

APPENDIX 6

Place: Property, Development and Planning

Development & Investment – Current Capital Programme

Capital Scheme	2023/24 Budget £m	2023/24 Actual to Date £m	2023/24 Projected Outturn £m	2023/24 Projected Outturn Variation £m	Reprofiling Requested £m	Projected Variation After Reprofiling £m
Ashton Town Hall	0.109	0.018	0.109	-	-	-
Stalybridge HAZ	1.808	1.137	1.808	-	-	-
Ladysmith Cricket Club	0.040	-	0.040	-	-	-
Droylsden Library Relocation - Capital	0.011	-	-	(0.011)	-	(0.011)
Godley Garden Village – Capital	0.907	0.398	0.468	(0.439)	(0.439)	-
Hattersley Station Passenger Facilities	0.048	0.048	0.048	-	-	-
Public Realm (Ashton)	0.500	0.240	0.500	-	-	-
Levelling Up Fund - Ashton	3.014	0.852	1.500	(1.514)	(1.514)	-
Capital Regeneration Project - Stalybridge	1.900	0.067	0.200	(1.700)	(1.700)	-
Ashton Old Baths - Phase 3	0.016	0.005	0.005	(0.011)	-	(0.011)
UKSPF Development & Investment	0.365	0.240	0.282	(0.082)	(0.082)	-
Total	8.718	3.004	4.962	(3.756)	(3.735)	(0.022)

Scheme Details

Capital Scheme	Ashton Town Hall – Future Uses Study			RAG Rating
Project Manager	Roger Greenwood			
Whole Scheme Budget (£m)				
Prior Years	Current Year	Future Years	Total	
N/A	0.109	-	0.109	
2023/24 Budget (£m)				

Budget	Actual to Date	Projection	Variation	Reprofiling Requested
0.109	0.018	0.109	-	-
Scheme Overview and Update				
<p>Ashton Town Hall was closed in order to facilitate its physical disconnection from the old Tameside Administration Centre (TAC) as part of the administrative centre's demolition and site clearance. The remaining budget against this Capital Scheme is being utilised to support heritage assessments and feasibility work to support future uses of the building. Additional grant funding, detailed at Capital Scheme Levelling Up Ashton will be utilised by 31 March 2025 to address immediate health and safety issues at Ashton Town Hall; works to the façade, the parapet and the interface with the roof are considered to be the current priority.</p>				
Key Milestones			Planned	Actual
1. Stage 1 Heritage Assessment Completed			Sept 23	Sept 23
2. Works to parapet and façade stone works - Planning			Feb 24	
3. Physical works			Aug 24	

Capital Scheme	Stalybridge HAZ			RAG Rating
Project Manager	Caroline Lindsay			
Whole Scheme Budget (£m)				
Prior Years	Current Year	Future Years	Total	
1.650	1.808	-	3.458	
2023/24 Budget (£m)				
Budget	Actual to Date	Projection	Variation	Reprofiling Requested
1.808	1.137	1.808	-	-
Scheme Overview and Update				
<p>Civic Hall - The roof restoration is part funded via the Stalybridge HAZ scheme with the Historic England contribution totalling £0.284m. The total Historic England contribution was drawn down in 2021/22 for the planning and design phase of the works. The build contract will be funded via the remaining Stalybridge HAZ Council match funding and the additional Council funding approved at Executive Cabinet on 28 July 2021, additional funding from UK Shared Prosperity Fund (UKSPF), and additional Capital Regeneration Projects funding awarded by Government in March 2023. Delivery of the Civic Hall roof scheme was approved by Executive Cabinet in April 2023. Works started on site in August 2023 with completion of roof repair works scheduled for May 2024 and the remainder of the works to the building completing by July 2024. Access to the building during the restoration period is strictly limited and the decant of existing occupants of the building to other sites in the Borough was completed in advance of the works commencing. The works to the building are currently progressing as per the agreed programme.</p> <p>There are other elements of funding that relate to the Civic Hall. Within the UKSPF function, there is budget of £0.180m and £0.875m from Stalybridge Regeneration.</p> <p>Heritage Walk - Public realm capital works along Market Street commenced in October 2022 and will complete in February 2024. The public realm scheme will deliver improvements to pedestrian routes from the train station along Market Street to the Cultural Quarter, including widening of footways and narrowing of the carriageway to reduce vehicle speeds. The first stage between Melbourne Street and the bus station completed and opened to traffic in November 2023. The final stage between Melbourne Street and Trinity Street will complete by February 2024.</p> <p>Shop front grants - Two properties have provided final quotes for improvement works and the delivery mechanisms are now being finalised. A Shop Front Design Guide is being prepared. Work will need to be complete by March 2024.</p>				

