

Place Scrutiny Panel

Place Directorate

March 2024



Introduction

- The Council has successfully secured significant amount of external grant funding for regeneration, housing and infrastructure schemes in the last three years.
- Programme management approach to ensuring progress on key strategic projects against key milestones, decision points and future activity.
- The IDH service continue to seek external funding opportunities for Tameside including GMCA / Homes England to deliver the Councils regeneration priorities.
- Supported by work to raise the profile of Tameside's growth programme and ambitions attracting further private and public sector investment into the Borough.
- Appropriate governance, assurance, and monitoring arrangements in place to ensure delivery.

Tameside Inclusive Growth Strategy

- Sets the overarching strategy for delivery of vibrant 21st century inclusive economy, providing skilled jobs, which support our residents to live happy, healthy lives.
- 13 key aims supported by 25 cross cutting priorities.



Tameside Regeneration Programme

Tameside
Inclusive Growth
Strategy

Ashton Mayoral
Development
Zone

Ashton Moss
Innovation Park

Ashton Town
Centre
Programme

St Petersfield (inc
Ashton Old Baths)

Stalybridge Town
Centre
Programme

Hyde Town Centre
Programme

Godley Green
Garden Village

Hattersley
Regeneration
Programme

Denton Town
Centre
Programme

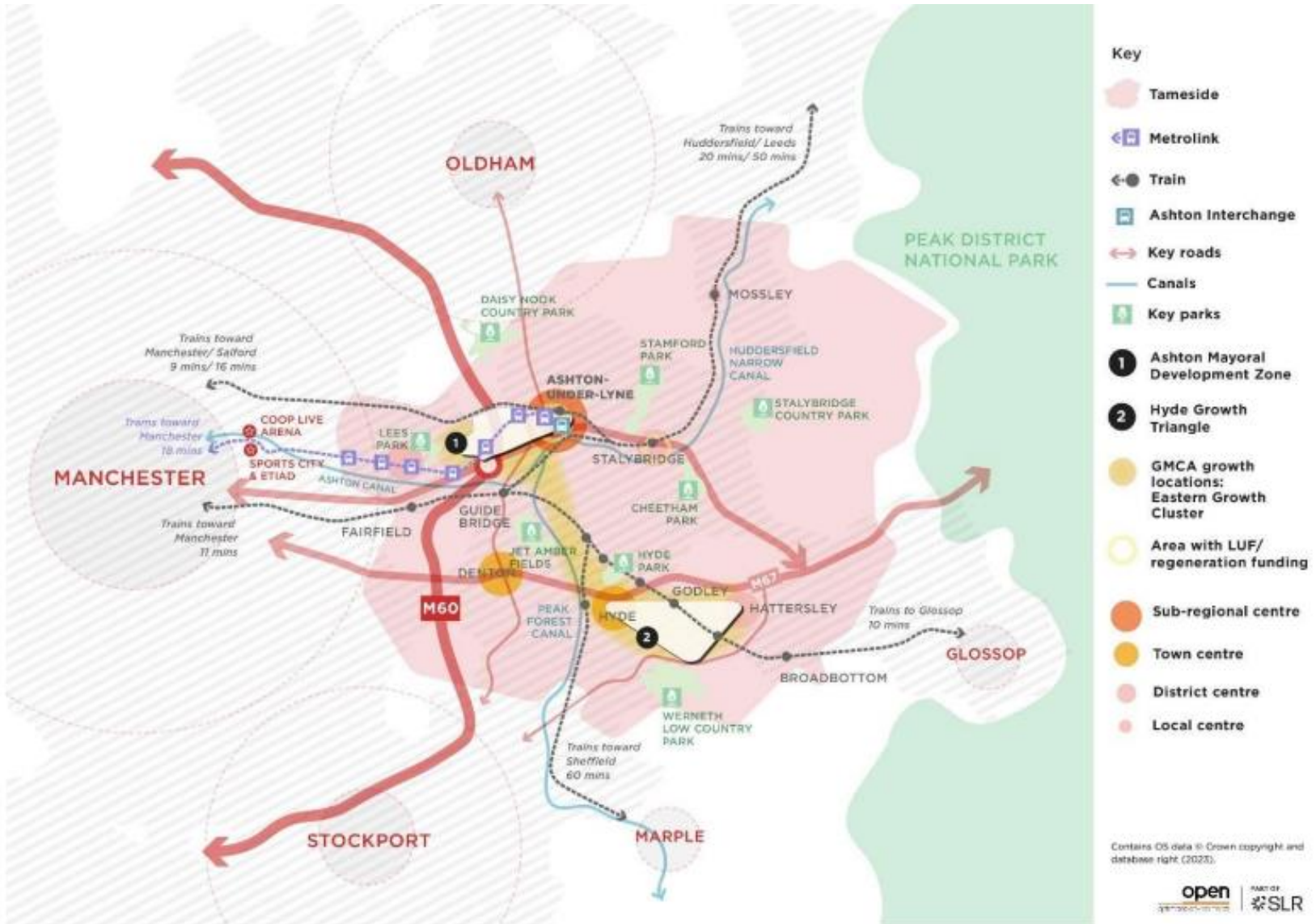
Droylsden Town
Centre
Programme

Tameside Local
Transport Strategy

Priorities and Milestones



Ashton Mayoral Development Zone



Ashton Mayoral Development Zone



AMDZ Current Priorities

The priorities for the next three months are as follows:

