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STRATEGIC PLANNING AND CAPITAL MONITORING PANEL

Day: Monday
Date: 13 March 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 28 November 2016 to be signed by the Chair as a correct record (Minutes attached).	1 - 8
4.	CAPITAL MONITORING To consider the attached report of the Assistant Executive Director, Finance.	9 - 34
5.	HIGHWAY CONDITION SUSTAINABILITY OPTIONS - TRANSPORT ASSET MANAGEMENT PLAN Report of the Assistant Executive Director, Environmental Services, attached.	35 - 56
6.	VISION TAMESIDE Report of the Assistant Executive Director, Development, Growth and Investment, attached.	57 - 70
7.	EDUCATION CAPITAL PROGRAMME UPDATE Report of the Assistant Executive Director, Development, Growth and Investment attached.	71 - 80
8.	ACTIVE TAMESIDE CAPITAL PROGRAMME UPDATE Report of the Director of Public Health/Assistant Executive Director, Development, Growth and Investment, attached.	81 - 84
9.	CORPORATE ASSET MANAGEMENT PLAN UPDATE To consider the attached report of the Assistant Executive Director, Development. Growth and Investment, attached.	85 - 94
10.	DEVELOPER CONTRIBUTIONS To consider the attached report of the Assistant Executive Director, Development Growth and Investment.	95 - 100

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
11.	DENTON SOUTH NEIGHBOURHOOD PLANNING FORUM Report of the Assistant Executive Director, Development, Growth and Investment, attached.	101 - 124
12.	FORMALISATION AND CREATION OF C.500 CAR PARKING SPACES IN AND AROUND T&GICFT (TAMESIDE & GLOSSOP INTEGRATED CARE FOUNDATION TRUST) Report of the Assistant Executive Director, Environmental Services, attached.	125 - 152
13.	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, to whom any apologies for absence should be notified.

Agenda Item 3

STRATEGIC PLANNING AND CAPITAL MONITORING PANEL

28 November 2016

Commenced: 2.00pm

Terminated: 2.30pm

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

Chief Executive: Steven Pleasant

Monitoring Officer: Sandra Stewart

Section 151 Officer: Ian Duncan

Also in attendance: Angela Hardman, Robin Monk, Damien Bourke, Ian Saxon, Alison Lloyd-Walsh, Paul Moore and Beverley Stephens.

Apologies for Absence: Councillor B Holland

17. DECLARATIONS OF INTEREST

Members	Subject Matter	Type of Interest	Nature of Interest
Councillor Taylor	Agenda Item: 6 – 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.

18. MINUTES

The Minutes of the meeting of the Strategic Planning and Capital Monitoring Panel held on 5 September 2016 were signed by the Chair as a correct record.

19. CAPITAL MONITORING REPORT – QUARTER 2 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 30 September 2016. The report showed projected capital investment of £56.556 million by March 2017. This was £12.655 million less than the current programmed spend. Re-phasing of £12.380 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 current capital budget monitoring position be noted;**
- (ii) That the resources currently available to fund the capital programme be noted;**
- (iii) That the re-phasing to reflect up-to-date investment profiles be approved;**
- (iv) That the current position in regard to Compulsory Purchase Orders (CPOs) and Indemnities be noted;**
- (v) That the changes to the capital programme be approved;**
- (vi) That the capital receipts position is noted; and**
- (vii) The updated Prudential indicator position be approved.**

20. 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;
- Requests for scheme funding to be reduced on the Capital Programme;
- 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;**
- (ii) The allocation of School Condition and Maintenance funding schemes as outlined in Section 4 and Appendix 2 of the report; and**
- (iii) The reduction of £100,000 of funding for schemes within the capital programme as outlined in Section 5 of the report.**

21. 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 £7,289,500 achieved in the last 11 months.

Planning, Public Consultations and Section 77 consultations were now underway on the 5 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 December 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 repairs 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 September 2016 was £46,987.66. In addition, there had been spend of £16,000 in regard of property related 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:

- (i) That the list of disposals identified in Appendix 1 to the report be approved; and**
- (ii) That the allocation of £46,987.66 to undertake building condition replacement/repair projects as detailed in the report, be approved.**

22. ENGINEERING CAPITAL PROGRAMME 2016/17

Consideration was given to a report of the Assistant Executive Director – Environmental Services, which gave comprehensive details of the total 2016/17 Engineering Capital programme for Environmental Services and identified the sources of funding for 2016/17 and 2017/18. This was set out in **Appendix 1** to the report. It complemented earlier reports to the Strategic Planning and Capital Monitoring Panel in July and September 2016, which set out details of the Highways Structural Maintenance Programme for 2016/17 from within the Engineering Maintenance Block Allocation and other capital schemes.

It was explained that in order to support the objectives and strategies at a local and regional level through the Tameside Sustainable Community Strategy, the Third Greater Manchester Local Transport Plan and national goals of economic regeneration and reduced carbon emissions, the proposed Capital Programme was divided into a number of headings based on the funding shown in **Appendix 2** to the report. This allocated proposed funding allocations to each heading, which included re-profiled budget from 2015/16 and outlined within the report as follows:

- Capital Minor Works Budget (Total £0.143m);
- Structural Maintenance (Bridges and Structures) (Total £0.953m);
- Structural Maintenance (Principal/Non Principal Roads) (Total £1.712m);
- Street Lighting (Total £0.149m);
- Other Works (total £9.477m); and
- Vision Tameside.

RESOLVED

That the following RECOMMENDATIONS be made to Executive Cabinet:

- (i) **That the total Engineering Capital Programme 2016/17, as set out in Appendix 1 to the report, be approved including any increases identified at paragraph 2.4 of the report.**

23. DEVELOPER AGREEMENTS, CONTRIBUTIONS AND SECTION 106 AGREEMENTS

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 the period 31 October 2016 for Section 106 Agreements totalled £352,000, with Developer Contributions totalling £276,000. The balance of unallocated section 106 funds and developer contributions were as follows:-

- Services for Children and Young People - £184,000 (s106) and £61,000 developer contributions;
- Community Services (Operations and Greenspace) - £136,000 (s106) and £201,000 developer contributions; and
- Engineering Services - £31,000 (s106) and £14,000 developer contributions.

A section 106 agreement had been signed for an application at Charlotte House, Albert Road, Hyde. The planning application comprised the demolition of Charlotte House and the construction of a new apartment block containing 16 two bed apartments. The development provided commuted sums to mitigate against the impact the proposal may have on off-site open space provision. The sum of £6,400 would go towards an enhanced play area surface at the park on Croft Street, Hyde.

A section 106 agreement had been drafted for an application at St Stephens Church, Bennett Street, Hyde. The planning application comprised the conversion of the existing church into 16 no. apartments and erection of 14 houses on land adjacent to the church. The development provided commuted sums to mitigate against the impact the proposal may have on education. The sum of £25,000 would go towards the development of the new Discovery Academy in Porlock Street, Hyde.

It was reported that the section 106 agreement proposed for an application at the former Conservative Club on Vernon Street, Ashton would not now apply due to the number of apartments approved for development.

The sum of £20,632.37 would go towards infrastructure improvements to King George's Park, Cedar Park and Smallshaw Fields to include new bins and benches, new play equipment and more sustainable planting. The sum of £16,482.24 would fund new and improved cycle and pedestrian links between Ashton and Queens Road/Palace road as part of the Ashton-Stalybridge circular route identified in Tameside Cycling Strategy Options report.

A section 106 agreement had been proposed for an application at 32 Denton Road, Audenshaw. The planning application comprised the demolition of existing gym and the construction of a new apartment block containing 13 two bed apartments. The development provided commuted sums to mitigate against the impact the proposal may have on off-site open space provision and highways.

The sum of £7,944.59 would assist the Council in providing footpath links to Shepley Wood to the east of the site.

The sum of £7,018.36 would fund highway safety improvements at the junction of Guide Lane, Shepley Lane and Denton Road, Audenshaw.

In respect of requests to draw down funding, Operations and Greenspace had requested a drawdown of £8,500; this was the remaining balance from the Morris Homes Development in Audenshaw S106 Agreement no. 05/00840/OUT. This funding would be used for Environmental Improvements in Audenshaw.

As previously reported to Strategic Capital Panel, it was explained that the Council continued to collect developer obligations for site specific mitigation via S106 agreements, smartly pooling tariff style contributions to avoid limits introduced by the Community Infrastructure Level (CIL) Regulations. The online calculator assists in generating a contribution tariff figure that was fair, reasonable and proportionate in its scale to a proposed development.

In November 2014, the government introduced a lower development threshold limit from which tariff style contributions should not be sought via a Written Ministerial Statement. The Government's decision to introduce such a threshold was challenged by a number of authorities, with the High Court ruling in their favour in July 2015. The Court of Appeal however had recently overturned this, with the effect of re-introducing the initial Government policy announcement.

It was noted therefore that current national policy directed that current national policy directed that tariff style contributions should not be sought from developments of 10 units or less, and which had a maximum combined gross floorspace of no more than 1,000 sqm.

Obligations requested by the Council were supported by the policy framework set out within the adopted Unitary Development Plan (specifically policies: H5-Greenspace, H6-Education and T13-Highways). In the case of policy H6, a minimum development limit of 25 or more dwellings already applied and therefore the above changes to national policy did not affect the Council's ability to request contributions toward this type of infrastructure.

It was further noted that national policy advised there may still be instances, even where the development threshold limits applied, that obligations may be required to make a site acceptable in planning terms.

The Panel were informed that in order to effectively manage the post April 2015 s106 smart pooling system, the Council had implemented a number of technical and policy changes. However, alongside this, a robust monitoring system was required as previously identified and brought to the attention of the Panel.

These processes and procedures were currently the subject of an internal audit. Although it was envisaged the outcome findings of the audit and appropriate responses would be in a shareable position, the audit remained ongoing, albeit in its latter stages.

Draft outcomes of the internal audit were expected shortly which would assist in identifying an appropriate set of further actions requiring attention and the resources required to deliver on these. Ultimately officers would welcome the outcome findings of the audit and share them with the Panel in due course in helping to further deliver a robust and effective process.

RESOLVED

That the following RECOMMENDATIONS be made to Executive Cabinet:

- (i) That the content of the report be noted; and**
- (ii) That authority be given to release funds from the following available resources:
Section 106 – Environmental Improvements in Audenshaw (£8,500).**

24. STRATEGIC TRANSPORT REVIEW – COUNCIL FLEET VEHICLES – FLEET REPLACEMENT PROGRAMME 2017

Consideration was given to a report of the Assistant Executive Director – Environmental Services, which explained that the Council currently operated a varied fleet of 152 vehicles of varying types from vans to refuse vehicles to provide its numerous services to the residents of the Borough. It also operated a fleet of 134 items of plant equipment giving a total fleet size of 286 vehicle and plant.

Members were informed that a report for the essential replacement of 58 vehicle and plant had been approved by the Panel on 13 July 2015.

This report identified a further 129 vehicles and plant of various specifications that were now due replacement in 2017/18.

Following consultations with Service Unit Managers it had been determined that 64 of these 129 items were capable of remaining in service for a further 12 – 24 months.

Subsequently the report concentrated on the replacement of the remaining 65 items as being identified as being in need of essential replacement in order to continue the effective operation and delivery of services. The average age of replacement would be 8 years at 2017.

From these 65 items, 50 units would require funding via borrowing and 15 would be funded using Transport Services reserves set up for this purpose.

Of the 50 units requiring borrowing 9 were welfare buses, 8 of which currently on contract hire and had already had the contract extended by a further 12 months which was due to expire in May 2017.

It was now essential to the continued operation of services that the remaining 65 vehicles and plant were replaced.

The business case for the replacement of the vehicles and plant was detailed in the report and options were presented, which represented the best value way of meeting the Council's needs and achieving a variety of options of savings available, whilst maintaining the operational efficiency of services.

RESOLVED

That the following RECOMMENDATIONS be made to Executive Cabinet:

- (i) That approval be given for the procurement of 65 vehicles and plant identified in the report via a competitive EU tendering process or approved frameworks and the necessary recommendation to Council to amend the Capital programme accordingly. All funding to be repaid by recharging service areas an annual rental to cover purchase, borrowing and maintenance costs covering the borrowing period of 8 years;**
- (ii) Based upon the results of the financial appraisal, that approval be granted for the purchase of the 65 vehicles and plant detailed in the main body of the report to be pursued by prudential borrowing and internal funding;**
- (iii) That an ongoing exercise be undertaken for the remaining fleet items in conjunction with its on-going review of services to ensure that the Council could call upon a fleet of vehicles to support the delivery of those identified services in the most effective manner; and**
- (iv) That when all capital and borrowing is repaid, rentals remain fixed to allow continued contribution to the Council's transport reserves to assist in future fleet replacement programmes.**

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.

25. 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 Assistant Executive Director, Development Growth and Investment further informed Members of an amendment to the timescales reported for the New Denton Wellness Centre, which should read that the facility was due to complete in mid-2018.

RESOLVED

- (i) **That the content of the report be noted; and**
- (ii) **That a further update on the progress of the individual elements detailed in the report be submitted to the next meeting of the Panel.**

CHAIR

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Agenda Item 4

Report To:	Strategic Planning and Capital Monitoring Panel
Date:	13 March 2017
Executive Member/Reporting Officer:	Cllr Jim Fitzpatrick - First Deputy (Performance & Finance) Ian Duncan– Assistant Executive Director (Finance)
Subject:	CAPITAL MONITORING QUARTER 3 2016/17
Report Summary:	<p>This report summarises the capital monitoring position at 31 December 2016 based on information provided by project managers.</p> <p>The report shows projected capital investment of £42.375m by March 2017.</p> <p>Some schemes will be delivered earlier or later than planned, as set out in the report.</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 current position in regards to compulsory purchase orders (CPOs) and indemnities(iv) The updated capital receipts position(v) The intention not to proceed with the purchase of additional shares in InspiredSpaces (Tameside) Ltd
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: (Authorised by the Borough Treasurer)	<p>These are the subject of the report. In summary:</p> <p>The forecast outturn is £42.375m compared to the previous estimate of £57.517m;</p> <p>Re-profiling of £15.475m into the following year(s) to match expected spending profile:</p> <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>
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.

