

STRATEGIC PLANNING AND CAPITAL MONITORING PANEL

13 March 2017

Commenced: 2.00pm

Terminated: 2.35pm

Present: Councillor J Fitzpatrick (in the Chair)
Councillors Cooney, Dickinson, Fairfoull, McNally and Taylor

Chief Executive: Steven Pleasant

Monitoring Officer: Sandra Stewart

Section 151 Officer: Ian Duncan

Also in attendance: Damien Bourke and Ian Saxon

Apologies for Absence: Councillors K Quinn and B Holland

26. DECLARATIONS OF INTEREST

Members	Subject Matter	Type of Interest	Nature of Interest
Councillor Taylor	Agenda Item: 8 – Active Tameside Capital Programme Update	Prejudicial	Chair of Active Tameside

Councillor Taylor left the room during consideration of the above and took no part in the voting or discussion thereon.

27. MINUTES

The Minutes of the meeting of the Strategic Planning and Capital Monitoring Panel held on 28 November 2016 were signed by the Chair as a correct record.

28. CAPITAL MONITORING REPORT – QUARTER 3 2016/17

Consideration was given to a report of the First Deputy (Performance and Finance)/Assistant Executive Director (Finance) summarising the capital monitoring position at 31 December 2016. The report showed projected capital investment of £42.375 million by March 2017. This was £20.381 million less than the current programmed spend. Re-phasing of £15.475 million into the next financial year was therefore proposed.

Details of the capital expenditure to date and projected outturn 2016/17 were shown by service area and Section 3 of the report referred to the most significant scheme variations.

Particular reference was also made to: compulsory purchase orders, indemnities and potential liabilities, the changes to the approved 3 year capital programme, capital receipts and prudential indicators and it was –

RESOLVED

- (i) That the re-phasing to reflect up-to-date investment profiles be approved;**
- (ii) That the changes to the capital programme be approved;**
- (iii) The updated Prudential indicator position be approved;**
- (iv) That the current capital budget monitoring position be noted;**
- (v) That the resources currently available to fund the capital programme be noted;**
- (vi) That the current position in regard to Compulsory Purchase Orders (CPOs) and Indemnities be noted;**
- (vii) That the updated capital receipts position is noted; and**
- (viii) That the intention not to proceed with the purchase of additional shares in InspiredSpaces (Tameside) Ltd be noted.**

29. HIGHWAY CONDITION – SUSTAINABILITY OPTIONS – TRANSPORT ASSET MANAGEMENT PLAN (TAMP)

The Assistant Executive Director, Environmental Services, submitted a report identifying key issues with regard to ensuring the highway network could be maintained in a financially sustainable manner in order that it could continue to deliver a reliable and resilient asset base for residents, businesses and visitors.

It was explained the road network was the Borough's single most valuable asset. However, the continuing shortfall between the funds available to maintain Tameside's highways to an appropriate standard both in terms of its condition and reliability and also being financially sustainable in the medium term required addressing if the wider desires of improving transport infrastructure, strengthening the local business communities and town centres and attracting inwards investment, were to be delivered.

The report made reference to the Tameside Transport Asset Management Plan (TAMP) and the TAMP Policy and Strategy which identified highway assets and condition and a strategy framework to which the Council should aspire in order to manage and maintain its highway network in a sustainable way.

The report also provided options to implement a medium term strategy to improve the condition on the Borough's highway network (footways and carriageways).

Panel Members were informed that, to address the current deterioration before the network condition fell to unacceptable levels and to provide an improvement in the Borough's footway and carriageway network a model of investment had been determined that would show improvements to the assets as detailed in the report delivered via a total additional investment of £20 million, over 4 years, which would be required to achieve these improvements to the Borough's roads and footways.

If agreed, the availability of resources would be considered alongside other requests for funding at a future meeting of the Panel.

RESOLVED

- (i) That the Tameside TAMP Policy and Strategy be adopted as a primary document to support the policy, financial and maintenance management of the Highway Network;**
- (ii) That the principle for additional capital investment to address the current network deterioration on the Borough's footways and carriageways be supported; and**
- (iii) The amount to be included in the capital investment programme be considered in a future report alongside all other requests for funding.**

30. VISION TAMESIDE PHASE 2 PROGRESS UPDATE

A report of the Assistant Executive Director, Development Growth and Investment, was considered providing a progress update on project development and delivery, costs and funding, delivery timescales and risks associated with the Vision Tameside Phase 2 Programme.

It was reported that, since the last report to the Strategic Planning and Capital Monitoring Panel on 11 July 2016, substantial 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; and
- Steel beam signing ceremony had been held on 6 December 2016.

Members were informed that, overall, the project was making good progress with the position against projected programme currently being maintained. Current works on site included; foundation construction and steel frame erection with installation of upper floor structures due to start in the next month.

Pro-active communication was being maintained with local stakeholders to keep them up to date on progress and mitigate against the town centre disruption created by the construction works. The demolition phase of the project was recently nominated for a National Site Award 2017 under the Considerate Constructors scheme.

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.

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.