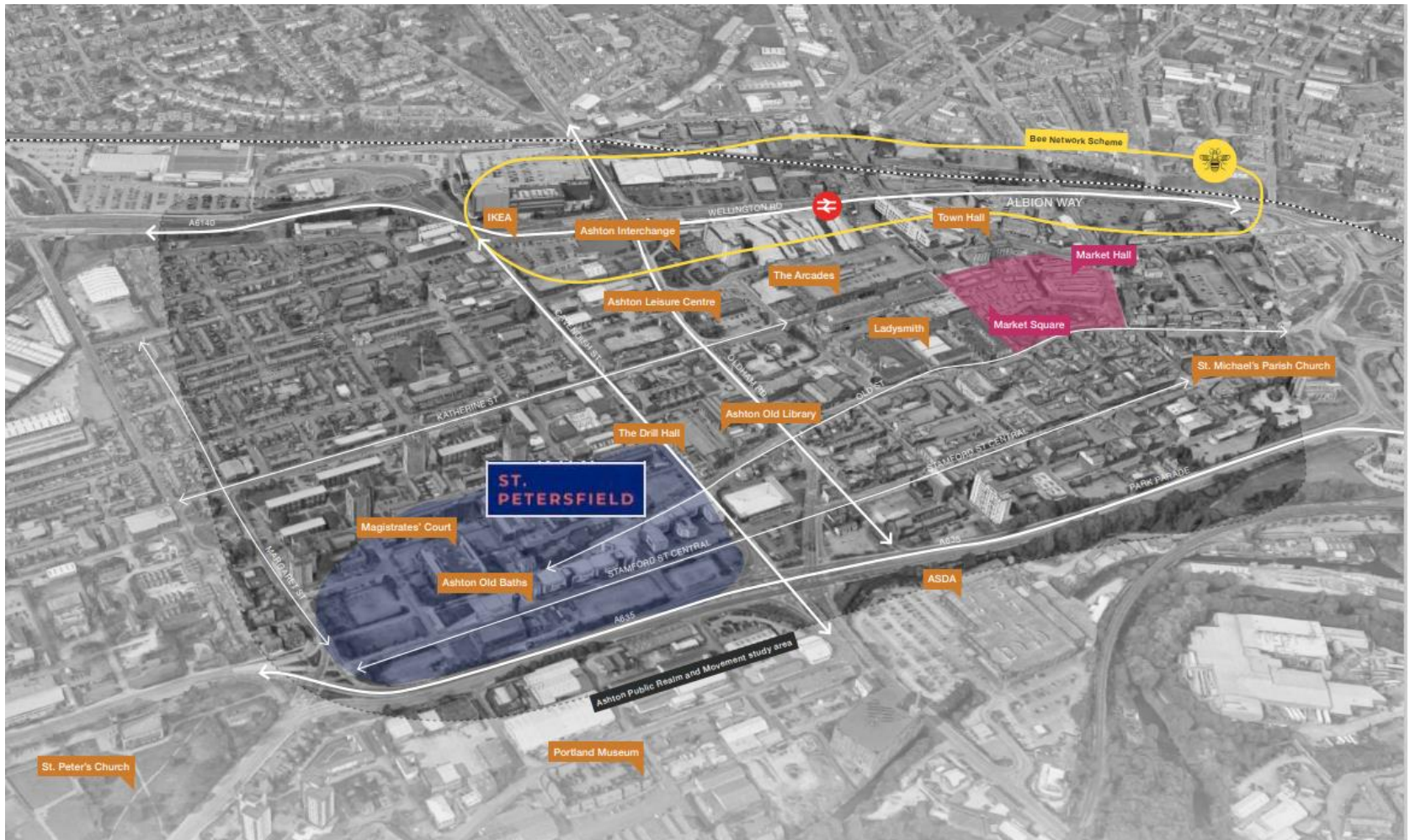
- Public launch of the AMDZ
- AMDZ Delivery Plan and Prospectus approval
- Articulating the market differential for Tameside
- Deep dive into projects to identify priorities of AMDZ for 2024/25 (St Petersfield, Ashton Moss, Ashton Town Centre)

Ashton MDZ Milestones

Ashton AMDZ	
Milestone	Date
Delivery Plan and Prospectus	March 2024
Identification of 24/25 priorities	March 2024
Council approval of Delivery Plan and Prospectus	June 2024



Ashton Town Centre Programme



Ashton Town Centre Programme

	Project	Summary	Funding Secured
1	Ashton Market Square	<ul style="list-style-type: none"> Refurbishment of Market Square with clearance of fixed stalls, new canopy and kiosks and landscaping. 	£14.6m via LUF and £4.3m via Capital Programme
2	Ashton Market Hall	<ul style="list-style-type: none"> Creation of defined food & drink, cultural and flexible space to future-proof Market Hall. 	£250,000 via UKSPF
3	Ashton Town Hall	<ul style="list-style-type: none"> Phase 1 repair works to address health and safety issues and restore the historic façade. 	£3.4m via LUF
4	Former Bus Station	<ul style="list-style-type: none"> Land acquisition from TfGM and stage 1 remediation to facilitate future development opportunities. 	£1.8m via LUF
5	Shopping Centres	<ul style="list-style-type: none"> Long term repurposing of the Arcades and Ladysmith Shopping Centres for mixed use development with new residential and retained retail core. 	£100,000 revenue from Homes England
6	Future Public Realm	<ul style="list-style-type: none"> Ashton Public Realm Strategy approved to support future funding bids. 	None at present

Ashton Town Centre Current Priorities

Levelling Up Fund and UKSPF funding to be used by March 2025

The priorities for the next three months are as follows:

- Ward member, MP and market trader briefings
- Contract award decisions to enable Market Square works
- Decision to commence Market Hall internal works
- Ashton Town Hall contract award
- Former bus station site acquisition and ground investigations
- Shopping Centre Repurposing Delivery Strategy prepared

Ashton Town Centre Milestones

Ashton Market Square (LUF)

Milestone	Date
Kiosk Contract Award	February 2024
Ward member and market trader briefings	February/March 2024
Delegated Decision Report - Kiosks	February 2024
Delegated Decision Reports – Canopy Contractor & Public realm materials	May 2024
Temporary market construction	June 2024
Kiosk decant and temporary market operational	June 2024
Start main construction works	June 2024
Completion	September 2025*

*LUF to be spent by March 2025. Council capital fund used to deliver remaining public realm works.

