao@tameside.gov.uk

1. INTRODUCTION

- 1.1 This report provides a summary of progress to date in relation to the delivery of the Council's capital investment programme to improve sports and leisure facilities approved by Executive Cabinet in March 2016. The investment programme is now providing high quality sports and leisure facilities creating a platform to reduce physical inactivity and supporting the development of a sustainable funding model for Active Tameside.
- 1.2 Additional benefits from the programme include a reduction in dependence on other Council and health services, increased participation in community life and improved quality of life for all residents including the most vulnerable.
- 1.3 Once implemented in full, the proposals will enable revenue investment in Active Tameside to be reduced from £1.865 million in 2015/16 to £0.441 million by the end of the contract in 2023/24 (a reduction of £1.424 million or 76%).
- 1.4 The cost of the investment programme has increased by £1.096m in order to fund the budget shortfall for the swimming pool development at Active Hyde.
- 1.5 Approval for any capital re-phasing highlighted in this report will be dealt with in the Corporate Capital Monitoring Report – Quarter 2 (2017/18).

2. CAPITAL INVESTMENT PROGRAMME UPDATE

- 2.1 The investment programme is comprised of a number of individual projects:
- 2.2 **Active Copley Heating System Replacement (£0.369m)** - The heating system installation at Active Copley has been completed and is now fully operational.
- 2.3 **Active Copley Pitch Replacement (£0.177m)** - The synthetic turf pitch installation at Active Copley has been completed. The pitches are now fully operational.
- 2.4 **Active Medlock Roof Replacement (£0.120m)** - The roof replacement scheme has been completed.
- 2.5 **Active Hyde Pool Extension (£3.096m)** – A revised budget of £3,096m for the extension of Active Hyde was recommended for approval by Strategic Planning & Capital Monitoring Panel on 10 July 2017. Work is due to start once a contract is entered into with completion due in late summer 2018. A communications plan is being developed in order to provide regular progress updates to elected members, facility users and the general public.
- 2.6 **Active Hyde Wave Machine Replacement (£0.060m)** - The Wave Machine installation at Active Hyde will require a two-week partial facility closure due to the need to drain the pool tank to facilitate the installation. With Active Hyde also needing to close for a week to integrate the new pool extension, it is proposed to carry out the works simultaneously thereby minimising service disruption to customers. It is anticipated that the fitness suite and spa will remain open throughout.
- 2.7 **Tameside Wellness Centre, Denton (£13.674m Council investment & £1.050m repayable loan by Active Tameside: Total investment of £14.724m)** – The Tameside Wellness Centre scheme is progressing following a Council Key Decision of 27 April 2017. Discussions continue with Sport England to determine the nature and value of a capital funding bid to support the project. Bid submission dates have been provisionally agreed with Sport England. Consultation on the design of the centre concluded on 5 November 2017. Responses received have been generally very positive. The consultation findings are being used to inform design adjustments and will support the planning application.

- 2.8 **Active Dukinfield (iTRAIN) (£1.3m Council investment & £1m repayable loan by Active Tameside : Total investment of £2.3m)** - The Active Dukinfield (iTRAIN) development is now complete and the facility is fully operational.
- 2.9 **Active Longdendale (Total Adrenaline) (£0.600m all repayable loan by Active Tameside)** - The new play centre (Total Adrenaline) opened to the public on 19 November 2016.
- 2.10 Overall, good progress is being maintained with the delivery of the Council's capital investment programme to improve sports and leisure facilities.

3. RISK MANAGEMENT

- 3.1 The major risks associated with all capital schemes include funding, increasing costs and time delays occurring during the development and delivery phases. The Council continues to manage and monitor schemes using robust project management methodology and governance to mitigate these risks.

4. RECOMMENDATIONS

- 4.1 As set out at the front of this report.