Risk Management:

Failure to properly manage and monitor the Council's budget will lead to service failure and a loss of public confidence.

Access to Information:

The background papers relating to this report can be inspected by contacting Tom Austin, Financial Management by:



phone: 0161 342 3857



e-mail: thomas.austin@tameside.gov.uk

1. INTRODUCTION

- 1.1 This is the third capital monitoring report for 2016/17, summarising the position as at 31 December. There will be one further monitoring statement during 2016/17.
- 1.2 The report incorporates an update on major capital schemes and an update on Compulsory Purchase Orders (CPOs), indemnities, and potential liabilities.

2. KEY POINTS

- 2.1 The current forecast is for services areas to have spent £42.375m on capital investment by March 2017, which is £20.381m less than the current programmed spend.
- 2.2 This is detailed in section 3 of the report, explanations are also provided for capital projects with a projected variation of £0.100m or above over the life of the project.
- 2.3 Section 3 also details schemes with an in-year variation in excess of £0.100m and seeks approval to re-profile the capital expenditure of the project. An explanation for the need to re-profile the capital expenditure is also provided.
- 2.4 Table 1 below provides a high level summary of capital expenditure by service area.

Table 1: Overall capital monitoring statement April-December 2016

CAPITAL MONITORING STATEMENT - DECEMBER 2016				
	Annual Budget	Actual	Projected Outturn	Projected Outturn Variation
	£000	£000	£000	£000
<u>PEOPLE</u>				
Children's	658	341	658	0
Education	11,756	2,734	4,630	(7,126)
Active Tameside	4,503	3,626	4,209	(294)
Adults Services	824	150	200	(624)
<u>PLACES</u>				
AIPM	17,655	9,211	16,388	(1,267)
Stronger Communities	784	77	171	(613)
Development & Investment	6,163	1,884	3,375	(2,788)
Digital Tameside	1,128	242	658	(470)
Engineering Services	12,433	5,060	8,964	(3,469)
Environmental Health	1,105	11	257	(848)
Operations	177	71	153	(24)
Transport	2,520	1,307	2,422	(98)
<u>Exchequer</u>				
	90	80	90	0
Unallocated	2,960	0	200	(2,760)
Total	62,756	24,794	42,375	(20,381)

2.5 It is proposed that the capital investment programme is re-profiled to reflect current information. Proposed re-profiling of £15.475 million into the next financial year is identified within the individual service area tables below.

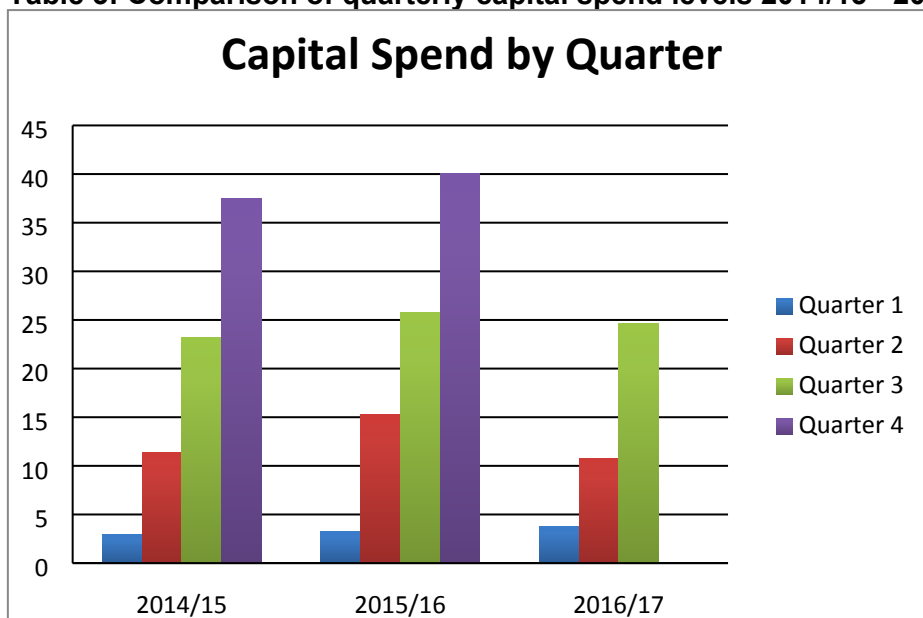
2.6 Table 2 below shows the current Resources funding the 2016/17 capital programme. The resourcing structure, however, is not final and the Assistant Executive Director (Finance) will make the best use of resources available at the end of the financial year.

Table 2: Funding statement 2016/17

Resources	£000
Grants & Contributions	22,376
Revenue Contributions	623
Corporate:	
- Prudential Borrowing	6,995
- Reserves / Capital Receipts	32,762
Total	62,756

2.7 The chart below shows a year on year comparison of capital expenditure on quarterly basis.

Table 3: Comparison of quarterly capital spend levels 2014/15 - 2016/17



3. CAPITAL EXPENDITURE TO DATE AND PROJECTED OUTTURN 2016/17

3.1 This section of the report provides an update of capital expenditure to date along with details of re-profiling to be approved in this report and the overall projected outturn position of the Capital projects. Where variances of £0.100m and over are anticipated over the life of the scheme an explanation is also provided.

Education

3.2 The table below outlines the projected investment for Education services. An explanation has also been provided for the requested re-profiling.

Table 4: Detail of Education Capital Investment Programme

Education Capital Programme Statement					
Capital Scheme	2016/17 Budget	Actual	Projected Outturn	Projected Outturn Variation	Re-profiling to be approved in this Quarter
Aldwyn Primary Additional Accommodation	1,192	135	135	(1,057)	(1,057)
Alder Buy Out Fitness Centre	1,000	0	0	(1,000)	(1,000)
Hyde Targeted Basic Need New School	673	676	676	3	
Livingstone Remodelling/Extension	544	140	544	0	
Cromwell Enhancements	309	0	0	(309)	(309)
Two Year Old Entitlement Grant - Funding Stream	264	28	264	0	
Primary Capital Programme - Russell Scott	256	0	0	(256)	(256)
St Damian's Classroom Alterations	250	246	246	(4)	(4)
St James' Hattersley - Additional Classroom	220	33	220	0	
Greenside Boiler And Fan Convectors	220	22	156	(64)	
Greenside Lighting, Fire Alarm And Small Power	208	348	272	64	
Livingstone Heat Emitters And Pipework	193	171	193	0	
Gorse Hall Small Power	189	174	189	0	
Arlies Fan Convectors, Controls And LST Radiator Covers	180	11	11	(169)	(169)
Waterloo Boiler And Heat Emitters	119	0	0	(119)	(119)
Hollingworth Kitchen & Dining Refurbishment (UIFSM 2)	118	0	0	(118)	(118)
Discovery Academy - Remodelling/Furniture	115	84	115	0	
Broadoak Primary External Areas	100	0	100	0	
St Anne's Denton Flat Roofs	100	0	100	0	
School Condition Related Works Contingency	85	0	85	0	
Main Entrance, Toilets and Admin	73	0	0	(73)	(73)
Schools Unallocated Funding Streams	3,583	0	0	(3,583)	(3,583)
Other Minor Schemes	1,765	666	1,324	(441)	(446)
Total	11,756	2,734	4,630	(7,126)	(7,134)

Table 4b: Education Capital Investment Programme – Re-profiling

Explanation of Re-profiling at Quarter 3			
Service Area	Capital Project	Explanation for Re-profiling	Amount £000
Education	Aldwyn Primary Additional Accommodation	Scheme has been delayed due to a value for money assessment being undertaken and outstanding contractual arrangements.	(1,057)
Education	Alder Buy Out Fitness Centre	This project is directly connected to the review of the PFI projects that started recently and the associated capital costs are now considered unlikely to be incurred until 2017/18.	(1,000)
Education	Primary Capital Programme – Russell Scott	This project is continuing and ongoing pressures will be met from this sum.	(256)
Education	Arlies Fan Convectors, Controls and LST Radiator Covers	The spend profile of this scheme has been revised following asbestos and other surveys and developing the design specification for the replacement system. The tenders should be back shortly and a further report will be made to the Panel. Heating systems need to be replaced in the summer months and should the tenders be returned within the existing governance amount a start is hoped to be made in replacing the heaters at Easter and Whit. The disruption otherwise caused to the school means it is not practical to carry out the replacements other than in the school holidays.	(169)
Education	Hollingworth Kitchen & Dining Refurbishment	This refurbishment scheme has effectively been put “on hold” because we were successful in bidding for a replacement kitchen and dining block under the Priority Schools Rebuilding Programme 2 (PSBP2). Rather than spend money on refurbishing a building that has serious condition problems it was felt prudent to wait for the outcome of the PSBP2 process. The replacement block is being procured directly by the EFA. Discussions about what can be built under the successful bid are reaching a critical stage and should be resolved shortly.	(118)
Education	Waterloo Boiler and Heat Emitters	Work on other boiler and heat emitter schemes such as Livingstone, Downson and Stalyhill Infants has delayed this scheme. It is planned to revisit it in the spring/summer.	(119)

Education	Cromwell Enhancements	Betterment of the reinstated school following the fire is still being considered.	(309)
Education	Schools Funding Streams	Amount unallocated in year will be re-profiled into 2017/18 and allocated to appropriate schemes.	(3,583)

Children's Services

- 3.3 The table below outlines the projected investment for Children's services. At present no re-profiling is required.

Table 5: Detail of Children's Services Investment Programme

Children's Services Capital Programme Statement					
Capital Scheme	2016/17 Budget	Actual	Projected Outturn	Projected Outturn Variation	Re-profiling to be approved in this Quarter
Purchase of Two Children's Homes and Edge of Care Provision	658	341	658	0	
Total	658	341	658	0	0

Stronger Communities

- 3.4 The table below outlines the projected investment for Stronger Communities. An explanation has also been provided for the requested re-profiling.

Table 6: Detail of Stronger Communities Capital Investment Programme

Stronger Communities Capital Programme Statement					
Capital Scheme	2016/17 Budget	Actual	Projected Outturn	Projected Outturn Variation	Re-profiling to be approved in this Quarter
Libraries In The 21 st Century	559	60	142	(417)	(417)
Supporting Customer Experience And Contact	179	0	1	(178)	(178)
Safe And Secure Project (Alleygating And Burglary Reduction)	38	17	28	(10)	0
Street Art In The Community	8	0	0	(8)	(8)
Total	784	77	171	(613)	(603)

Table 6b: Community Services Capital Investment Programme – Re-profiling

Explanation of Re-profiling at Quarter 3			
Service Area	Capital Project	Explanation for Re-profiling	Amount £000
Stronger Communities	Supporting Customer Experience and Contact	It has been agreed to move the remainder of the funds for this scheme into the Digital by Design scheme within Digital Tameside. IT are currently project managing implementation of the multi-media functionality of the contact centre system and there is additional further functionality to be implemented going forward, including expanding and digitising the call centre and reducing call volumes.	(178)
Stronger Communities	Libraries in the 21 st Century	Following a successful tender process a contract has been entered into with a supplier to provide the technology required to facilitate a mix of staffed and Open+ hours (hours when the library is available to customers when there are no staff present) also an RFID security system. Initial site visits have been undertaken to establish where the equipment will be located including CCTV cameras, security gates, self-service kiosks etc. Building work is now being commissioned at each library site to enable the technology to be fully functional.	(417)

Active Tameside

3.5 The table below outlines the projected investment for Public Health. An explanation has also been provided for the requested re-profiling.

Table 7: Detail of Active Tameside Capital Investment Programme

Active Tameside Capital Programme Statement					
Capital Scheme	2016/17 Budget	Actual	Projected Outturn	Projected Outturn Variation	Re-profiling to be approved in this Quarter
Active Tameside Wellness Centre & Wider Investment	4,064	3,265	3,799	(265)	(250)
Hyde United FC	415	355	400	(15)	
Droylsden Youth Centre	24	6	10	(14)	
Total	4,503	3,626	4,209	(294)	(250)

Table 7b: Active Tameside Capital Investment Programme – Re-profiling

Explanation of Re-profiling at Quarter 3			
Service Area	Capital Project	Explanation for Re-profiling	Amount £000
Active Tameside	Active Tameside Wellness Centre and Wider Investment	Roof Replacement at Medlock - this scheme has been accelerated as the contractor is available to start early.	100
		New Active Denton - Scheme delayed due to protracted negotiations to establish the land purchase and development agreement	(200)
		Extension to Hyde Leisure Pool – Delayed procurement due to limited interest in the development from the construction market	(150)

Adult Services

- 3.6 The table below outlines the projected investment for Adult Services. No re-profiling is required at this time.

Table 8: Detail of Adult Services Capital Investment Programme

Adult Services Capital Programme Statement					
Capital Scheme	2016/17 Budget	Actual	Projected Outturn	Projected Outturn Variation	Re-profiling to be approved in this Quarter
Unallocated Funding	685	0	0	(685)	
CCTV	139	150	200	61	
Total	824	150	200	(624)	0

Asset Investment Partnership Management (AIPM)

- 3.7 The table below outlines the projected investment for AIPM. An explanation has also been provided for the requested re-profiling.