Ashton Market Square



Ashton Town Centre Milestones

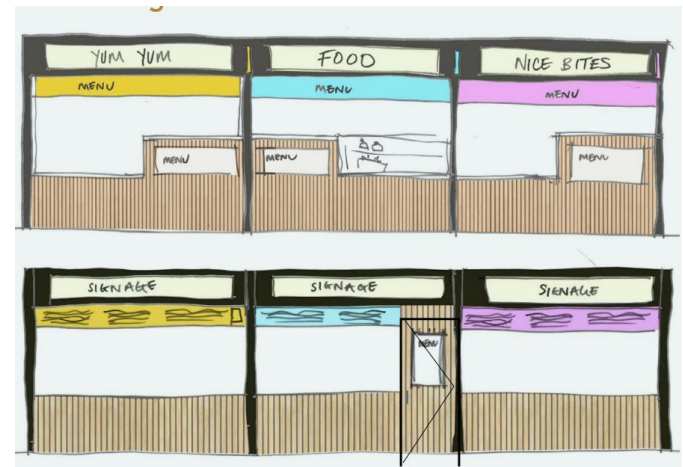
Ashton Market Hall (UKSPF)

Milestone	Date
Completion of project scope (Phase 1)	March 2024
Enter into contract with the LEP	June 2024
Additional Heritage Lottery Funding sought (Phase 2)	June 2024
Completion (Phase 1)	March 2025

Ashton Town Hall (LUF)

Milestone	Date
Executive Cabinet Approval	March 2024
Enter into contract with the LEP	April 2024
Site set up	May 2024
Completion	December 2024

Ashton Market Hall



Ashton Town Centre Milestones

Former Bus Station Site (LUF)

Milestone	Date
Site Acquisition Completed	April 2024
Stage 1 ground investigations	April 2024
Site set up	May 2024
Completion	March 2025

Shopping Centres Redevelopment (Homes England)

Milestone	Date
Delivery Strategy Prepared	June 2024
Update to Board/Executive Cabinet	July 2024
Identification of next steps	August 2024

St Petersfield and Ashton Old Baths

	Project	Summary	Funding Secured
1	St Petersfield Legacy Matters	<ul style="list-style-type: none"> Tenants to enter into DoV. Council will collect service charge from tenants. Council to enable striking off of Management Company (Ask) 	N/A
2	St Petersfield Partner Procurement	<ul style="list-style-type: none"> Executive approval granted to enter into Development Agreement with partner. Framework to be used to secure development partner. 	Sources to be sought
3	St Petersfield Site Investigations	<ul style="list-style-type: none"> Investigation works to be carried out that will inform remediation costs and support validation requirements for future planning applications. 	£170,000 via GMCA Growth Location (subject to approval)
4	Ashton Old Baths (internal works)	<ul style="list-style-type: none"> Works to include creation of new office space (c250sqm), improvement works to existing spaces and screens for booths to create informal meeting spaces. 	£110,000 via UKSPF
5	Ashton Old Baths (external works)	<ul style="list-style-type: none"> Repair works to flat roof and both internal and external brickwork. LEP to lead on these works. 	£962,000 via UKSPF



St Petersfield and AOB Current Priorities

UKSPF funding to be used by March 2025

The priorities for the next three months are as follows:

- Resolution of outstanding legacy matters with Estates and Legal
- Tender and prospectus issued for developer partner and route to market finalised
- Site investigations work undertaken
- Commencement of internal repurposing and external works at Ashton Old Baths

St Petersfield and AOB Milestones

St Petersfield Legacy and Partner Procurement

Milestone	Date
Deed of Variation with existing tenants signed	May 2024
Tender and development prospectus issued	May 2024
Tender submissions review	August 2024
Development Partner appointment	October 2024
Contract Award	November 2024

St Petersfield Site Investigations (GMCA)

Milestone	Date
Issue tender via Constellia for consultant to lead	March 2024
Tender submissions review	April 2024
Contract Award	April 2024
SI works to be undertaken	April – June 2024

St Petersfield and AOB Milestones

Ashton Old Baths (Internal Repurposing)

Milestone	Date
Architect appointed	January 2024
Listed Building Consent submitted	February 2024
Listed Building Consent Decision	April 2024
Commence works	April 2024
Completion on new office space	September 2024

Ashton Old Baths (External Works)

Milestone	Date
LEP appointed to carry out works	March 2024
Roof and brickwork repair works commence	May 2024
Completion of works	March 2025



Ashton Moss Innovation Park

Stayley Developments



arqiva



 **Tameside**
Metropolitan Borough

For everyone every day

Ashton Moss Current Priorities

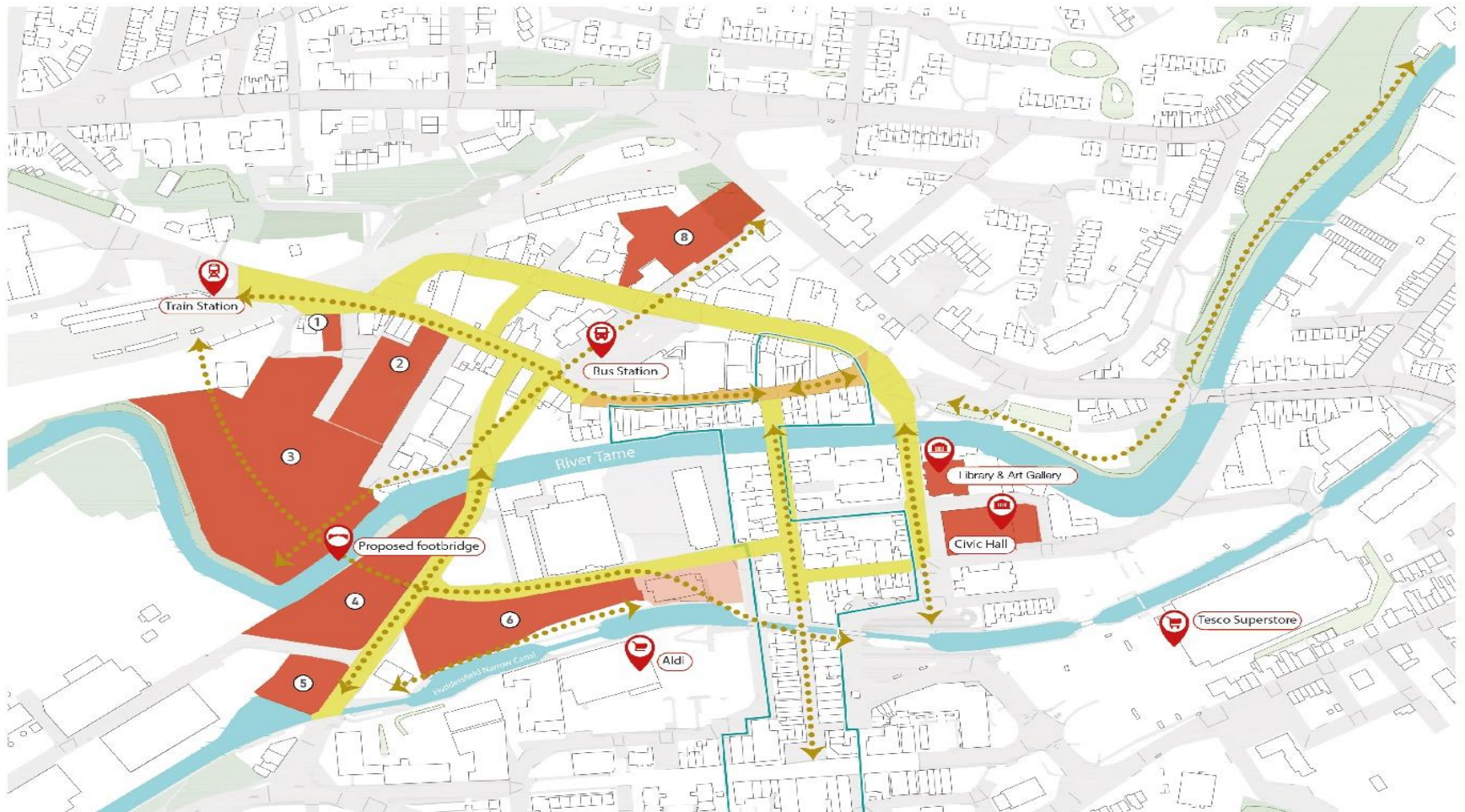
The priorities for the next three months are as follows:

- Market subsidy and warranties advice from Legal
- Clarify approach of landowners
- Identify next steps to support delivery

Ashton Moss Milestones

Ashton Moss	
Milestone	Date
Market subsidy advice and warranties	March 2024
Clarify approach of landowners	April 2024
Identify next steps to support delivery	May 2024

Stalybridge Capital Delivery



① Current land: Nightclub and disused land
Proposed use: Residential development

② Current land: Warehousing and storage space
Proposed use: Commercial and residential development

③ Current land: Derelict land
Proposed use: Commercial and residential development

④ Current land: Derelict land
Proposed use: Commercial and residential development

⑤ Current land: Surface car park and vegetation
Proposed use: Residential development

⑥ Current land: Surface car park and vegetation
Proposed use: Residential development

⑧ Current land: Surface car park and banked vegetation
Proposed use: Multi-storey car park

Additional sites identified for development

..... New pedestrian flow

— Retail core

Active travel and public realm works

Active travel and public realm (match funded) works

Stalybridge Town Centre Programme

	Project	Summary	Funding Secured
1	High Street Heritage Action Zone	<ul style="list-style-type: none"> Created to help restore the town's local historic character. 	£1.27m via Historic England with Council match
2	Stalybridge Civic Hall	<ul style="list-style-type: none"> Repair works to the Civic Hall roof and building fabric to support increased use. 	£0.3m via Historic England, £0.3m via UKSPF, £0.9m via CRP, £1.4m via Council
3	Astley Cheetham Art Gallery and Library	<ul style="list-style-type: none"> Repair works, internal and improved accessibility to the art gallery and library. 	£1.8m via CRP
4	Public Realm Strategy	<ul style="list-style-type: none"> Provision of public realm improvements across the Town Centre. 	£6.1m via CRP
5	Stalybridge West (Infrastructure)	<ul style="list-style-type: none"> Re-provision of existing surface car parking and new pedestrian/cycle bridge across the River Tame. 	£11.2m via CRP
6	Stalybridge West (Partner Procurement)	<ul style="list-style-type: none"> Procurement of a developer partner for the Council owned Stalybridge West sites. 	As above

Stalybridge Town Centre Current Priorities

Remaining HSHAZ funding to be used by March 2024 and Capital Regeneration Projects funding to be used by March 2026

The priorities for the next three months are as follows:

- HSHAZ Programme Completion
- Strategy for future uses at the Civic Hall on completion of works
- Scope of works confirmed for Astley Cheetham Art Gallery & Library
- Draft public realm strategy completed
- Procurement of team for Stalybridge West infrastructure delivery
- Stalybridge West developer partner approach and route to market

Stalybridge Town Centre Milestones

Stalybridge HSHAZ

Milestone	Date
Programme Completion	March 2024

Stalybridge Civic Hall

Milestone	Date
Start on site	August 2023
Roof works complete	May 2024
Future use strategy agreed	June 2024
Completion	July 2024

Stalybridge Town Centre Milestones

Astley Cheetham Art Gallery and Library

Milestone	Date
Design team appointed via LEP	February 2024
Design and feasibility completed	June 2024
Start on site	October 2024
Completion	October 2025

Stalybridge Public Realm

Milestone	Date
Draft public realm strategy completed	April 2024
Public realm strategy approved	June 2024
Detailed Design	September 2024
Start on site	October 2024
Completion	March 2026