Key Milestones	Planned	Actual
1.Civic Hall start on site	Apr 23	Aug 23
2. Civic Hall completion of roof repairs	May 24	
3. Civic Hall completion of all works	July 24	
4. Heritage Walk completion	Feb 24	
5. Shop front grant	Mar 24	

Capital Scheme	Ladysmith Cricket Club			RAG Rating
Project Manager	Roger Greenwood			
Whole Scheme Budget (£m)				
Prior Years	Current Year	Future Years	Total	
-	0.040	-	0.040	
2023/24 Budget (£m)				
Budget	Actual to Date	Projection	Variation	Reprofiling Requested
0.040	-	0.040	-	-
Scheme Overview and Update				
The provision of practice cricket facilities at Ladysmith Cricket club are currently being designed by the LEP. Following a successful planning application the installation will take place in readiness for the 24/25 cricket season.				
Key Milestones			Planned	Actual
1. Planning application			Nov 23	Feb 24
2. Installation of cricket pitches			Apr 24	

Capital Scheme	Godley Garden Village- Capital			RAG Rating
Project Manager	John Hughes			
Whole Scheme Budget (£m)				
Prior Years	Current Year	Future Years	Total	
4.185	0.907	-	5.092	
2023/24 Budget (£m)				
Budget	Actual to Date	Projection	Variation	Reprofiling Requested
0.907	0.398	0.468	(0.439)	(0.439)
Scheme Overview and Update				

Godley Green is recognised by Homes England and GMCA as one of the largest and most ambitious programmes of development within the City Region and North West. If a planning consent is secured GGGV has the potential to deliver up to 2,150 new homes to meet the multiple housing requirements of local people. The vision for Godley Green is to create a nationally recognised new community based on Garden Village principles.

The Council's Speakers Panel provided a resolution to grant the outline planning application for Godley Green on 1 November 2023. The outline application was referred to the Secretary of State (SoS) for final approval on 2 November 2023, and responded on 9 November 2023 to confirm that the application will not be called in.

Despite the positive outcome of the speakers panel decision, unfortunately, delays to planning determination process has meant that the Council was in breach of its Housing Infrastructure Funding (HIF) Grant Funding Agreement (GFA) with Homes England.

The Council was not in a position to draw down the full allocation of £10m, prior to the expenditure deadline of March 2024 and, despite best efforts, the project team have been unable to negotiate a further extension to the existing GFA. Homes England & the Council mutually agreed a remediation plan to terminate the GFA.

The Remediation Plan confirmed that £0.720m already drawn down and expended, along with the £0.500m of revenue capacity funding, utilized to support the preparation of the planning application will not be subject to clawback. A remediation plan that will provide the process for termination of the GFA has now been agreed with Homes England. A report to Executive Cabinet in December 2023 approved the entering into of a Deed of Termination Notice.

Key Milestones	Planned	Actual
1. Planning Application Submitted	Sep 21	Nov 22
2. Procurement of Development partner	Feb 22	Jun 22
3. Homes England approval of delivery	Jun 23	

Capital Scheme	Public Realm (Ashton)			RAG Rating
Project Manager	Mike Reed			
Whole Scheme Budget (£m)				
Prior Years	Current Year	Future Years	Total	
-	0.500	4.299	4.799	
2023/24 Budget (£m)				

Budget	Actual to Date	Projection	Variation	Reprofiling Requested
0.500	0.240	0.500	-	-
Scheme Overview and Update				
The progress against the Public Realm (Ashton) Capital Scheme is reported against Levelling Up Ashton.				
Key Milestones			Planned	Actual
1				
2				
3				