The new Shared Service Centre had been designed to operate as a corporate 'Head Office' hub for the Council accommodating the Single Commissioning Management Team, Directorates, front of house services, dispersed administration and professional staff.

With regard to Fixtures, Fittings and Equipment (FF&E), it was reported that 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 11 July 2016, 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 would need to be reviewed once Heads of Terms were agreed with both organisations.

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.

The latest independent external monitoring of the project for the Skills Funding Agency in January 2017 identified the Council's implementation of the change management system on the project as representing good practice.

Budget monitoring was critical to the successful delivery of this project to ensure costs were contained within the budget envelope. It was essential that any potential changes to the design of the building were instructed urgently to minimise the impact on cost and programme.

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.

Good progress was being on the development of a Recant Plan which would also help inform the Council's Office Accommodation Strategy. No budget had been identified for this critical piece of work so this would be the subject of a future report. 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, specifically with lease negotiations, development of a recant plan and Employment and Skills initiatives, 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; and**
- (iv) That the progress being made to drawdown the £4 million Skills Capital Funding, be noted.**

31. EDUCATION CAPITAL PROGRAMME UPDATE

Consideration was given to a report of the Assistant Executive Director (Development, Growth and Investment) advising Members of the Panel on the latest position with the Council's Education Capital Programme 2016/17 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 and Capital Maintenance progress update, including request for funding 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.

RESOLVED

That the following RECOMMENDATIONS be made to Executive Cabinet:

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

32. CORPORATE ASSET MANAGEMENT UPDATE

Consideration was given to a report of the Assistant Executive Director, Development, Growth and Investment, detailing the 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 dilapidated arising from the termination of leases.

With regard to the disposal of assets, it was reported that the Asset Disposal process continued with a figure of £2,937,890 achieved since 1 April 2016.

Planning, Public Consultations and Section 77 consultations were underway on the five larger school sites and a process of active marketing was also on track. Work was underway on master planning the large site at Windsor Road in Denton and discussions around a potential disposal were ongoing.

It was reported that continued focus was being placed on future auctions with eight sites being submitted for February 2017 and work was 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' sites. 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.

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 cost of operating and occupying buildings.

With regard to investment in civic and corporate buildings, it was reported that there was no reactive maintenance budget included within the corporate landlord budgets and any emergencies or upgrading of buildings required a request for additional investment to be made to the Panel for approval by Cabinet. In the past few months, a number of requests had been received for repairs for civic and operational buildings for which there was no revenue or capital budget allocation. Analysis of capital spends for October 2016 to January 2017 was £100,526, and an estimation for February 2017 of £25,000 totalling £125,526. In addition, there had been spend of £132,000 in regard of revenue type spend in the same period.

An analysis of the capital investment required in respect of health and safety/essential operational repairs was detailed in the report. In some cases, repairs had already been undertaken to allow the buildings to remain operational.

RESOLVED

That the following RECOMMENDATIONS be made to Executive Cabinet THAT :

- (i) the list of disposals identified in Appendix 1 to the report be approved; and**
- (ii) the allocation of £125,526 to undertake building condition replacement/repair projects as detailed in the report, be approved.**
- (iii) the current Disposal Policy be amended for approval at the next meeting to address the process for dealing with objections.**

33. SMARTLY POOLED SECTION 106 AGREEMENTS AND DEVELOPER CONTRIBUTIONS

Consideration was given to a report of the Assistant Executive Director, Development, Growth and Investment, summarising the current position with regard to receipts received from Section 106 Agreements and Developer Contributions and made comments for each service area.

It was reported that the summary position as at 20 February 2017 for Section 106 Agreements totalled £505,000, with Developer Contributions totalling £234,000. The balance of unallocated section 106 funds and developer contributions were as follows:-

- Services for Children and Young People - £241,000 (s106) and £79,000 developer contributions;
- Community Services (Operations and Greenspace) - £233,000 (s106) and £132,000 developer contributions; and
- Engineering Services - £31,000 (s106) and £22,000 developer contributions.

A section 106 agreement had been made for an application at Clarendon College Sixth Form Centre, Clarendon Road, Hyde, planning reference 15/00986/OUT. The outline planning application, sought consent for the redevelopment of the site, including demolition of existing buildings for approximately 96 new dwellings and associated works. A playing field contribution of £70,144.08 plus VAT had been agreed and would be used for the upgrading and maintenance of playing fields at Victoria Street (1 pitch) and Garden Street (2 pitches).

A section 106 agreement had been made for an application at the site of the former Conservative Social Club, Vernon Street, Ashton-under-Lyne, planning reference 15/00063/FUL. The full planning application sought consent for the erection of 24, two bedroom apartments in one 3 storey block with further accommodation in the roof space, means of access, refuse storage, landscaping and parking provision. A green space contribution of £20,632.37 had been agreed and would be used for improvements to King George's Park, Cedar Park and Smallshaw Fields to include new bins and benches, new play equipment and more sustainable planting. In addition, a highways contribution of £16,482.24 had been agreed and would be used for improvements to cycle and pedestrian links between Ashton and Queens Road/Palace Road.