Stalybridge Town Centre Milestones

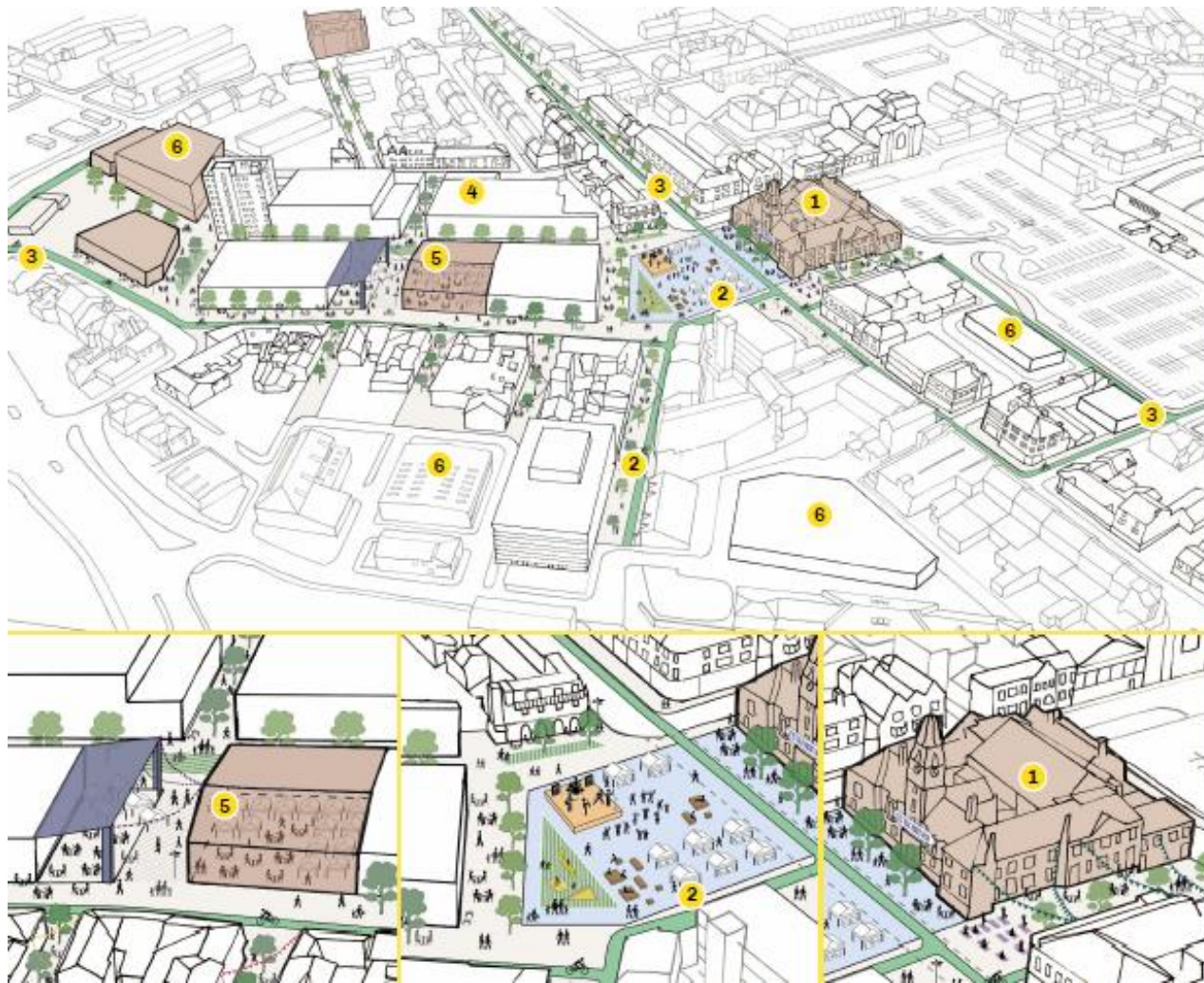
Stalybridge West (Infrastructure)

Milestone	Date
Stage 1 site investigations	February 2024
Stage 2 site investigations	May 2024
Project team appointed	June 2024
Planning submitted	January 2025
Start on site	April 2025
Completion	March 2026

Stalybridge West (Partner Procurement)

Milestone	Date
Approval on tender approach	April 2024
Developer partner procurement	TBC
Developer partner appointed	TBC

Hyde Town Centre Masterplan



- 1** Re-purposing the Town Hall and the adjacent Market Square as a regionally significant cultural destination. Creating a flexible space to support a programme of cultural and community events and activities to attract visitors into the town centre.
- 2** Pedestrianisation of key areas of the town centre, creating a safe, attractive, green public realm.
- 3** Enhancing connectivity across the town centre, providing wider access to more sustainable and healthy ways to travel, creating a walkable/cycle friendly town.
- 4** Re-development of the Clarendon Shopping Centre, helping to improve permeability of visitors through the town centre and considering its offer and how it interacts with the neighbouring streets.
- 5** Relocation of the existing indoor and outdoor market facilities into new, flexible units on Market place, diversifying their offer within a prime location.
- 6** Consider key development sites within the town centre to create attractive gateways into the area and diversify the town centre offer.

Hyde Town Centre Programme

	Project	Summary	Funding Secured
1	Hyde Masterplan	<ul style="list-style-type: none">Masterplan includes vision, objectives, development principles, concept designs and action plan.	£100,000 via GMCA plus Council match
2	Market Study	<ul style="list-style-type: none">Study undertaken to review existing market operations in Hyde and includes proposals for improvements to market spaces and operations.	£11,000 via UKSPF
3	Outdoor Market Improvements	<ul style="list-style-type: none">Proposal to remove existing fixed market stalls and to replaces with flexible provision such as gazebos and parasols.	£70,000 via UKSPF
4	Hyde Accelerator	<ul style="list-style-type: none">Hyde nominated as one of ten locations across the country to take part in the programme with aims of reducing the number of vacant town centre units and improving the environment of the town. Partnership to be formed to lead on the priorities for spending.	£237,000 seed funding and up to £500,000 via Accelerator Programme

Hyde Town Centre Programme Current Priorities

Hyde Accelerator Seed Funding to be used by March 2024

The priorities for the next three months are as follows:

- Completion of seed funding projects £237,000
- Asset Management Report on Hyde Market (including removal of outdoor stalls)
- Hyde Accelerator Expression of Interest (£500,000) submitted
- Further projects and delivery programme to be agreed via Accelerator Partnership

Hyde – Accelerator Partnership

- Building on the High Street Task Force, Hyde Town Centre nominated as one of 10 Local Authorities selected as High Street Accelerator Partnership Pilots.
- Partnerships will bring together residents, local businesses, and community organisations to deliver a long-term vision to regenerate the high street.
- £237k seed funding secured for 2023/24 to establish the partnership and develop a vision for the high street and wider town centre.
- Seed funding will also help facilitate projects that aim to make the high street cleaner, safer and more visually appealing to residents and stakeholders.
- Additional (up to) £500k of capital spend available to support greening projects on the high street to improve the quality of the environment.
- Accelerator Partnership funding will be used to support the short-medium term deliverables within the Hyde Town Centre Masterplan.