Capital Scheme	Levelling Up Fund - Ashton			RAG Rating
Project Manager	Mike Reed			
Whole Scheme Budget (£m)				
Prior Years	Current Year	Future Years	Total	
1.022	3.014	15.834	19.870	
2023/24 Budget (£m)				
Budget	Actual to Date	Projection	Variation	Reprofiling Requested
3.014	0.852	1.500	(1.514)	(1.514)
Scheme Overview and Update				
<p>A total budget of £19,870,000 is identified in the Capital Programme for the delivery of the Ashton Town Centre Levelling Up Fund. This is supported by £4.3m of match funding within the Council's approved Capital Programme.</p> <p>Former Interchange Site - Approval for the Council to acquire this site from Transport for Greater Manchester (TfGM) was granted at Executive Cabinet on 28 June 2023 and the Council is currently finalising the acquisition. Once the acquisition is completed the Council will be able to commence enabling infrastructure works, comprising land remediation and service diversions, to unlock the site for new uses. This work will be undertaken in the context of longer term opportunities for redevelopment, public realm and movement within the Town Centre. A surplus of £3.5m has been identified against the Levelling Up Fund (LUF) allocation for the former bus interchange site of £5.3m; it is proposed that some of this surplus is now formally reallocated to support public realm works at Ashton Market Square and surrounds.</p> <p>Ashton Public Realm - LUF funding has been secured for public realm works focused on Ashton Market Square. Planning approval was granted for the works to Ashton Market Square on 13 September 2023. Works on the Stage 4 design have now been completed and the scheme will now progress to the delivery stage by Spring 2024. Engagement sessions with key stakeholders, including market traders, have taken place throughout this detailed design phase and will continue in the lead up to the commencement of the delivery phase.</p> <p>It is proposed that the surplus LUF funding allocated against the former bus interchange site is repurposed to enable the delivery of additional key zones of the public realm that will further realise the vision for the town centre. These areas include the waste disposal facility between the Town Hall and Market Hall and associated landscaping, Warrington Street and Market Avenue. These areas are included in the recent planning permission for the site. The LUF contribution to Market Square and associated public realm in the surrounding area will therefore be increased from £11.2m to £14.1m.</p> <p>The proposal is to relocate the temporary market to Fletcher Square, Market Street and Bow Street whilst the main construction works are underway to Market Square. This will enable the market to</p>				

operate with minimal disruption and will ensure that progress on delivering the improvement works to Market Square can be made in line with the agreed funding timescales. Temporary kiosks that will be rented from a kiosk provider to ensure there is provision in place in respect of the temporary market throughout the duration of the main construction works. We are also working with Tameside Engineers and Market Operations to identify a suitable location to place the Kiosks. The proposals have been discussed with market traders who have agreed with the principle of the relocated temporary market. Discussions are underway with kiosk operators relating to the expressions of interest and application process for the new kiosks. The costs for this relocation are included within the overall construction costs of the scheme.

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Ashton Town Hall - Work is has progressed on internal strip-out and detailed surveys required to fully inform the design and costing process for the first stage of restoration works have completed. The LUF monies available of £3.4m will be utilised by 31 March 2025 to address immediate health and safety issues at Ashton Town Hall, deliver repair works to the façade, and repair the high stone parapet and the interface with the roof. The delivery programme for this work will be confirmed in March 2024 with a report to Executive Cabinet. Further works will be subject to additional funding and the completion of heritage assessments and feasibility work to support long term future uses of the building.

Key Milestones	Planned	Actual
1. Interchange site acquisition		
2. Public Realm works (Market Square) Procurement	Mar 24	
3. Public Realm works (Market Square) Start on Site	Mar 24	
4. Ashton Town Hall (Stage 1 Restoration) Confirmation of Programme	May 24 Dec 23	

Capital Scheme	Capital Regeneration Projects - Stalybridge			RAG Rating
Project Manager	Mike Reed			
Whole Scheme Budget (£m)				
Prior Years	Current Year	Future Years	Total	
-	1.900	18.007	19.907	
2023/24 Budget (£m)				

Budget	Actual to Date	Projection	Variation	Reprofiling Requested
1.900	0.067	0.200	(1.700)	(1.700)
Scheme Overview and Update				
<p>Stalybridge Town Centre was awarded Capital Regeneration Projects funding of £19.9m from the Department for Levelling Up Housing and Communities (DLUHC) in the March 2023 UK Budget for deliver by 31 March 2026. The Stalybridge HAZ scheme provide the match funding to the delivery of this Capital Scheme.</p> <p>Civic Hall - The Civic Hall restoration work is part funded via the Capital Regeneration Projects funding, Historic England and UKSPF.</p> <p>Astley Cheetham Art Gallery and Library - £1.8m is allocated towards accessibility improvements and repair work at the Art Gallery and Library. Survey work, scheme design and the relevant LBC application will be completed over the next 9 months.</p> <p>Public Realm – The first stage of public realm improvements are on site with the delivery progress update provided against the Stalybridge HAZ Capital Scheme update. LDA Design are preparing the Stalybridge Public Realm Strategy for the town centre. This will provide the long term plan for future delivery of works with an allocation of £6.1m focused on Market Street between the bus station and rail station, and Trinity Street.</p> <p>Stalybridge West - £11.2m is allocated towards enabling works to unlock residential led development at Stalybridge West. A development prospectus has been finalised to inform the process for developer partner procurement for the delivery of the Council owned Stalybridge West sites and associated enabling infrastructure. A further report on next steps will be considered by Executive Cabinet in April 2024.</p>				
Key Milestones			Planned	Actual
1. Civic Hall (reported against Stalybridge HAZ above)				
2. Astley Cheetham Design and LBC Preparation			May 24	
3. Astley Cheetham Start on Site			Aug 24	
4. Stalybridge Public Realm Strategy Completion			Apr 24	
5. Stalybridge West Partner Procurement			Feb 24	