Table 9: Detail of Asset Investment Partnership Management (AIPM) capital programme

AIPM Capital Programme Statement					
Capital Scheme	2016/17 Budget	Actual	Projected Outturn	Projected Outturn Variation	Re-profiling to be approved in this Quarter
Vision Tameside	11,000	8,527	10,142	(858)	(858)
Purchase Freehold. Whitelands Rd. Ashton	5,400	0	5,400	0	
Opportunity Purchase Fund (Individual Approval Required)	500	5	5	(495)	
Building Fabric Works	440	470	440	0	
Prep Of Outline Planning Applications / Review Of Playing Field Provision	116	0	0	(116)	(116)
Tame Street Emergency Generators	93	2	93	0	
Dukinfield Crematoria Clock Tower	54	0	0	(54)	(54)
Development Of Former Stamford High School Site	50	48	48	(2)	
Mottram Showground (OPF)	2	1	2	0	
Wellington Works	0	156	156	156	
Public Realm	0	2	102	102	102
Total	17,655	9,211	16,388	(1,267)	(926)

Table 9b: AIPM Capital Investment Programme – Variations

Explanation of Variations			
Service Area	Capital Project	Explanation for Variation	Amount £000
AIPM	Opportunity Purchase Fund	This allocation requires individual bids, Bootle Street is the only bid in this financial year which has been approved and has been put on hold until the new financial year.	(495)
AIPM	Wellington Works	These are outstanding legal costs relating to a previous scheme which involved a complex compulsory purchase compensation matter.	156

Table 9c: AIPM Capital Investment Programme – Re-profiling

Explanation of Re-profiling at Quarter 3			
Service Area	Capital Project	Explanation for Re-profiling	Amount £000
AIPM	Vision Tameside	The re-profiling of this scheme takes in to account the construction milestone schedule timeframe in which works will be carried out for when the new building will open which is estimated to be approximately September 2018. The contract has now been signed with a clear revised schedule 9 and an agreed 2% retention which has now been taken into account in the re-profiling.	(858)
AIPM	Prep of Outline Planning Applications	The original allocation is to undertake surveys and prepare outline planning applications for the former Mossley Hollins, Samuel Laycock and Hartshead school sites. The bidding process for Mossley Hollins and Hartshead sites is not expected to be completed until the next financial year.	(116)
AIPM	Public Realm	The re-profiling of this scheme is to accelerate this amount from 17/18 reducing the £2.631m allocation for 17/18.	102

Development and Investment

- 3.8 The table below outlines the projected investment for Development and Investment. An explanation for requested re-profiling is provided below.

Table 10: Detail of Development and Investment Capital Programme

Development and Investment Capital Programme Statement					
Capital Scheme	2016/17 Budget	Actual	Projected Outturn	Projected Outturn Variation	Re- profiling to be approved in this Quarter
Ashton Town Centre And Civic Square	3,052	1,029	1,094	(1,958)	(1,958)
Disabled Facilities Grants	1,547	822	1,300	(247)	
Ashton Old Baths	916	0	916	0	
Grant Funding Yet To Be Allocated	259	0	0	(259)	
St Petersfield	229	33	65	(164)	(164)
Godley Hill Development And Access Road	110	0	0	(110)	(110)
Longlands Mill	24	0	0	(24)	
Hyde Town Centre	23	0	0	(23)	(23)
Ashton Market Hall Incubator Units	3	0	0	(3)	
Total	6,163	1,884	3,375	(2,788)	(2,255)

Table 10b: Development and Investment Capital Programme – Variations

Explanation of Variations			
Service Area	Capital Project	Explanation for Variation	Amount £000
Development and Investment	Grant Funding Yet to be allocated	Housing capital grant monies not yet allocated, as no relevant schemes have been identified. Funding will be required to be slipped into the next financial year if not spent by year end.	(259)
Development and Investment	Disabled Facilities Grant	One of the three surveyors left the Council in November 2015, prior to the unexpected national increase in DFG funds. The Council has since attempted to gain assistance from other Greater Manchester authorities, but this has proved unsuccessful, as has an attempt to fill the position with temporary staff. A Technical Officer has now been brought into the post.	(247)

Table 10c: Development and Investment Capital Programme – Re-profiling

Explanation of Re-profiling at Quarter 3			
Service Area	Capital Project	Explanation for Re-profiling	Amount £000
Development and Investment	Ashton Town Centre	This project is split into two phases. Phase 1 is now almost complete. Phase 2 is scheduled to commence in 2018 and be complete in 2019. These timescales are in line with the Vision Tameside Phase 2 construction programme.	(1,958)
Development and Investment	St Petersfield	The amount of re-profiling is to ensure sufficient reserves are in place to meet existing obligations resulting from the CPO and ongoing estate management.	(164)
Development and Investment	Godley Hill Road	Project is still being developed and spend is now likely to be incurred in 2017/18.	(110)

Digital Tameside

- 3.9 The table below outlines the projected investment for Digital Tameside. An explanation has also been provided for the requested re-profiling.

Table 11: Detail of Digital Tameside Capital Investment Programme

Digital Tameside Capital Programme Statement					
Capital Scheme	2016/17 Budget	Actual	Projected Outturn	Projected Outturn Variation	Re-profiling to be approved in this Quarter
Working Differently - ICT Hardware & Software	411	14	181	(230)	(230)
ICT - Enablement Project	377	29	137	(240)	(240)
Town Centre Wi-Fi	171	125	171	0	
Digital By Design	124	74	124	(0)	
Disaster Recovery Site	45	0	45	0	
Total	1,128	242	658	(470)	(470)

Table 11b: Digital Tameside Capital Investment Programme – Re-profiling

Explanation of Re-profiling at Quarter 3			
Service Area	Capital Project	Explanation for Re-profiling	Amount £000
Digital Tameside	ICT Vision Tameside	The re-profiling of this scheme takes in to account the timeframe in which works will be carried out for when the new TAC will open which is estimated to be approximately September 2018.	(240)
Digital Tameside	Working Differently	IT Hardware & Software, Re-profiling £230k in Q3 leaving £181k still to be spent this year. The spending will occur in Q4 following the set up of the infrastructure for SharePoint and expansion of contract for Information@Work.	(230)

Engineering Services

3.10 The table below outlines the projected investment for Engineering Services. An explanation has also been provided for the requested re-profiling.

Table 12: Detail of Engineering Services Capital Investment Programme

Engineering Services Capital Programme Statement					
Capital Scheme	2016/17 Budget	Actual	Projected Outturn	Projected Outturn Variation	Re-profiling to be approved in this Quarter
Highways Maintenance Funding	2,657	1,661	2,343	(314)	(314)
LED Street Lighting Investment	2,304	783	2,304	0	
Challenge Funding	2,199	564	1,247	(952)	(952)
Denton Link Road	1,418	951	1,118	(300)	(300)
Pothole Funding	1,000	659	1,000	0	
Junction Improvements On/Off At J23 M60	359	0	0	(359)	(359)
Hattersley Station Passenger Facilities	304	2	50	(254)	(254)
King Edward Road Retaining Wall	300	89	300	0	
Access to Metrolink Stops	300	0	0	(300)	(300)
Ashton Northern Bypass - Stage 2	279	175	200	(79)	
Ashton - Stalybridge Cycle Route	228	4	4	(224)	(224)
Ashton Town Centre Improvements	191	0	0	(191)	(191)
Huddersfield Narrow Canal	185	5	5	(180)	(180)
Dukinfield Corridor	160	2	30	(130)	(130)
Whiteacre Road/Curzon Road Junction Improvements	0	100	0	0	0
Other Minor Schemes	549	65	363	(186)	0
Total	12,433	5,060	8,964	(3,469)	(3,204)

Table 12b: Detail of Engineering Services Capital Programme – re-profiling

Explanation of Re-profiling at Quarter 3			
Service Area	Capital Project	Explanation for Re-profiling	Amount (£000)
Engineering Services	Challenge Fund Stream	Manchester Road – Delays due to negotiations with neighbouring Highway Authorities, land owners and utility companies. A decision has also been made to undertake the works in more favourable weather.	(952)
Engineering Services	M6 J23 Pinch Point	Discussions currently underway with TfGM to reallocate the funding for these schemes to highway related Ashton Public Realm Growth Deal 2 Scheme as a contribution to revised bus routing, new highway infrastructure and related works in and around the new Shared Service Centre and Market Square area as part of the Vision Tameside Strategy. A new mini - business for the wider Ashton Public Realm Scheme has been submitted to TfGM and a decision is awaiting the GMCA/TFGM proposals following the Growth Deal 3 announcement made in the Autumn Statement.	(359)
	Access to Metrolink Shops		(300)
	Access to Ashton Town Centre		(191)
Engineering Services	Highway Maintenance Funded Schemes	Schemes have been delayed due to negotiations with landowners, adverse weather conditions on site and site access issues.	(314)
Engineering Services	Crown Point Link Road	Delay to scheme completion date due to complex negotiations with utility company. The outcome of these negotiations has been favourable to the Council both financially and will avoid future additional disruption.	(300)
Engineering Services	Hattersley Station Passenger Facilities	The original scheme proposal was for TfGM to project manage this scheme. TfGM eventually decided that they would not undertake the project management role and this is now being undertaken by Tameside. This process took several months. TfGM have agreed that the Growth Deal 2 funding for this scheme for 2016/17 can be slipped into 2017/18.	(254)
Engineering Services	Ashton to Stalybridge Cycle Route	Initial scheme development has shown that significant lengths of the canal towpath between Ashton Portland Basin and Plantation St, Ashton are not suitable for use as a cycle route. Discussions currently underway with TfGM to reallocate the funding for this scheme to highway related Ashton Public Realm Scheme as a contribution to revised bus routing, new highway infrastructure and related works in and around the new Shared Service Centre and Market Square area as part of the Vision Tameside Strategy.	(225)

Engineering Services	Huddersfield Narrow Canal	This scheme is linked to the Growth Deal 1 scheme for the improvement of the Huddersfield Canal towpath between Ashton and Stalybridge town centre. Initial scheme development has shown that significant lengths of the canal towpath between Ashton Portland Basin and Plantation St, Ashton are not suitable for use as a cycle route. A number of route options between Ashton and Stalybridge town centres have been developed. Discussions with TfGM have led to the conclusion that the Ashton to Stalybridge link is that no deliverable option exists at the present time which would provide a high quality, direct cycle route between Ashton and Stalybridge which would provide VfM and be deliverable within the available budget. It is proposed that this CCAG2 funding is used to provide additional sections to the other 2 Cycle City Ambition Grant 2 schemes and these are currently under consideration in conjunction with TfGM.	(180)
Engineering Services	Dukinfield Corridor	Grant funding from casualty reduction partnership. Original design changed following detailed topographic survey also resulting in additional design work by Greater Manchester Urban Traffic Control.	(130)

Environmental Services

- 3.11 The table below outlines the projected investment for Environmental Services. An explanation has also been provided for the requested re-profiling.

Table 13: Detail of Environmental Services Capital Investment Programme

Environmental Services Capital Programme Statement					
Capital Scheme	2016/17 Budget	Actual	Projected Outturn	Projected Outturn Variation	Re-profiling to be approved in this Quarter
Guide Lane Former Landfill Site	465	4	250	(215)	
Retrofit (Basic Measures)	329	7	7	(322)	(322)
Carbon Reduction - Invest To Save Schemes Approval Required	311	0	0	(311)	(311)
Total	1,105	11	257	(848)	(633)

Table 13b: Detail of Environmental Services Capital Programme – Variations

Explanation of Variations			
Service Area	Capital Project	Explanation for Variation	Amount (£000)
Environmental Services	Guide Lane Former Landfill Site	The variation of £215k is unlikely to be required this financial year, the remaining budget allocated is required to cover any further unforeseen costs associated with this scheme; and to ensure that our statutory duties required under Part 2A of the Environmental Protection Act 1990, which are to remediate the land if there is a significant risk of harm to persons or property, in accordance with statutory guidance issued by the Secretary of State, are met.	(215)

Table 13c: Detail of Environmental Services Capital Programme – Re-profiling

Explanation of Re-profiling at Quarter 3			
Service Area	Capital Project	Explanation for Re-profiling	Amount (£000)
Environmental Services	Retrofit (Basic Measures)	This budget is used to 'top up ' domestic retrofit measures that are primarily funded by ECO grants emanating from DECC. The supply of central funding available has been sporadic, making it difficult to profile the spend. However, we are entering into a new funding round, ECO 17. This should see a much more consistent and well-funded devolved funding regime and we are also planning to reinstate the TMB Boiler Replacement Scheme.	(322)
Environmental Services	Carbon Reduction	The proposed projects connected to this funding have been subject to delay and cancellation through changing Government priorities and legislation. In order to bring some surety into this area of work we have begun work with Local Partnerships via a GM wide procurement exercise. Local Partnerships have begun work with us to develop schemes to energy retrofit a number of Council buildings including the Sports Trust. The work will identify measures to be undertaken, funding required, pay back periods and overall savings. The capital monies will be used to fund some of the required structural/building retrofit measures.	(311)

Operations

3.12 The table below outlines the projected investment for Operations. An explanation has also been provided for the requested re-profiling.

Table 14: Details of Operations Capital Investment Programme

Operations Capital Programme Statement					
Capital Scheme	2016/17 Budget	Actual	Projected Outturn	Projected Outturn Variation	Re-profiling to be approved in this Quarter
Dukinfield Park Improvements	20	6	20	0	
Silver Springs Infrastructure	20	0	20	0	
Sunnybank Park - Landscaping	19	17	19	0	
Green Space Improvements - Hyde	16	0	0	(16)	
Rocher Vale & Hulmes And Hardy Wood	15	10	29	14	
Allotment Railings And Infrastructure Improvement	14	2	2	(12)	
Tree Planting Programme	10	1	6	(4)	
Stamford Park Infrastructure	10	0	0	(10)	
War Memorials	10	8	8	(2)	
Other Minor Schemes	43	27	49	6	
Total	177	71	153	(24)	0

Transport

- 3.13 The table below outlines the projected investment for Transport. An explanation has also been provided for the requested re-profiling.

Table 15: Detail of Transport Capital Investment Programme

Transport Capital Programme Statement					
Capital Scheme	2016/17 Budget	Actual	Projected Outturn	Projected Outturn Variation	Re-profiling to be approved in this Quarter
Procurement of 58 Fleet Vehicles	2,442	1,229	2,344	(98)	
Light Vans	39	39	39	0	
3 Ransom Mowers	39	39	39	0	
Total	2,520	1,307	2,422	(98)	0

Exchequer

- 3.14 The Table below outlines the projected Investment for Exchequer. No re-profiling has been requested.

Table 16: Detail of Exchequer Capital Investment Programme

Exchequer Capital Programme Statement					
Capital Scheme	2016/17 Budget	Actual	Projected Outturn	Projected Outturn Variation	Re-profiling to be approved in this Quarter
Online Forms	90	80	90	0	
Total	90	80	90	0	0

4. COMPULSORY PURCHASE ORDERS, INDEMNITIES AND POTENTIAL LIABILITIES

Redmond Close

- 4.1 The occupants of 22 Redmond Close have agreed that the Council can purchase their property. It is anticipated this will be within the approved financial envelope for this project and the necessary governance is being obtained.