Hyde Town Centre Milestones

Hyde Town Centre Masterplan (GMCA)

Milestone	Date
Executive Cabinet approval	February 2024
Hyde Town Hall Feasibility Study completion	March 2024
Development Appraisal Study completion	March 2024

Market Study and Outdoor Market Improvements (UKSPF)

Milestone	Date
Study completed	January 2024
Asset Management Report – removal of stalls	April 2024
Outdoor market stalls removal	May 2024
New flexible provision installed and operational	June 2024

Hyde Town Centre Milestones

Hyde Town Centre Accelerator Programme

Milestone	Date
Partnership membership agreed and established	February 2024
Initial projects identified for seed funding (£237,000)	February/March 2024
Expression of Interest (£500,000) submitted	February 2024
Further projects to be identified via Partnership agreement	April 2024
Delivery programme of projects to be agreed via Partnership	May 2024

Hattersley Regeneration

- Collaboration Agreement with Barratt Homes, the Council, Onward Homes and Homes England signed in 2007.
- Hattersley Central Development on site and will deliver 161 affordable rent, shared ownership and extra care homes- 2024/25
- £4m to fund public realm infrastructure, such as playgrounds and green space, with a new Multi-Use Games Area (MUGA) and improvements to Waterside Clough - complete in 2024/25.
- RSK Group relocated MWH Treatment and local laboratory company Envirolab to expanded premises to establish new RSK Science Park on the edge of Hatterlsey
- Development agreement completed and planning application submitted for Hattersley District Centre Phase 2.
- Phase 2 district centre scheme to be delivered via Onward Homes anchored by a discount food store.

Hattersley Regeneration Programme Current Priorities

The priorities for the next three months are as follows:

- Approval of Hattersley Annual Report (March 2024)
- Design and engagement on remaining public realm schemes (Multi Use Games Areas and Waterside Clough).
- Delivery of Hattersley Central and Hare Hill housing schemes.
- District Centre Phase 2 awaiting planning decision.

Hattersley Milestones

Hattersley Regeneration	
Milestone	Date
District Centre Phase 2 Planning Decision	April 2024
District Centre Phase 2 Start on site	August 2024
MUGA and Waterside Clough public realm completed	March 2025
District Centre Phase 2 Completion	December 2025



Godley Green Garden Village

The below illustration provides examples of how the Garden Village design components and townscape influences have been applied across the site.



EXEMPLAR 21ST CENTURY RURAL EDGE HOUSING

Key exemplar design principles are captured within all of the below influences and designed into the masterplan.

Figure 6.3 - Delivering Garden Village Components (indicate autonomous expression)



A UNIQUE GODLEY GREEN LANDSCAPE

1. Development subtly nestles into existing landscape features
2. Topography dictates the urban form
3. Habitat corridors and active travel links along existing hedgerows
4. Existing ponds retained and used as focal points within the villages
5. Historic hamlets are retained and protected with new buffers



THE BEST OF LOCAL TOWN AND COUNTRY

6. Contemporary rural homes 'hug' contour lines to create a terraced townscape
7. Distinctive 'farmstead on the hill' edges as witnessed along rural brows
8. Rows of contemporary terraces and townhouses along a grid of streets in denser areas
9. Stepping terraced streets work their way up sloping areas, delivering distinctive roof lines



HOWARD'S 'GARDEN CITIES'

10. Green streets including native hedgerow boundaries and integrated SuDS
11. Key central green spaces overlooked by adjacent community facilities
12. Wide development blocks form around community courtyards
13. Communal Growing Hubs and street farms
14. Mixed-use Village Centres including workshop space and social infrastructure



SUSTAINABLE DESIGN

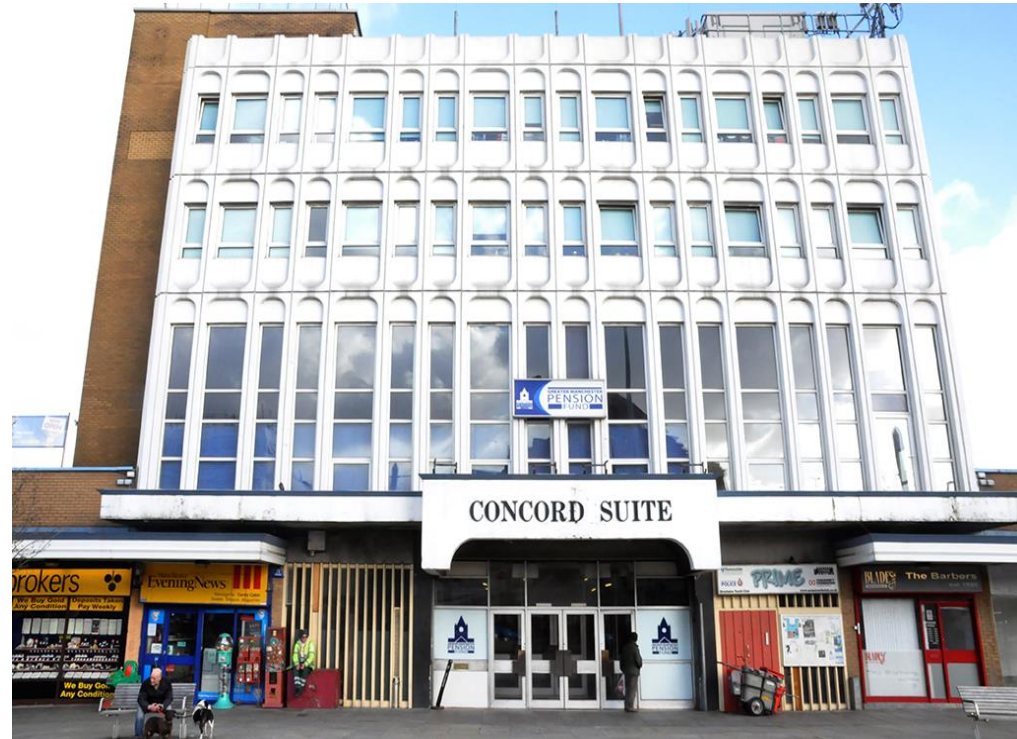
15. Solar panels on south facing rooves and key gables
16. Wildflower meadows and enhanced grassland create new village buffers
17. Substantial new areas of native tree and hedgerow planting
18. Large windows and habitable rooms along south-facing gables and elevations
19. Blocks oriented to maximise solar gain
20. Village Centres have potential to be served by a District Heating Network