In respect of requests to draw down funding, Operations and Greenspace had requested the drawdown of a combined £13,705.39 of section 106 funds in relation to planning applications 15/00425/FUL (£5,000) and 12/01025/FUL (£8,705.39) relating to approvals at Hart Mill, Lees Road, Mossley. The monies would be used to fund new fencing at Egmont Street Playing Fields which would enhance the appearance and quality of the site.

Operations and Greenspace had requested the drawdown of £60,000 of developer contributions for funding infrastructure improvements across a number of sites including improvements to the path network across Council owned greenspace to increase access and visitor experience.

RESOLVED

That the following RECOMMENDATIONS be made to Executive Cabinet:

- That the content of the report be noted; and**
- That authority be given to release funds from available resources for the following projects:**

Section 106

£13,705.39 for the provision of new fencing at Egmont Street Playing Fields to enhance the appearance and quality of the site.

Developer Contributions

£60,000 for funding infrastructure improvements across a number of sites including improvements to path networks across Council owned greenspace.

34. DESIGNATION OF DENTON SOUTH NEIGHBOURHOOD AREA AND FORUM

The Assistant Executive Director, Development, Growth and Investment, submitted a report explaining that the opportunity for Neighbourhoods to influence the future of their area was a principle established in the National Planning Policy Framework (NPPF). It was recognised that the establishment of neighbourhoods and areas was a positive step in engaging local areas to influence how development growth could be accommodated.

Members were informed that on 29 November 2016, Full Council approved the policies and procedures that needed to be in place in order to receive, process and determine applications for designation of Neighbourhood Forums and Areas.

In accordance with these arrangements and regulations an application to establish a Neighbourhood Forum and Area had been made and processed for the Denton South Area and the decision whether to designate the Forum and Area must be made.

Details of the Denton South application were given, including the outcome of the advertisement period. Members were informed, that no further comments had been received beyond that stated in the report and there were no objections.

The report concluded that, it was considered that the proposed arrangements for the Denton South Neighbourhood Forum and the Area of benefit complied with the requirements of the appropriate legislation and regulations as well as the Council's approved procedures and should be designated accordingly.

RESOLVED

- (i) That the content of the report be noted;**
- (ii) That the designation of Denton South Neighbourhood Forum on the basis of the submitted constitution and terms of reference (attached in the appendices to the report), for a period of five years from this decision date, be approved; and**
- (iii) That the Denton South Neighbourhood Area (as shown in the appendices to the report), be designated as the area of influence within which the Denton South Neighbourhood Forum would operate.**

35. FORMALISATION AND CREATION OF c.500 CAR PARKING SPACES IN AND AROUND T&GICFT (TAMESIDE & GLOSSOP INTEGRATED CARE FOUNDATION TRUST)

A report of the Assistant Executive Director, Environmental Services, was submitted, outlining the proposal to introduce five new car parks in and around the Hospital. The Council and Tameside & Glossop Integrated Care Foundation Trust were willing to enter into an agreement to increase the car parking provision in and around the Hospital.

It was reported that demand for parking in and around the Hospital had been an issue for many years with demand for spaces far exceeding supply, this has led to historical on street parking issues within the area combined with the expansion of Ashton 6th Form College and the redevelopment of Stamford Park.

As a result of this, the Council had introduced several residents parking schemes mainly to the north of the Hospital, however, the demand for parking in the area was increasing year on year with on street parking now being an issue to the residential streets to the south of Darnton Road.

It was explained that the proposal had identified five areas for consideration; two of the areas were wholly within the grounds of the Hospital, two areas were on land owned by both TMBC and T&GICFT and one area was within land owned wholly by TMBC.

The scheme would provide an additional 325 car parking spaces and would deliver the revenue from a total of 500 car parking spaces.

The report gave details of the costs and pay-back period and proposed a phased introduction of the new car parks on a programmed basis.

RESOLVED

- (i) That approval be given to the Council's s151 officer to agree the financial arrangements with Tameside & Glossop Integrated Care Foundation Trust and the Executive Director (Place) in formalising all other arrangements with Trust to ensure that the Council achieves the necessary returns, which will ensure it meets the legal test of delivering value for money, efficient and effective use of resources;**
- (ii) That the indicative figures within the report, which are still under consideration in respect of sharing the costs and the proceeds of the investment, be noted; and**
- (iii) That approval be given to the inclusion of £950,000 (£930,380 plus contingencies) in the Council's capital investment programme to enable the construction of the car parks as outlined in the report.**

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.

36. ACTIVE TAMESIDE – CAPITAL INVESTMENT PROGRAMME UPDATE

A report was submitted by the Assistant Executive Director, Development Growth and Investment 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 (£2m)
- New Denton Wellness Centre (£14.7m)
- Active Dukinfield (ITRAIN) (£2.3m)
- Active Longdendale (Total Adrenaline) (£0.600m)

The report concluded that, overall, good progress was being maintained with the delivery of the Council's capital investments programme to improve sports and leisure facilities.

RESOLVED

That the content of the report be noted.

CHAIR