Capital Scheme	Ashton Old Baths - Phase 3			RAG Rating
Project Manager	Roger Greenwood			
Whole Scheme Budget (£m)				
Prior Years	Current Year	Future Years	Total	
2.757	0.016	-	2.773	
2023/24 Budget (£m)				

Budget	Actual to Date	Projection	Variation	Reprofiling Requested
0.016	0.005	0.005	(0.011)	-
Scheme Overview and Update				
The scheme is now complete with a budget remaining of £0.011m. Residual budget will be returned back to the corporate pot.				
Key Milestones			Planned	Actual
1				
2				
3				

Capital Scheme	UKSPF – Various Projects			RAG Rating
Project Manager	Damien Cutting			
Whole Scheme Budget (£m)				
Prior Years	Current Year	Future Years	Total	
	0.365	1.280	1.645	
2023/24 Budget (£m)				
Budget	Actual to Date	Projection	Variation	Reprofiling Requested
0.365	0.240	0.283	(0.082)	(0.082)
Scheme Overview and Update				
<p>The Council has secured an additional £0.793m of capital funding from the UK Shared Prosperity Fund (UKSPF) which consists of 6 smaller schemes which include: Hyde Outdoor market, Hyde Town Centre, Ashton Market Hall, St Petersfield, Stalybridge Town Hall and Stalybridge Civic Hall.</p> <p>Hyde Outdoor Market This work would create a more viable and attractive offer for both local market traders and the local community as well as open up the possibilities of the shopping centre.</p> <p>The UKSPF funded Tameside Market Study project that is currently in progress will feed into the proposal for Hyde Outdoor Market. The Market Study is due to be completed Mid-August, further updates will be available after the study has taken place.</p> <p>Hyde Town Centre A Hyde Town Centre masterplan has been commissioned. As part of the work in preparing the masterplan, UKSPF would enable the refurbishment of a vacant unit in the town centre that by the local community for gatherings and for consultation events to support the preparation of the Hyde Town Centre Masterplan which sits within the Hyde Triangle Growth Location. Opportunities to identify suitable space within the town centre is currently being explored for the project to meet the expected outcome. This space will be for the local community to meet and for social enterprise to flourish.</p> <p>St Petersfield Fountains To repair mechanisms and bring the fountains back into use, which would provide a significant feature to the public realm and are in line with the ambitions of the St Petersfield masterplan.</p>				

Fountains & Features Ltd have completed work to enable the functioning of the fountains feature in St Petersfield opposite Ashton Old Baths. It will also fund a 12-month maintenance package to run concurrently with the repair works.

Stalybridge Town Hall

Additional work to enable the site to meet its potential as an attractive and inviting space, to complement the public realm works along Market Street

Initial survey work and repairs have been completed and the site will form part of the wider public realm works for the Town Centre to be delivered utilising the UK Capital Regeneration Funding secured for Stalybridge

Stalybridge Civic Hall

The Civic Hall is at the forefront of the High Street Heritage Action zone scheme this work will secure its long-term future, including work to the roof and other internal works. This will ensure the Civic Hall is retained at the heart of the cultural quarter and the town centre as an asset to the people of the town and the Borough.

The Civic Hall scheme started on site in August 2023 and is due for completion in Summer 2024. In addition to UKSPF this project is being funded via the High Street Heritage Action Zone, UK Capital Regeneration Funding, and the Council’s Capital Programme.

Key Milestones	Planned	Actual
1		
2		
3		

New approvals:

Swimming Pool Support Fund Phase II - £0.166m - The council has been awarded £0.166m for Swimming Pool Support Funding (SPSF) that will fund eligible costs relating to capital investments that reduce swimming pool facilities’ energy consumption levels that will support Denton Wellness Centre and Active Copley.

Ashton Old Baths - £0.011m - This capital scheme has been completed, therefore the remaining budget isn't required and can be returned to the capital pot.

Droylsden Library Relocation - £0.011m - This capital scheme has been completed, therefore the remaining budget isn't required and can be returned to the capital pot.