Godley Green Garden Village

- Council have freehold interest within part of the site and have secured land option agreements, totalling 40% of land ownership across the site.
- Remaining land has been optioned by third party developers, with some third party land owners with interests in the site.
- Resolution to grant outline planning consent secured on 1 November 2023 with confirmation the application will not be called in by the Secretary of State.
- Site is also allocated within the GMCA spatial plan – Place for Everyone – adopted by Full Council in March 2024.
- Council now working with wider land promoters and landowners to agree collaboration requirements and signing of S106 agreement.
- Council now undertaking delivery options analysis and considering routes to market for a delivery partner(s) to implement scheme masterplan.

Droylsden Masterplan

- Strategically well positioned – Metrolink, M60, City Centre, Co-Op Live Arena
- Opportunity for change
- Appoint consultant team to prepare masterplan for town centre
- Masterplanning process began November 2023 and will complete in Summer 2024



Droylsden Town Centre Programme Current Priorities

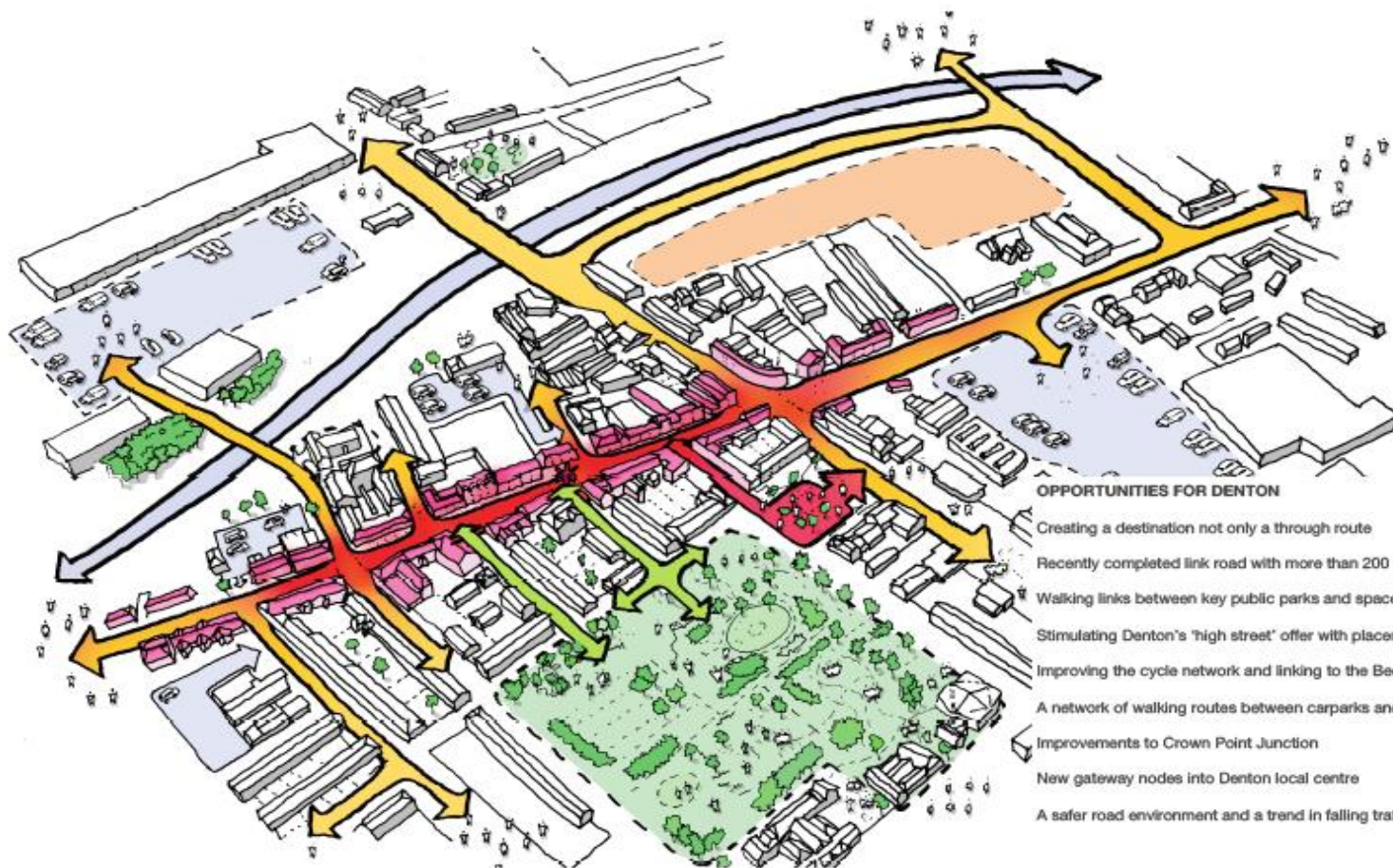
The priorities for the next three months are as follows:

- Review of survey results and stakeholder meetings
- Ward member briefing
- Executive Cabinet approval sought for draft masterplan and final consultation

Droylsden Town Centre Milestones

Droylsden Town Centre Masterplan	
Milestone	Date
Fact finding exercise complete	February 2024
Review of survey results and stakeholder meetings	February 2024
Ward member briefing – fact finding	February 2024
Executive Cabinet Approval – draft masterplan and consultation	April 2024
Consultation on draft masterplan	June 2024
Review of findings	July 2024
Submission of final masterplan for review	August 2024
Executive Cabinet Approval – Final Masterplan	November 2024

Denton Town Centre Programme



OPPORTUNITIES FOR DENTON

- Creating a destination not only a through route
- Recently completed link road with more than 200 new homes
- Walking links between key public parks and spaces
- Stimulating Denton's 'high street' offer with placemaking
- Improving the cycle network and linking to the Bee Network
- A network of walking routes between carparks and local centre
- Improvements to Crown Point Junction
- New gateway nodes into Denton local centre
- A safer road environment and a trend in falling traffic volumes