Wellington Works

- 4.2 This was a complex compulsory purchase compensation matter, which has now been resolved. All final costs incurred will be managed within the Council capital budget.

Denton Link Road

- 4.3 A General Vesting Declaration (GVD) has been executed for land required within the CPO in relation to Denton Link Road and so the Council has now assumed responsibility for the same, by registering its legal title to the land with HM Land Registry.
- 4.4 The Council has completed a variation to the CPO Indemnity and Development Agreement to enable the delivery of the link road.

Hattersley CPO

- 4.5 The Council approved the making of a compulsory purchase order in respect of the one outstanding property in June 2015 in order to facilitate the final phase of the new District Centre for Hattersley and continues to work with its partners, Peak Valley Housing Association and the Homes and Communities Agency. Peak Valley Housing Association have indemnified the Council's CPO costs through a CPO Indemnity Agreement.

5. CHANGES TO THE APPROVED 3 YEAR CAPITAL PROGRAMME

- 5.1 Since the previous Capital Monitoring report there has been an increase in the programme totalling £8.116m over the period 2016/17 - 2018/19. This includes investment in the Council's fleet, increases to the engineers programme, and the acquisition of the freehold of a property in Whitelands Road, Ashton, together with several other smaller changes. Full details are listed in **Appendix 1**.
- 5.2 It should be noted that it is no longer intended to acquire an increased shareholding in InspiredSpaces (Tameside) Ltd, as previously approved by Executive Cabinet on 29 June 2016. This is due to a potential adverse effect on the level of PFI Credit grant the Council currently receives from the Government. The shares are intended to be purchased by the

other shareholder in the partnership, Amber, and it will be necessary to restructure as a consequence.

6. CAPITAL RECEIPTS

- 6.1 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.
- 6.2 £11.3m of BSF Capital Receipts are to be repaid corporately, to repay previous temporary funding of the Schools Capital Programme.
- 6.3 Receipts of £2.216m have been generated in year to date from the disposal of Council assets. The forecast proceeds from asset sales for the financial year is £5.19m.

7. PRUDENTIAL INDICATORS

- 7.1 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 demonstrated that the objectives of the Code are being fulfilled. The initial Prudential Indicators for 2016/17 and the following two years were set out by the Council in February 2016. The Capital Expenditure indicator has been updated to reflect the latest position.
- 7.2 The latest Prudential Indicators are shown in **Appendix 2**.

APPENDIX 1

Changes to the Capital Programme

			BUDGET CHANGES 2016/17 £000	BUDGET CHANGES 2017/18 £000	BUDGET CHANGES 2018/19 £000	TOTAL £000
SERVICE	SCHEME	SOURCE OF FUNDING				
Capital Programme Q2 Monitoring			69,211	59,722	11,744	140,676
A) Increases to the Programme						
AIPM	Purchase Freehold. Whitelands Rd. Ashton	Reserves / Capital Receipts	5,400			5,400
Engineering Services	King Edward Road Retaining Wall	RCCO	300	100		400
Engineering Services	Highways Maintenance Funding	Grant	116			116
Digital Tameside	Town Centre Wi-Fi	RCCO	50			50
Environmental Services	Audenshaw Environmental Improvements	Capital Contribution	9			9
Transport	Fleet Replacement 17/18 (SPCMP Nov. 2016)	Borrowing		2,256		2,256
			5,875	2,356	0	8,231
B) Reductions to Programme						
AIPM	Energy Consumption Pilot Scheme Dukinfield Town Hall	Reserves / Capital Receipts	(46)			(46)
AIPM	Dukinfield Crematoria Clock Tower	Reserves / Capital Receipts	(44)			(44)
AIPM	TAC Fire Alarm Upgrade	Reserves / Capital Receipts	(20)			(20)
AIPM	Knowle Avenue Depot / JW Lees Social Club Site	Reserves / Capital Receipts	(5)			(5)
			(115)	0	0	(115)

C) Funding Transfers in Programme

		Reserves / Capital				0
AIPM	Vision Tameside	Receipts	(6,000)	6,000		0
		RCCO/Specific Capital				
Transport	Refuse Collection Fleet	Receipts/Reserves	(3,060)	3,060		0
Education	Aldwyn Primary Additional Accommodation	Grant	(1,191)	1,191		0
Development And Investment	Disabled Facilities Grants	Grant	(700)	700		0
Engineering Services	The Longdendale Integrated Transport Strategy	Specific Capital Receipts	(480)	480		0
Digital Tameside	ICT - Vision Tameside	Reserves / Capital Receipts	(390)	170	220	0
AIPM	Mottram Showground (OPF)	Reserves / Capital Receipts	(159)	159		0
Environmental Services	Allotment Railings And Infrastructure Improvement	Reserves / Capital Receipts	(62)	62		0
AIPM	Document Scanning	Reserves / Capital Receipts	(58)	58		0
Environmental Services	Tree Planting Programme	Capital Contributions	(30)	30		0
Environmental Services	Children's Play	Reserves / Capital Receipts	(20)	20		0
Environmental Services	Dukinfield Park Improvements	Reserves / Capital Receipts	(20)	20		0
Environmental Services	Rocher Vale & Hulmes And Hardy Wood	Capital Contributions	(14)	14		0
Environmental Services	Green Space Improvements - Dukinfield	Capital Contributions	(11)	11		0
Environmental Services	Stamford Park Infrastructure	RCCO	(10)	10		0
Environmental Services	War Memorials	Capital Contributions	(10)	10		0

Education	Capital Maintenance - Funding Stream	Grant	(214)	(214)
Education	Basic Need - Funding Stream	Grant	(212)	(212)
Resources	Estimated Future Borrowing Approvals / Receipts	Reserves / Capital Receipts	(47)	(47)
Education	SEN Review	Grant	(26)	(26)
Education	Broadoak Primary Seed Challenge	Grant	(25)	(25)
Education	Holden Clough FF&E For New School Project	Grant	(15)	(15)
Education	Holden Clough Seed Challenge	Grant	(13)	(13)
Education	Holden Clough - Remodelling	Grant	(12)	(12)
Education	Holden Clough Additional Path (PSBP)	Grant	(9)	(9)
Education	Mechanical & Electrical - Oakdale	Grant	(9)	(9)
Education	Mechanical & Electrical - Buckton Vale	Grant	(8)	(8)
Education	Mechanical & Electrical - Yew Tree Primary	Grant	(7)	(7)
Education	Mechanical & Electrical - Corrie Primary	Grant	(6)	(6)
Education	Mechanical & Electrical - Broadbent Fold	Grant	(4)	(4)
Education	Hyde Community College	Grant	(3)	(3)
Education	Leigh Drainages	Grant	2	2
Education	Heys Toilet Adaptations	Grant	5	5
Education	Stalyhill Toilet Adaptation	Grant	5	5
Education	Hollingworth Drainage	Grant	10	10
Education	Gorse Hall Power And Fire Alarm	Grant	14	14
Education	BSF ICT Capital	Grant	16	16
Education	Milton St John Primary - Temporary Emergency Works	Grant	24	24
Education	Wildbank Lighting And Power	Grant	32	32
Education	Inspire Academy - Play Equipment	Grant	40	40
Education	Astley High School - Carpets	Grant	41	41
AIPM	Building Fabric Works	Reserves / Capital Receipts	47	47
Education	St James Ashton H&S	Grant	65	65
Education	Cromwell M&E Upgrade		114	114
Education	Cromwell Enhancements	Grant	195	195

	(12,215)	11,995	220	0
Net Changes to Programme	(4,455)	14,351	220	8,116
Capital Programme 2016/17 Q3	62,756	74,073	11,964	148,792

RCCO stands for “Revenue Contribution to Capital Outlay” and describes where capital investment is funded from revenue sources.

AIPM stands for Asset Investment Partnership Management.

Education changes agreed as part of Education Capital Programme Progress update at November Strategic Planning & Capital Monitoring Panel.

APPENDIX 2

Prudential Indicators

Actuals v limits as at 04/01/2017

	Limit	Actual as at 04/01/17	Amount within limit
	£000	£000	£000
Operational Boundary for External Debt	268,176	118,879	(149,297)
Authorised Limit for External Debt	288,176	118,879	(169,297)
Upper Limit for fixed	199,173	(28,421)	(227,594)
Upper Limit for variable	66,391	(17,335)	(83,726)
Capital financing requirement	199,173	189,253	(9,920)
Capital expenditure	57,306	43,892	(13,414)

Prudential Indicators

Gross borrowing and the capital financing requirement	CFR @ 31/03/16 + increase years 1,2,3	Gross borrowing @ 04/01/17	Amount within limit
	199,173	118,879	(80,294)

Maturity structure for borrowing 2016/17

Fixed rate

Duration	Limit	Actual
Under 12 months	0% to 15%	1.08%
12 months and within 24 months	0% to 15%	4.72%
24 months and within 5 years	0% to 30%	0.86%
5 years and within 10 years	0% to 40%	4.04%
10 years and above	50% to 100%	89.29%

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Agenda Item 5

Report To: STRATEGIC PLANNING & CAPITAL MONITORING PANEL

Date: 13 March 2017

Executive Member Councillor Allison Gwynne, Clean & Green

Reporting Officer: Ian Saxon Assistant Executive Director, Environmental Services

Subject: HIGHWAY CONDITION - SUSTAINABILITY OPTIONS - TRANSPORT ASSET MANAGEMENT PLAN (TAMP)

Report Summary: This report identifies key issues with regards to ensuring our highway network can be maintained in a financially sustainable manner to in order that it can continue to deliver a reliable and resilient asset base for our residents, businesses and visitors.

The road network is 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 require addressing if we are to deliver the wider desires of improving our transport infrastructure, strengthening the local business communities and town centres and attracting inwards investment.

The report references the Tameside Transport Asset Management Plan (TAMP) and the TAMP Policy and Strategy which identifies 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 provides options to implement a medium term strategy to improve the condition on the Borough's highway network (footways and carriageways).

In addition, an Executive Summary at the front of the report provides a contextual overview of the issues.

Recommendations:

1. 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.
2. That the principle for additional capital investment to address the current network deterioration on our footways and carriageways is supported.
3. The amount to be included in the capital investment programme be considered in a future report alongside all other requests for funding.

Links to Community Strategy: Prosperous Tameside.
Attractive Tameside.
Safe Tameside.

Policy Implications:

The main Tameside TAMP Policy and Strategy provides a strategic framework that Members and officers can work within to ensure that assets that form the highway network are maintained and/or improved to ensure effective stewardship, supporting a safer, cleaner and more sustainable environment.

Financial Implications:

This report outlines the investment required to address the continuing deterioration of the highway network in Tameside.

(Authorised by the Section 151 Officer)

The four year annual budget required to return the Borough's roads and footways to a steady state is circa £5.8m. An annual investment of £4m over four years would be supported by annual capital monies of £1.8m (mainly grant funded). This would provide the asset conditions as described in Table 6 (carriageways) and 8 (footways).

However, to address the current deterioration before the network condition falls to unacceptable levels and to provide an improvement in the Borough's footway and carriageway network a model of investment has been determined that would show improvements to the assets as set in in Table 7 and 9 delivered via a total additional investment of £20m, over 4 years, which would be required to achieve these improvements to the Borough's roads and footways.

If agreed the availability of resources will be considered alongside other requests for funding at a future meeting of this panel.

It should be noted that the current level of capital funding (mainly grants) over the next four years has been assumed to remain the same. Any reductions in this level will impact on the capital investment required.

Legal Implications:**(Authorised by the Borough Solicitor)**

The Council has a statutory duty to maintain the adopted highway network under the Highways Act 1980. Failure to do so can result in it being difficult to resist legal claims made by highway users harmed as a result of the condition of the highways.

Risk Management:

The main Tameside TAMP document incorporates a section on Risk Management which covers risks associated with the non-implementation of this plan. All risks are to be managed within existing policy and guidelines.

Access to Information:

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EXECUTIVE SUMMARY

- i) The report identifies the continuing shortfall between the funds currently available to maintain the highway network to a sustainable standard. It also sets out the level of funding currently required to maintain the network on a continuing basis in its existing condition.
- ii) The report references the Tameside TAMP Policy and Strategy and the main plan identifies highway assets and condition and a strategy framework to which the Council should aspire in order to manage and maintain its highway network.
- iii) The key elements of the TAMP relate to the Council's highway network, including the management and investment of the Council's street lighting and bridges, retaining walls and other structural assets.
- iv) These assets are managed in accordance with the Codes of Practice for Well-Maintained Highways, Well-Lit Highways, Well-Managed Structures and Guidance Documents; Framework for Highway Asset Management and Highway Infrastructure Asset Valuation
- v) The current value of Tameside's highways network, submitted to HM Treasury determines the highway assets' Gross Replacement Cost (GRC) as £1.327bn.

Made up of (main elements);

Carriageways & Footways	£1,014m
Street Lighting	£ 47m
Bridges and Structures	£ 243m
Traffic Management	£ 1m
Street Furniture	£ 22m

- vi) The current condition of the carriageway and footway components of our network is determined annually using condition surveys e.g. SCANNER etc. From these, the *Depreciated Replacement Costs* (DRC) is calculated. In 2016, the DRC for carriageways and footways was reported as c£97m.
- vii) The level of depreciation and value of investment required (the DRC) to return the assets to the value of the GRC, is currently £74m for carriageways and £23m for footways.
- viii) Whilst the depreciation of these assets is £97m, service levels can be set against different components taking into consideration what can be considered acceptable for different parts of the network. £97m would return the footways and carriageways to a Condition 1 (gold standard).
- ix) The highway planned maintenance budget has been in steady decline for a number of years, and it has relied heavily on the resilience managed to be built up in previous years that has sustained it to date.
- x) That resilience is now under stress and of particular concern is the lack of investment in the footway network and the consequential increase in risk for claims. In addition, local carriageway surfaces are now of concern. The impact of continued asset deterioration and associated risks are explored in depth in this report.
- xi) To halt the decline would require a major financial injection of £20m over a four year period. This coupled with annual capital maintenance funding would enable targeted improvements to be undertaken and deliver a resilient and sustainable network.
- xii) An investment of £23.2m over four years (4 x £5.8m) would provide a steady state condition with the network condition remaining the same.

- xiii) However, for an investment of £27.2m over four years (4 x £6.8m) the Council would see improvements in the network, as described in Section 7, Tables 6 to 9, that is both deliverable and provide an improved network that is sustainable in the future
- xiv) The financial consequences for not increasing the current rate of funding is that the network continues to decline, claims increase and unit cost of works from the planned highways maintenance capital budget increases greatly as more expensive treatments are required as a result of intervening too late.

1. BACKGROUND

- 1.1 This report outlines the key elements of the main Tameside Transport Asset Management Policy and Strategy and plan document, (Tameside TAMP) that relate to the Council's highway network. (The TAMP also covers the management and investment of the Council's street lighting and bridges, retaining walls and other structural assets)
- 1.2 The highway network is one of the largest (physical and financial) and most visible asset for which the Council is responsible. It is an essential link for residential and business users in all aspects of their daily lives. It is fundamental to the economic, social and environmental wellbeing of the community. It helps to shape the character and quality of the local neighbourhoods that it serves and makes an important contribution to wider local authority priorities such as regeneration, social inclusion, safety, education and health.
- 1.3 All Local Authorities are expected to produce Transport Asset Management Plans (TAMP), which sets out what they need to achieve from their highway network, clearly quantifying the value of the asset, identifying investment needs and priorities, (based on Whole Life Costs), and establishing co-ordinated programmes of work.
- 1.4 The valuation forms part of the Statement of Recommended Practice (SORP) for Borough Treasurers. Also, it is now a requirement that the Depreciated Replacement Costs (DRC) of highway assets is included from 2016/2017.
- 1.5 Traditionally, the major funding for roads has been provided via a 'maintenance block' in the capital settlement from a Greater Manchester allocation of central government funding. This funding typically provides for the Council's refurbishment and resurfacing programmes on more major roads and is supported by revenue funding for minor and local repairs.
- 1.6 As funding to Local Authorities has decreased, monies available for highway maintenance have reduced. As an example, in the last five years, whilst capital funding has remained broadly static at c £1.6m pa, revenue funding has reduced significantly from £3.7m to £0.5m for 2017/18.
- 1.7 To off-set this, the Council has provided Capital monies to support Risk Management activities for the financial years 2014/15, 2015/16 and 2016/17 of £0.5m pa and as part of the Council Pledges a £0.5m pa has been made available for each of 2015/16 and 2016/17.
- 1.8 For 2016/17, the Department for Transport has provided additional funding to local authorities for the repair and preventions of potholes. For Tameside MBC, this allocation is £0.117m. For 2017/18, £0.164m has been made available from the Department for Transport.
- 1.9 The report explores the various funding requirements that would allow the Council to maintain the highway network at its current level and funding levels required to achieve improvements.
- 1.10 This is set against a background of road condition being considered as a high priority, by the public, businesses and Members and highlighted in a variety of sources including the Citizen's Panel, Residents Opinion Surveys, Members' Surgeries and Town Team meetings etc.

2. MAIN OBJECTIVES OF THE TAMESIDE TAMP

- 2.1 The Tameside TAMP document has been developed in line with agreed guidance and with collaborative support from other Association of Greater Manchester Authorities (AGMA).

This achieved best practice, learning from each other and consistency in approach. Tameside MBC currently Chair the group determined by GMADE (Greater Manchester Association of District Engineers).

2.2 The Tameside TAMP has been developed having specific reference to national documents:-

Codes of Practice:-

- Well-Maintained Highways
- Well-Lit Highways
- Well-Managed Structures

Guidance Documents:-

- Framework for Highway Asset Management
- Highway Infrastructure Asset Valuation

2.3 Updated versions of these codes were released in October 2016. The 36 recommendations in the new codes will need to be implemented by October 2018 at the latest.

The Tameside TAMP document includes the following:

Table 1

Sections;	Appendices;
<ul style="list-style-type: none"> • Strategic Context • Maintenance Strategy • Current Situation • Future Plans • Asset Valuation • Service Levels and Aspirations • Whole Life Costs/ Life Cycle Plans • Risk Management • Implementation Plan 	<ul style="list-style-type: none"> • Policies • Inventory and Valuation details • Service Levels • Life Cycle Plans • Risk Register

2.4 The Tameside TAMP document helps provide guidance and advice for both members and staff, and will help determine the corresponding financial implications in respect of Gross Replacement Costs (GRC) and has identified the spending necessary for required improvements over a (medium term), typically a 5-10 year period.

2.5 The ethos of the TAMP document is to provide a framework, which will help the management and maintenance of the highway network, establishing linked robust policies and procedures, which will inform and direct strategic investment needs.

2.6 In December 2009, the value of the highway asset (carriageways, footways, cycle paths and street furniture) was calculated at £620m.

- 2.7 The latest valuation was undertaken in July 2016, (Gross Replacement Cost) of the whole of the Tameside highway network assets has been calculated at £1,327,970,000.

This is made up from the following key street elements;

Table 2

ELEMENT	Gross Replacement Cost	Depreciated Replacement Cost	Depreciation
Carriageways	£814,090,000	£739,688,000	£74,402,000
Footways and Cycle Paths	£200,368,000	£176,742,000	£23,626,000
Street Furniture & Traffic Management	£22,719,000	£6,516,000	£15,203,000
TOTAL	£1,037,177,000	£922,946,000	£113,231,000

Note: The

Note; the table above shows total gross replacement cost for Highways elements only, gross replacement cost for Street Lighting (£47m) and Bridges and Structures (£243m) of £290m giving a total figure of £1,327m for gross replacement cost.

3. CARRIAGEWAYS AND FOOTWAYS - (Detailed in APPENDIX 1)

- 3.1 Analysis of condition data indicates that our main carriageways (Principal and Classified roads) are now beginning to deteriorate (confirmed from analysis of BVPI's and National Indicators), the residential area carriageways have been deteriorating over a number of years and need immediate additional investment to halt this deterioration and to achieve desired standards.
- 3.2 Until recently, the Council had increased Highway Revenue spending over a period of years. However, this was not to a level to enable improvements to be made. In addition, recent reductions in Local Transport Plan capital budgets and reduced revenue funding, has resulted in current condition surveys indicating a further deterioration in the highway network.
- 3.3 Figures 1 and Figure 2 illustrate current (2016) road condition data.
- 3.4 Residential area footways are known to be in a similar poor state in some areas and although, (following our robust Risk Management processes), Third Party Insurance Claims are being maintained at low levels, the Council would still wish to halt their decline so as to limit the amount of investment needed in the future and to improve the appearance of the Borough and to encourage a healthy population by enabling safer and well maintained walking routes both within residential areas and throughout the network.
- 3.5 Recent resident surveys carried out in summer 2016 also strongly suggest that improvements in the network are an important issue for residents, businesses and visitors.
- 3.6 At the time of the introduction of the TAMP (2009), approximately £3.7m revenue funding per annum was spent on highway maintenance. This amount was seen as being sufficient to keep the network in a stable state when funding is consistently sustained. However, significantly, it was noted that without further additional investment, the network could see accelerating deterioration over the next 10 years as the residual life of the surfaces and

sub-surfaces of the carriageways and footways deteriorate at an increasingly rapid rate. This is the situation in which the Council increasingly finds itself.

3.7 Tameside's TAMP has determined required levels of service (a desirable condition assessment) for each carriageway and footway hierarchy. Details are being developed to determine levels of investment necessary to bring each hierarchy's condition assessment, from its current rating, to that identified in our desired levels of service (see Appendix 1). The closing of this gap; funding options, types of work, appropriate interventions and determining rates of deterioration continue to be subject to further and on-going investigation. Future investments would;

- start to address the ongoing and accelerating rate of deterioration
- helps ensure annual budgets are able to maintain the network in a stable state
- allows additional works to the unclassified road network and footways where there is the greatest public concern
- reduces the overall maintenance backlog
- significantly improves public perception and overall Council image
- underlines our commitment to an asset management based model of service delivery
- supports Best Use of Resources
- reduce the risk of increasing third party highway claims

3.8 Future investments would provide much needed improvement to a number of 'key' routes within the Borough. As part of the Greater Manchester Devolution Agreement, The Greater Manchester Combined Authority (GMCA) through Transport for Greater Manchester (TfGM) has established a 'Key Route Network' of roads seen as being critical to supporting growth in the City Region. Within the Tameside area, this constitutes approximately 65km of our network. These routes, are key corridors linking town centres, provide access to motorway junctions and are major bus and tram routes. The carriageways and footways making up the key route network will be closely monitored with regards to route performance in terms of supporting transport's role in the delivery of the growth agenda. Pending any additional regional funding being available, districts will be expected to ensure the condition and performance of this network.

Department for Transport Incentive Fund

3.9 As part of the Department for Transport's (DfT) longstanding aim of having asset management at the heart of highway investment strategies and service delivery, in December 2014, the Secretary of State for Transport announced that in England £6 billion would be made available between 2015/16 and 2020/21 for local highway maintenance capital funding. Of this, £578 million has been set aside for an *Incentive Fund* scheme, to reward councils who demonstrate they are delivering value for money in carrying out cost effective improvement utilising asset management principles.

Incentive Funding and Self-assessment Process

3.10 Funding for Highway Maintenance

- 2015/16 All authorities received their share of the incentive pot (the monies allocated for the incentive element of the overall funding) for England (£578m) hence funding is, in effect, in accordance with the formulae used in previous years.
- 2016/17 The share of the incentive funding will depend on demonstrating that efficiency measures are being implemented.
- This percentage share of funding will be reduced in subsequent years if it cannot be demonstrated that efficiency measures in line with asset management principles are being implemented.

3.11 Demonstration of the Implementation of Efficiency Measures

- The method use by the DfT is via a self-assessment questionnaire.
- This self-assessment questionnaire requires full back up documentation (evidence) to justify the assessment (this is not submitted but must be available for audit by the DfT).
- The self-assessment questionnaire has to be reviewed and signed off by the Council's Section 151 Officer
- The self-assessment questionnaire was submitted to DfT in February 2017.
- Based on the answers in the self-assessment questionnaire, the Council is graded as being in Band 1, Band 2 or Band 3.

Band 1 Demonstrates a basic understanding of key areas of efficiency measures and is in the process of taking it forward.

Band 2 Demonstrates that outputs have been produced that support the implementation of key areas that will lead towards improvement.

Band 3 Can demonstrate that outcomes have been achieved in key areas as part of a continuous improvement process.

Future Budgets - DfT

3.12 Total Funding (Needs Formula and Incentive Element) 2015/16–2020/21 = £6 billion (whole of England)

3.13 The £6 billion is top sliced for the Incentive Fund - £578m

3.14 The table below outlines the % of the possible incentive funding available is received based on the assessment band

Table 3

Assessment Band	% of Incentive Fund Budget Paid					
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
1	100	90	60	30	10	0
2	100	100	90	70	50	30
3	100	100	100	100	100	100

Incentive Funding – Tameside

3.15 The table below shows the actual funding which would be received in Tameside based on the assessment band

Table 4

Year	Total Needs Formula	Incentive Funding Element			Alloc PA	Alloc PA
		Band 3	Band 2	Band 1	Min (Needs + Band 1)	Max (Needs + Band 3)
2015/16	2,322,000	-	-	-	2,322,000	2,322,000
2016/17	2,129,000	129,000	129,000	116,000	2,245,000	2,258,000
2017/18	2,064,000	193,000	174,000	116,000	2,180,000	2,257,000
2018/19	1,868,000	389,000	272,000	117,000	1,985,000	2,257,000
2019/20	1,868,000	389,000	195,000	39,000	1,907,000	2,257,000
2020/21	1,868,000	389,000	117,000	-	1,868,000	2,257,000

3.16 Banding is based on a self-assessment questionnaire

3.17 There are a total of 22 questions, split into four sections:

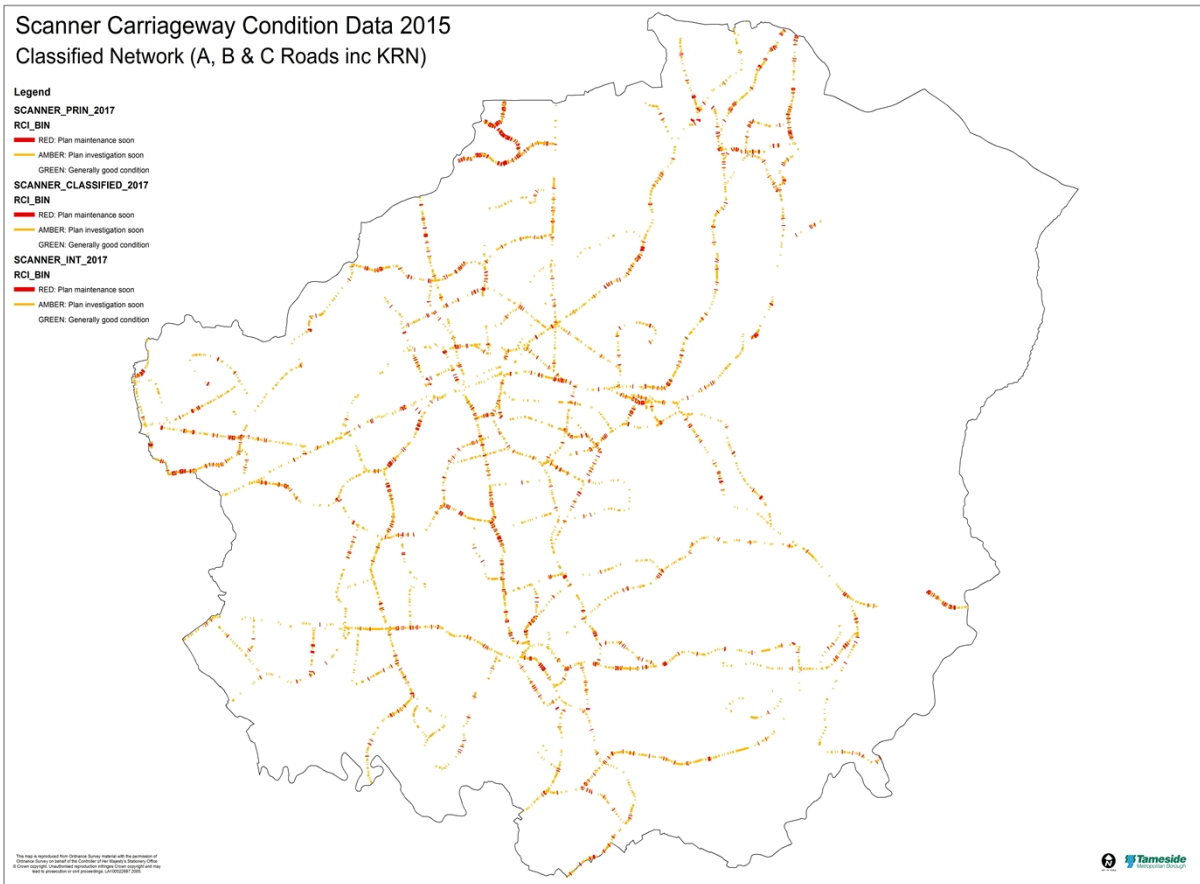
Asset Management
Resilience
Customer, Benchmarking & Efficiency
Operational Efficiency