Denton Town Centre Programme

	Project	Summary	Funding Secured
1	Denton Public Realm	<ul style="list-style-type: none">Provision of town centre public realm improvements..	£4.5m LUF*
2	A57 Crown Point Walking & Cycling	<ul style="list-style-type: none">Improved pedestrian and cycle routes and cycle parking across the town centre	£9.3m LUF*, £1.95m Active Travel Fund
3	Denton Town Hall	<ul style="list-style-type: none">Works to the building supporting increased use.	£0.8m LUF*
4	Denton Festival Hall	<ul style="list-style-type: none">Funding towards work at the Festival Hall site to provide a long term sustainable future for the site	£2.2m LUF*

* MOU for Denton LUF 3 assumed in March/April 2024 following project validation

Denton Town Centre Current Priorities

Denton LUF funding to be used by March 2026

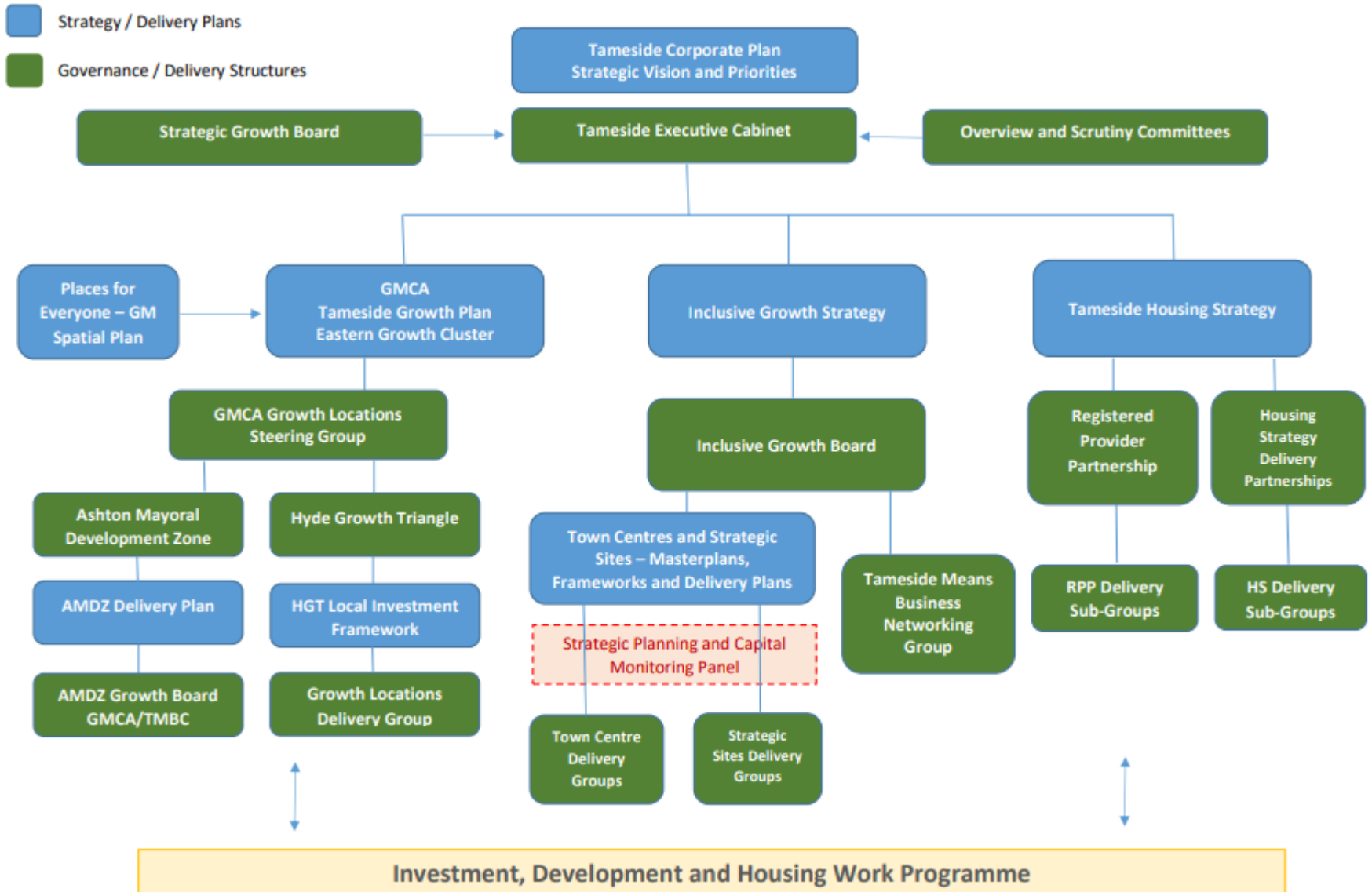
The priorities for the next three months are as follows:

- Project validation response submitted
- MoU to be reviewed on receipt and report prepared seeking approval
- Homes England support secured to complete initial feasibility study in relation to Denton Festival Hall
- Detailed programme/milestones to be prepared following signing of MoU

Governance & Assurance

- Embedded monthly team project review meetings, monitoring of performance data using Excel
- Monthly construction pipeline meeting with Operations and Neighbourhood colleagues
- Place Board which oversees all projects and programme
- Ashton & Stalybridge Project Board
- Hyde Accelerator Partnership
- UKSPF Board
- Series of Steering & Delivery Group Meetings

Governance & Assurance



Raising Tameside's Profile

- Coordinated place marketing approach with Marketing and Comms team
- Identify opportunities to present externally
- Attend, support and actively contribute to GMCA programmes and initiatives
- Identify opportunities for and build a strong network
- Contribute to promotional activities and attend, speak and promote Tameside at events
- GM Visitor Strategy – Marketing Manchester

Future Funding

- GMCA revenue funding allocated on a quarterly basis (25% match funding requirements)
- GM Investment Zones
- Heritage Lottery Funding opportunities
- GMCA Brownfield Homes Funding
- Engagement with GMCA/Homes England