- Over the last four years, the Highways Maintenance Efficiency Programme (HMEP) has produced a number of reports/recommendations. The self-assessment questions are designed to identify if these recommendations are being implemented.
- The questions cover both asset management and operational efficiency

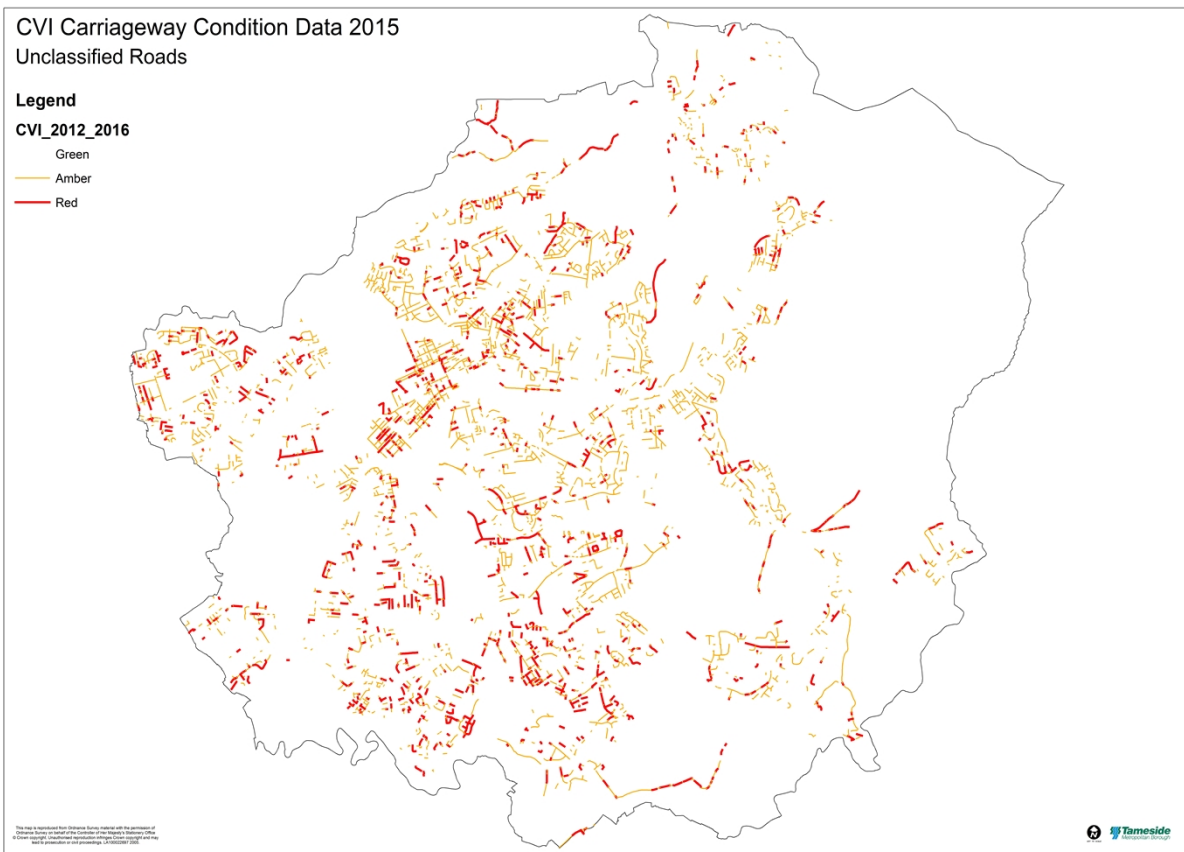
The Current Situation

- 3.18 Tameside's self-assessment questionnaire places us in Band 2. This was reviewed by an external source and confirmed our assessment. On that basis our assessment was signed off by our Section 151 officer. TfGM engaged (at their cost) an external consultant, Jacob's, to review all submissions by GM Highway Authorities, to provide a consistent approach and assure that self-assessments were both consistent and accurate.
- 3.19 As part of the Greater Manchester Devolution Agreement, all districts have been funding to Band 3 status, whatever their actual ranking. However the DfT still expects authorities to continue to make progress and report their 'true' banding on an annual basis showing continual improvement.
- 3.20 A gap analysis and delivery plan has been established to reach Band 3 within the next 18 months. This is being progressed locally by the Engineering Service and supports the regional initiative being coordinated by the GM Highways Infrastructure Group.
- 3.21 Therefore any such additional funding (subject to detailed condition assessments), would help target works on some of the following roads within the Borough – both KRN and Tameside's priorities. Plan 1 below, illustrates these routes and highlights current roads with a 'red' rating, Plan 2 shows those roads with an 'amber' rating.

Plan 1 KRN and Classified Road Network



Plan 2 Unclassified Road Network



- 3.22 Our progress in improving these routes will be monitored by extending the current coverage of SCANNER surveys to all streets with the only exception being local access roads (Category 4b). This is a far wider use of SCANNER surveys than any other English authority. Currently, SCANNER surveys are mandatory only on classified (A, B and C) roads. Tameside is committed to expanding these surveys to other well used roads that are key routes locally within the Borough. To support our asset management based approach and to better understand and monitor changes in surface condition, we will expand these surveys to enable us to more proactively manage these routes.
- 3.23 Further investment on local schemes will also be an important consideration using any additional funding that might be provided. This will be considered on a needs based condition, strategic importance, usage levels assessment. Such roads will also be derived from a collective of resident, member and officer recommendations/observations. These potential improvement works will be aggregated together with the objective condition data and deterioration levels, assessed from a range of data and will be considered by the Executive Member Clean and Green, for inclusion in a works programme with a two / three years implementation plan.
- 3.24 Physical works delivered during this period will also provide continuity of work for the in-house contractor teams during the current period of down-turn in external housing and business developments, whilst also offering potential additional work for local specialist contractors.

4. CAR PARKS/PUBLIC RIGHTS OF WAY/OTHER HIGHWAY ASSETS

- 4.1 The main Tameside TAMP document addresses these issues in more detail, and although not having a major financial impact on the overall maintenance requirements for the Borough, they are important aspects in how residents and business users of the network are able to carry out their daily lives and contribute to the local economy.
- 4.2 The environmental and commercial aspect of these facilities is essential to the well being of the community and to the overall contribution of the Borough on its residents and visitors. They help promote a Healthy Population, the appearance of the Borough and how people perceive safety within their environment.
- 4.3 These assets are incorporated within the Tameside TAMP and detailed plans for their service levels, life cycle plans etc. Continue to be developed. We have ensured the development of the Tameside TAMP has strong links to other key areas such as The Rights of Way Improvement Plan, Cycle Path improvements and other street furniture assets.
- 4.4 At present there are no immediate major funding requirements for the upkeep of existing assets. Although changed use and development plans in areas of the Borough may determine specific additional investment needs to help stimulate local economic and commercial activities.

5. ASSET DETERIORATION & REQUIRED PREVENTATIVE MAINTENANCE

- 5.1 The condition of the highway asset, its deterioration and preventative maintenance are subject to a wide range of interacting elements. These include;
- Purpose for which the road was built
 - Construction materials
 - Current usage

- Weather conditions
- Public utility works
- Local conditions (parking and wheel rutting, turning points etc)
- Vehicular speed and weights

5.2 Each Local Authority in the country is facing a massive challenge to protect its highway asset against further deterioration.

5.3 Maintenance treatments include;

- Pothole repairs
- Patch repairs
- Micro-surfacing
- Surface treatments / microasphalt
- Resurfacing
- Reconstruction

5.4 Asset Management Plans utilise a mixture of these treatments to address the different maintenance requirements in order to ensure that the maximum benefit is achieved for the investment. This results in a variety of funding requirements

5.5 Across Greater Manchester, funding for highway asset management has taken a variety of options:

5.6 Bolton has used its internal reserves. No revenue funding has been provided for resurfacing since 2009/10 but one-off additional capital funds have been released annually since then.

12/13 was £1m carriageway

11/12 was £3m carriageway

10/11 was £2m carriageway

5.7 In previous years monies were largely directed to resurfacing works on the Classified road network but the award for the next two years is focussed on busy unclassified roads and approx. 30% of the programme by value is preventative.

5.8 Salford has been successful in promoting a 'Network Recovery' programme. Politicians have acknowledged the underfunding of highway maintenance over many years and have been positive in their support of a repair and refurbishment programme.

5.9 Using a model defined through the use of UKPMS data Salford has achieved a stand-still position and is now taking steps to gradually improve infrastructure condition. The programme is reviewed annually and although it was envisaged as a four year project several factors have meant that the process has had to be extended. Additionally it has been explained that the nature of the works carried out means that maintenance is now cyclic in nature and it is expected that a £2m to £2.5m per year allocation will be required to sustain the network at the end of the Network Recovery programme.

5.10 Over recent years, both Manchester City Council and Stockport MBC have allocated significant funding with regards to improving their respective highway networks.

6. RISK MANAGEMENT

6.1 There are risks to the Council in either supporting an investment strategy or in continuing to fund the maintenance of the highway network at current or further reduced levels

- 6.2 The Council currently operates one of the best Third Party Highway Claims regimes in the country, with a robust inspection and repair regime based on identified criteria.
- 6.3 The Council has continued to recognise the work of this team and provide the necessary resources, both for staff and repair budgets.
- 6.4 However, the continual deterioration of the network will inevitably result in an increase in claims and the likelihood of increased payments to claimants.
- 6.5 As described in Section 2.2 above, updated versions of Codes of Practice for Highway Maintenance were released in October 2016. The 36 recommendations in the new codes will need to be implemented by October 2018 at the latest.
- 6.6 The revised code is very much risk-based, with inspection frequencies and associated repair response times, not purely based just on the road categorisation. Also taken into account are other risk factors, including levels of investment and repair, which at current levels increase the likelihood of failure of the infrastructure more rapidly.
- 6.7 This has the effect that on a risk basis we should inspect more frequently (requiring additional resources) generating an increased volume of repairs in addition to increased level of deterioration (both with associated increase in cost of works), since once we are aware of required repairs we are required to undertake timely repairs or else be liable for any third party claims.
- 6.8 Wider risks to the Council surround the economic development of the Borough. A poor network infrastructure neither supports existing economic activity nor encourages new investment.
- 6.9 Whilst an investment strategy in the Council's highway network would provide support to protect and maintain the Council's assets and for the economy of the Borough, it would also reduce the risk of liability of claims against the Council. However, the Council would need either to draw on its capital reserves or commit to funding any borrowing whilst at the same time maintaining current levels of revenue support.
- 6.10 To keep our roads and footways in just existing steady state requires circa £5-6m p.a., as set out in **Table 5** below.

Table 5

Annual - Steady State (Carriageways and Footways)				
Cways 2, 3a, 3b However, network in a dynamic state				
cway life span say	20 years			
Deterioration yr	5.00 %	from a total of,	1,316,025.31 m2	
Total needed per year	5.00 % =		65,801 m2 PA	
At say	£28	m2 =	£1,842,435 per year	
	Average - all treatments			
TOTAL CWAY SS ANNUAL = £			1,842,435.43	
Cways 4a, 4b However, network in a dynamic state				
cway life span say	30 years			
Deterioration yr	3.33 %	from a total of,	3,444,150.00 m2	
Total needed per year	3.33 % =		114,805 m2 PA	
At say	£15	m2 =	£1,722,075 per year	
	Average - all treatments			
TOTAL CWAY SS ANNUAL = £			1,722,075.00	
		TOTAL CWAY SS ANNUAL = £	3,564,510	
Fway 1a,1 & 2 However, network in a dynamic state				
fway life span say	25 years			
Deterioration yr	4.00 %	from a total of,	271,200.00 m2	
Total needed per year	4.00 % =		10,848 m2 PA	
At say	£45	m2 =	£488,160 per year	
	Average - all treatments			
TOTAL FWAY SS ANNUAL = £			488,160.00	
Fway 3 & 4 However, network in a dynamic state				
fway life span say	40 years			
Deterioration yr	£2.50 %	from a total of,	1,956,580.00 m2	
Total needed per year	2.50 % =		48,915 m2 PA	
At say	£32	m2 =	£1,565,264 per year	
	Average - all treatments			
TOTAL FWAY SS ANNUAL = £			1,565,264.00	
		TOTAL FWAY SS ANNUAL = £	2,053,424	
ANNUAL STEADY STATE BUDGET NEEDED=			£5,617,934	
Cap Budgets 20016/17		1,753,000		

6.11 For 2016/17 and 2017/18 we have a capital highway maintenance budget of c £1.8m.

6.12 The highway maintenance budget has been in steady decline for a number of years, and it has only been the resilience we had managed to build up in previous years that has sustained it to date. That resilience is now under stress and of particular concern is the lack of investment in our footway network and the consequent increase in risk for claims, also our local carriageways surfaces.

- 6.13 To halt the decline would require a major financial investment of the order of £20m over a four year period. This level of investment, coupled with the capital highways maintenance budget of £1.8m, will not only improve our carriageways and footways, but will help return the network to a condition that can be maintained in a sustainable manner going forwards.
- 6.14 Whilst this level of investment is only slightly above the funding required to maintain the network in a 'steady-state', by targeting works using the condition data held in the Asset Register, development of innovative treatments e.g. microasphalt surfacing materials, in depth local knowledge of network performance and demands, will mean we are able to achieve greater outcomes for this investment.
- 6.15 This level of investment enables us to fully deliver our targeted approach based on the 'right treatment, at the right time, in the right place'; our – *what, where, when* approach.
- 6.16 The financial consequences for not increasing the current rate of funding is that the network continues to decline, claims increase and unit cost of works from the maintenance capital budget increases greatly as more expensive treatments are required as a result of intervening too late.
- 6.17 Accordingly, there is a greater financial risk to the Council going forwards, the condition of our carriageways and footways continue to decline, resulting in the gap between need and funding growing wider.

7. NETWORK IMPROVEMENTS

- 7.1 The proposed level of investment will bring about the following improvements in the condition of both the carriageway and footway networks.
- 7.2 **Table 6** (carriageway) and **Table 8** (footway) show the current and steady state condition of the network if a capital investment of £5.8m pa is provided.
- 7.3 **Table 7** (carriageway) and **Table 9** (footway) show the improved condition of the network if a capital investment of £6.8m pa is provided.

Table 6

% Condition of Roads (Carriageways)	Green (1-3 rating)	Amber (4-6 rating)	Red (7-9 rating)
Strategic Roads (Cat 2)	64%	30%	6%
Main Distributor Roads (Cat 3a) and Secondary Distributor Roads (Cat 3b)	69%	25%	6%
Link Roads (Cat 4a) and Local Access Roads (Cat 4b)	53%	36%	11%

Table 7

% Condition of Roads (Carriageways)	Green (1-3 rating)	Amber (4-6 rating)	Red (7-9 rating)
Strategic Roads (Cat 2)	75%	20%	5%
Main Distributor Roads (Cat 3a) and Secondary Distributor Roads (Cat 3b)	73%	22%	5%

Link Roads (Cat 4a) and Local Access Roads (Cat 4b)	68%	25%	7%
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Table 8

% Condition of Footways	Green (1-3 rating)	Amber (4-6 rating)	Red (7-9 rating)
All Categories	39%	51%	10%

Table 9

% Condition of Footways	Green (1-3 rating)	Amber (4-6 rating)	Red (7-9 rating)
All Categories	63%	30%	7%

8. EQUALITIES

- 8.1 Whilst the highway network is used by all groups of society, people with disabilities may face greater difficulties in using the network safely if the highway is in a poor condition.

9. RECOMMENDATIONS

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

APPENDIX 1

Carriageway and Footways

Current Highway Network Condition

The highway network is sub-divided into hierarchies (categories) in order that appropriate and relevant maintenance standards can be undertaken having regards to a roads purpose and use. The National Code of Practice determines these as:-

Table 10

Hierarchy / Category	Definition	Example	%age of network
Strategic Roads (Cat 2)	Major through routes for traffic	Mottram Road, Dowson Road, Manchester Road	10%
Main Distributor (Cat 3a)	Routes between Strategic Roads and linking urban centres to the strategic network	Lees Road, Newmarket Road, Audenshaw Road	6%
Secondary Distributor (Cat 3b)	Urban bus routes carrying local traffic	Hattersley Road East, Cheetham Hill Road, Two Trees Lane	4%
Link roads (Cat 4a)	Roads linking between the Main and Secondary Distributor Network with frontage access and frequent junctions. In urban areas they are residential or industrial interconnecting roads	Mottram Old Road, Kings Road, Windsor Road	8%
Local Access roads (Cat 4b)	Roads serving limited numbers of properties carrying only access traffic. In urban areas they are often residential loop roads or <i>cul de sac</i>	All other roads	72%

The condition of the highway network is determined from a number of sources which are regularly updated in line with recommended frequencies. These include:-

- External consultancy survey works
- Machine derived data
- Internal structural engineering assessment
- Internal Risk Management assessment
- Members, Town Teams, Officers reports, etc
- Public reports and requests for service

All available data is combined to give an overall condition assessment, which is rationalised and simplified using a scale rating of 1-9 (excellent to poor) to give an overall Red / Amber / Green assessment. This is supplemented with additional information gathered from our own Highway Management Systems (Symology) which provides an historical knowledge bank of repairs and spend levels. Also taken into consideration are Road Traffic Collisions, traffic calming features, skid resistance characteristics, and any other revenue maintenance or capital spend associated within a particular section of the road.

From the condition information gathered, the following overall assessment of the Borough's road network can be determined based on 2015 data. This condition data;

Highways Survey Summer 2016
'Highway Services' tracker questions

Below is a summary of the responses to the 'Highway Services' questions - summer 2016

- Respondents were asked whether they agree or disagree that the following services have improved over the last three years. The results are detailed in the table below:

Table 11 – Condition / Improvement of Roads and Pavements

Over the last three years, how do consider the conditions have changed?	Improved	Got Worse	Stayed the Same	Don't Know
a) The condition of main roads and pavements	4%	72%	22%	2%
b) The condition of local roads and pavements	3%	79%	18%	1%

- Respondents were then asked if they consider the following services are better or worse in Tameside when compared with neighbouring areas. The results are detailed in the table below:

Table 12 – Condition of Main Roads and Pavements- Comparison to Neighbours

Do you consider the following services in Tameside to be better or worse than in other neighbouring areas?	Better	Worse	About the Same	Don't Know
a) The condition of main roads and pavements	10%	44%	29%	18%
b) The condition of local roads and pavements	8%	48%	28%	16%

As part of the Tameside TAMP approach, we have taken the public's views into consideration. We have also looked at engineering requirements, local and strategic objectives, overall affordability and future network demands. These factors have all been included in setting our Service Levels.

The **Table 13** below shows our target Service Levels. The target condition being on the 1 – 9 scale, for each carriageway and footway hierarchy.

For example, an investment of c£63m would return the carriageway network to Condition 1 status.

The table shows the expenditure required to achieve an appropriate and sustainable target condition. Accordingly, for our carriageways, Service Level 3 is considered appropriate for

Hierarchy 2 and 3a, and Condition 5 for Hierarchies 3b and 4a&4b, the investment needed being c£43m.

The footway network would require an investment of c £29m achieve Condition 1 status. However to achieve Condition 3 for Hierarchy 1a, 1 and 2 and Condition 5 for Hierarchy 3&4, the investment needed is c £16m.

Table 13 – Investment Requirement for Improvements as above

INVESTMENT MODEL - HIGHWAY PAVEMENTS (Carriageways and Footways)

Sep-16

Cway Target Cond.	£ to achieve target condition										
	1	2	3	4	5	6	7	8	9		
2	12,032,935		10,095,134		6,847,182		2,533,410			0	
3a	6,617,916		5,749,308		4,356,821		2,107,836			0	
3b	3,099,504		2,813,437		2,155,720		1,110,106			0	
4a, 4b	40,968,164		29,426,818		25,486,710		20,561,576			0	
Total	62,718,519		48,084,697		38,846,433		26,312,928			0	Cway = 43,486,872
Fway Target Cond.	£ to achieve target condition										
	1	2	3	4	5	6	7	8	9		
1a, 1, 2	4,496,496		4,308,012		964,116		642,744			0	
3 & 4	24,623,559		23,263,736		11,328,598		4,637,095			0	
Total	29,120,055		27,571,748		12,292,714		5,279,839			0	Fway = 15,636,610
Carriageway and Footway Total = 59,123,483											

Table 14

Revenue & Capital Budgets	Service	Allocation 2008/09	Allocation 2013/14	Allocation 2016/17	Estimated Allocation 2017/18
Highway Risk Management	Engineering Service	£750,000	£588,690	£0	£500,000
Emergency Repairs	Engineering Service	£50,000	£39,990	£0	£0
Urgent/Minor works	District Assemblies	£250,000	£180,000	£0	£0
Highway Improvements	District Assemblies	£100,000	£0	£0	£0
Structural Maintenance	District Assemblies	£1,160,000	£0	£0	£0
Revenue	Sub-Total	£2,310,000	£808,680	£0	£500,000
Structural Maintenance (Capital)	Engineering Service	£1,035,000	£896,410	£1,581,000	£1,500,000
Incentive Fund	Engineering Service	£0		£129,000	£174,000
SEMMMS (to 2011/12)	Engineering Service	£295,000	£0	£0	£0
Other	Engineering Service	£50,000	£0	£0	£0
Other Capital Schemes	Engineering Service	£1,621,000	£1,363,750	£0	£0
Other (Slippage 15/16)	Engineering Service	£0	£0	£18,000	£0
DfT Pothole Fund	Engineering Service	£0	£0	£117,000	£164,000
Risk Management Capital Investment	Engineering Service			£500,000	£0
Leader's Pothole Pledge	Engineering Service			£500,000	£0
Capital	Sub-Total	£3,001,000	£2,260,160	£2,845,000	£1,838,000
Available Funding	TOTAL	£5,311,000	£3,068,840	£2,845,000	£2,338,000

The current available funding (2016/17) of highway surfaces; (carriageway/footways maintenance) is made up from a number of budgets and highlights reduction in funding from 2008/9 – see above.

It was determined from the data developed within the main Tameside TAMP document, (and in particular looking at highway deterioration rates) that the funding identified in the table above for 2008/9 - £3.7m, approximated (at that time) to keeping the network at a 'steady state', i.e. no or little improvements can be made to the network without a further injection of money and/or the re-focusing of existing funding in a way to ensure we secure the maximum benefits achievable.

This 'steady state' investment has now risen to £5 to £6m for the financial year 2017 onwards. (Table 5).

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Agenda Item 6

Report To: STRATEGIC PLANNING AND CAPITAL MONITORING PANEL

Date : 13 March 2017

**Executive Member/
Reporting Officers:** Councillor Jim Fitzpatrick - First Deputy (Finance and Performance)

Damien Bourke - Assistant Executive Director (Development, Growth and Investment)

Subject: VISION TAMESIDE PHASE 2 PROGRESS UPDATE

Report Summary: This report provides a progress update on project development & delivery, costs & funding, delivery timescales and risks associated with the Vision Tameside Phase 2 Programme this includes the new Shared Service Centre and the Streetscape Improvement Project.

Recommendations: That the Panel consider the contents of the report and:

1. Notes the progress with the delivery of the overall Vision Tameside Phase 2, specifically with lease negotiations, development of a recant plan and Employment & Skills initiatives.
2. Notes the emerging risk associated with the delay in securing an appropriate funding package for the Streetscape Improvement project.
3. RECOMMENDS to Cabinet approval of the budget, variations and virements identified in section 7 of this report.
4. Notes the excellent progress being made to drawdown the £4 million Skills Capital Funding.

Links To Community Strategy: Prosperous Tameside

Policy Implications In line with approved policy

**Financial Implications:
(Authorised By The Section
151 Officer)** The overall costs of the Vision Tameside programme include the development of the Shared Service Centre. The budget for the Centre must be contained within the overall net allocation of £48,673,794, which was approved in February 2015. Also included within the programme is the Streetscape Improvement project the current estimated costs of which are identified in section 4.

Shared Service Centre

The proposed budget for the Shared Service Centre after approved virements identified in section 7.10, is shown in the table below:

Budget Heading	Budget proposal March 2017 (£)
Total Demolition / Construction costs (including revised commercial offer and inflation contingency)	38,693,279
TMBC Furniture Budget	1,500,000
Approved Change Orders To Date	40,048

Additional Asbestos Costs (now included in total demolition / construction cost)	680,000
Total Demolition / Construction Costs	40,913,327
Less SFA grant	-4,000,000
Cost paid by partners for furniture	-432,000
2014/2015 Ryder Invoices	23,895
TMBC Construction Contingency (for dark ground)	50,000
Net Construction Costs	36,531,327
Decant / condition works	2,797,320
Co-op bank termination of lease	95,408
Programme Management	118,689
Fit out costs of temporary store re Early Lease termination – Wilkos	832,978
College Fixed Furniture and Equipment	850,000
Fit Out Costs - Early Wilko's Lease Termination	859,900
Public Realm Works	2,631,000
Document Scanning	250,000
Potential Loss of profits Wilko's	550,000
Legal Costs of Construction Works	115,229
IT Enablement	2,194,000
Programme Contingency	824,048
Total	48,673,794

In respect of the construction contingency the risks have significantly reduced and it is now considered appropriate to revise the value down to £50,000. This will cover any costs related to those detailed in section 7.9.

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.

The overall contingency is not a large amount considering the size of the project and therefore costs needs to be closely monitored. The virements requested in this report will give a remaining contingency of £824,048.

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.

Within the 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

Within the Shared Service Centre funding envelope, £2,631,000 has been allocated to Streetscape the remaining gap will need to be reviewed and agreed which will be the subject of a further report. The current estimated gap is £5,428,286 close monitoring of this project needs to continue to ensure expenditure doesn't exceed the available funding.

Recant

It is also noted that currently there is no budget within the Vision Tameside funding envelope for the Recant plan this will be detailed in a further report.

Legal Implications: (Authorised By The Borough Solicitor)

On a project of this size strong and focused project management is required, facilitated in this case through the Vision Tameside Steering Group chaired by Councillor Jim Fitzpatrick, and internal working groups. This is key in the monitoring and the management of deadlines and future milestones going forward, so that any potential hinderances in achieving the same are highlighted at as early a stage as practically possible and can be addressed..

Additional governance with any change orders to be agreed with Tameside College was provided by way of an Executive Decision on 6 December 2017, and this sets out the methodology for the same going forward so there is clarity, focus and reduces the risk of exceeding the financial envelope..

Whilst we remain within the financial envelope bottom line we need to ensure that we are not vire-ing budget heads which create difficulties. Importantly we need to ensure we do not change the risk transfer, such that the price is the same but we no longer have an all risks project, which could mean unknown costs arising at a later date.

The Council must also ensure that it closely monitors and adheres strictly to the obligations set out in the Grant Funding Agreement with the Greater Manchester Combined Authority which provided a grant of £4,060,000 towards this project.

Once Legal Services receives Heads of Terms in respect of the DWP leases it will expedite the same without delay.

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 Damien Bourke, Assistant Executive Director, Development, Growth and Investment by:



Telephone: 0161 342 3544



e-mail: damien.bourke@tameside.gov.uk

1. INTRODUCTION

- 1.1 The purpose of this report is to provide a progress update on project development & 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. Other complementary projects include Streetscape Improvements, re-use of Ashton Town Hall, development of a Recant Plan and Employment & Skills initiatives.
- 1.2 Since the last report to the Strategic Planning and Capital Monitoring Panel, on 11 July 2016, substantial progress has been made with key elements of the Programme as set out below.

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
- 2.2 Overall, the project is making good progress with the position against projected programme currently being maintained. Current works on site include foundation construction and steel frame erection with installation of upper floor structures due to start in the next month.
- 2.3 Pro-active communication is 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.
- 2.4 Health and Safety performance has been good and several specialist site visits and quality audits undertaken to date have not identified any significant issues.
- 2.5 The latest independent external monitoring of the project for the Skills Funding Agency in January 2017 reported general satisfaction with the overall progress and financial status of the project. The monitoring report particularly identified the Council's implementation of the change management system on the project as representing good practice.

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 the seven Task Groups responsible for delivering the different elements of the Programme such as the streetscape improvements, working differently, facilities management, employment and skills and communications.

Building Design and Scope

- 3.2 The overall scope and external fabric of the building has not changed since the last report. However, some design changes have been approved by the Working Group, within the project's financial envelope, following completion of the appropriate Reviewable Design Data process. This is to ensure that the building is better able to meet the Council's objectives and requirements.
- 3.3 In addition, there are new accommodation requirements currently being considered by the Council for levels 01, 02 and 04. It is critical that any changes to these areas are agreed and instructed as a matter of urgency to reduce abortive design work and the impact on budget and programme.
- 3.4 Tameside College requested changes to the layout of their demise at the end of 2016 and this resulted in the Council approving an Executive Decision (Vision Tameside Phase 2 Tameside College Change Order Request) on the 6 December 2017 to formally instruct and manage the requested changes. The layout changes requested have no impact on the layout or functionality of the Council's demise.

Reviewable Design Data (RDD) Process

- 3.5 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.
- 3.6 Any changes requested during this process could have an impact on cost and programme and a robust management regime is 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.
- 3.7 A summary of the current status of the 34 RDD items to be reviewed for the project is shown in the table below.

Reviewable Design Data Process Status – March 2017		
Organisation	Number	Status
Council	21	Total number submitted to date
	4	Approved to date
	13	Approved to date subject to comment / clarification
	4	Not yet due
College	16	Total number submitted to date
	3	Approved to date
	5	Approved to date subject to comment / clarification
	4	Not required
	4	Not yet due

Lease Negotiations

- 3.8 The Council's Legal Services, Estates and Finance teams are coordinating negotiations on leases required with Tameside College, Wilkinson's, Department of Works & Pensions and NHS Tameside & Glossop Clinical Commissioning Group for their occupation of the new building.

3.9 The current status of the negotiations is shown in the table below:

Lease Negotiations Status – March 2017			
Organisation	Heads of Terms Agreed	Agreement for Lease completed	Lease Agreement completed
Tameside College	N/A	08/12/2016	June 2018
Wilkinson's	N/A	09/02/2015	June 2018
DWP	Awaiting HOTs	Awaiting HOTs	June 2018
Clinical Commissioning Group	Awaiting HOTs	Awaiting HOTs	June 2018

Programme

3.10 The revised high level programme is shown in the table below:

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

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 Progress with the development of the Streetscape Improvement project to date has included:

- a) Project scope extended along Wellington Road up to Penny Meadow junction
- b) Liaison with TfGM on proposed works around the new Interchange including street lighting and works required to the public highway under Section 278 of the Highways Act 1980
- c) Liaison with Network Rail Liaison on changes to proposed works at Ashton Station and design of new station plaza and totem
- d) Traffic modelling of key junctions completed
- e) Topographical surveys completed
- f) Ashton Ward members briefed on the emerging plans
- g) A comprehensive consultation plan developed to ensure that all relevant groups and stakeholders are fully consulted at each stage of the design process

4.3 The funding package for the project relies on financial contributions from external sources including the GM Growth Fund Deals and Network Rail.

- 4.4 In December 2017, Greater Manchester was informed of a provisional transport allocation £40m some 27% of the reduced £152m submission. Considerations at a Greater Manchester level continue to determine an appropriate way forward for the limited Growth Deal 3 funding award.
- 4.5 Tameside are continuing discussions with Transport for Greater Manchester to determine the full extent of available funding through the Growth Deal 3 process (£1.35m) and other potential funding sources to contribute to the £2.71m gap funding shortfall.
- 4.6 The current status of the funding package is as follows:

Funding Package – Streetscape Improvement Project March 2017	
	£
Proposed works Wellington Road (based on extended scope)	8,059,286
Streetscape Project Confirmed Budget	2,631,000
Shortfall	5,428,286
Existing TMBC TfGM funding (subject to further Business Case submission to TfGM for approval)	1,370,000
Balance Requirement	4,060,000
Growth Deal 3 Funding Bid (unconfirmed)	1,350,000
Current GAP in Funding	2,710,000

- 4.7 If the Council is unable to secure an appropriate funding package then the following options will need to be considered to ensure that this critical element of the Vision Tameside programme can be delivered:
- Reduce project scope
 - Value engineer materials
 - Re-programme works
- 4.8 A further report will be provided with recommendations once the final funding position for the project is established.

5. RECANT PLAN

- 5.1 A detailed Vision Tameside Recant 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 Recant Plan
 - Development of an initial high-level Recant Plan and consequential requirements for staff accommodation in retained buildings.
 - Development of a project plan.
- 5.3 The new Shared Service Centre has 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.

5.4 A further report on the Recant Plan will be provided for approval once project and budget implications have been established.

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 – March 2017			
Activity	Target	Total Achieved	TMBC residents
Apprenticeships	30	6	6
Ready for work placements	50	12	9
Placements for education	0	1	1
Jobs created	20	23 /18 sustained	22
Schools / young people engagement sessions	12	6	6
Site tours / stakeholders	0	2	2

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 the Strategic Planning and Capital Monitoring Panel on the 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 will need to be reviewed once Heads of Terms are agreed with both organisations.

7.3 In addition the last report provided an update on Tameside College's FF&E costs which at that time were projected at £2.2 million as shown in the table below:

Tameside College Fixtures, Fittings and Equipment March 2017	
Type of FF&E	Amount (£)
Loose	827,486.57
Fixed	1,391,800.38
Total	2,219,286.95

- 7.4 The impact on the cost of the College's FF&E, following the design changes requested by the College and approved by an Executive Decision on the 6 December 2016, is not yet known.
- 7.5 Carillion Building issued a notice of Variation (COR 022) for the College's FF&E on the 10 February 2017. This information pack is currently being reviewed by both the Council and College to fully understand the impact on the College costs and programme. A decision on whether to proceed with this variation is required from the College by 15 March 2017 at the latest. This will then enable the Council to obtain an Executive Decision, to ensure the variation can be formally instructed by Carillion's deadline date of 7 April 2017. It is critical that these timescales are achieved to protect the construction programme.

Variation Notices and Impact on Contingency Budget

- 7.6 The programme currently has a contingency allowance of £803,161. 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 all decision-making thereby reducing the Council's financial risks.
- 7.7 The table below provides details of the Council's variation notices approved to date with a total value of £40,048.47. It also provides a summary of "other" costs which exceed the previously approved budget allowance. Additional virements are therefore requested from the contingency budget for these identified overspends – value £140,681.
- 7.8 A positive virement of £200,000 is proposed through a reduction in the allowance for dark ground risks. This reduces the dark ground risk contingency from £250,000 to £50,000 following a technical review of the risk. 82% of the ground has now been excavated and no contamination has been found to date. An allowance of £50,000 is now considered prudent based on probability and status of the programme.
- 7.9 In summary, the proposed variation increases the Vision Tameside Programme contingency budget by 2.6% from £803,161 to £824,048.

Vision Tameside Phase 2 Variation Notices and Proposed Virements – March 2017		
Variation Notice (Ref. No.)	Amount (£)	Details
COR 11, 12, 13	4,674.65	Vodafone incident, electricity meter operating annual fee
COR 8, 14	2,101.58	Cable diversion to Old Town Hall & electricity lift supply
COR 6	1,963.50	Inspired spaces GA Consulting Limited
40055007	675.00	Expert advice – structural survey brief for the Waterboard Building Façade
60059125	180.00	Expert advice - making good rear of Ashton Town Hall
LEP 033	2,822.40	Expert advice – review of M&E proposals
COR 001A	16,613.36	Revised library layout affecting the ground floor slab
COR 001 B	52,743.05	Revised layout to library to ensure the space is fit for purpose
COR 001 B	-30,000.00	Funding from 17/18 revenue budget from

		Library Services
COR 001 B	-22,245.29	Funding from IT Vision Tameside
COR 002	6,457.00	Changes to CCTV final positioning and access control on cycle store
COR 008	5,177.89	Redesign of the customer services area
COR 014	-5,000.00	Contribution to the removal of market stalls
COR 024	3,885.33	Undertaking preliminary design works for potential changes to Levels 02 and 04.
Total required	40,048.47	
Less current budget for change orders	-1,616	
Total virement required	38,432.47	
Current Contingency	803,161.00	
Less Additional Virement Requests		
Variations as above	- 38,432.00	
Ryder Invoices 14/15	-23,895.00	
Dark Ground	+200,000.00	
Decant / Condition Works	-32,868.00	
Programme Management	-18,689.00	
Legal costs	-65,229.00	
Remaining Contingency	824,048	

Financial Position

7.10 The current financial position for the Vision Tameside Phase 2 project is shown in the table below subject to approval of the virements proposed in Section 8.10.

Vision Tameside Phase 2 Financial Position – March 2017			
Budget Heading	Approved Budget July 2016 (£)	Proposed Budget March 2017 (£)	Requested Virements at March 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	1,616	40,048	38,432
Additional Asbestos Costs (now included in total demolition / construction cost)	680,000	680,000	0

Total Demolition / Construction Costs	40,874,895	40,913,327	38,432
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	0	23,895	23,895
TMBC Construction Contingency (for dark ground)	250,000	50,000	-200,000
Net Construction Costs	36,692,895	36,531,327	-137,673
Decant / condition works	2,764,452	2,797,320	32,868
Co-op bank termination of lease	95,408	95,408	0
Programme Management	100,000	118,689	18,689
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
Legal Costs of Construction Works	50,000	115,229	65,229
IT Enablement	2,194,000	2,194,000	0
Programme Contingency	803,161	824,048	20,887
Total	48,673,794	48,673,794	0

Funding

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

Vision Tameside Phase 2 – Skill Funding Agency Claims March 2017		
Claim Number	Amount of Claim	Status of Claim
1 (September 2016)	£850,565.13	Paid to the Council
2 (December 2016)	£1,060,660.87	Approved by GMCA 20/02/2017
Total claim to date	£1,911,226.00	

7.14 A condition of the funding agreement is that an independent Project Monitor is appointed to verify that 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.

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.

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 	Red
Stakeholder	<ul style="list-style-type: none"> • Comprehensive communication strategy consistently delivers key messages regarding benefits 	Green
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 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 outstanding lease negotiations are progressed urgently to provide certainty around projected income and FF&E contributions.

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

9.4 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.

9.5 Budget monitoring is critical to the successful delivery of this project to ensure costs are contained within the budget envelope.

9.6 It is essential that any potential changes to the design of the building are instructed urgently to minimise the impact on cost and programme.

- 9.7 Improvement to the public realm is critical to the success of the Vision Tameside programme and although good progress continues to be made with the design of the scheme the delay in securing an appropriate funding package from external partners is putting the streetscape project at risk.
- 9.8 Good progress is being on the development of a Recant Plan which will also help inform the Council's Office Accommodation Strategy. No budget has been identified for this critical piece of work so this will be the subject of a future report.
- 9.9 Continuing to maximise opportunities for local employment, apprenticeships and work placements is contributing to economic prosperity in the Borough.

10. RECOMMENDATIONS

- 10.1 These are shown at the front of the report.

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Report To:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	13 March 2017
Reporting Officer:	Damien Bourke – Assistant Executive Director (Development, Growth & Investment)
Subject:	EDUCATION CAPITAL PROGRAMME - PROGRESS UPDATE
Report Summary:	This report advises members of the Panel on the latest position with the Council's Education Capital Programme 2016/17 and seeks the recommendation of various approvals as set out in the report.
Recommendations:	<p>That the Panel notes the contents of the report and RECOMMENDS approval of 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 and Maintenance funding schemes as outlined in Section 4 and Appendix 2 of the report.
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: (Authorised by the section 151 Officer)	<p>The report details a net allocation of £1,775,902 of Basic Need funding which is shown in Appendix 1.</p> <p>A Key Decision signed on 15 February 2017 approved an allocation of £1,440,670 Basic Need funding to support the additional costs in relation to the Cromwell school rebuild scheme.</p> <p>A further approval of £335,232 is requested for various schemes as stated in Appendix 1. A residual sum of £277,465 2016/17 Basic Need grant will remain unallocated.</p> <p>The report also proposes a net reduction of £5,111 via School Condition and Capital Maintenance funding which is detailed in Appendix 2.</p> <p>A residual sum of £5,111 School Condition and Capital Maintenance funding will remain unallocated alongside a contingency sum of £22,613 to support any unexpected expenditure during the remainder of the current financial year.</p>
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 both in individual schools and across the school estate.
Risk Management:	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.

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 The Council has a statutory duty, under the Education Act 2011, to secure sufficient and suitable primary and secondary school places for pupils in the Borough.
- 1.2 The Council's Executive Cabinet approved the Education Capital Programme 2016/17 at its meeting on 24 March 2016 and progress reports were provided to meetings of the Strategic Planning and Capital Monitoring Panel on 5 September 2016 and 28 November 2016.
- 1.3 This report advises members of the Panel on the latest position with the Council's Education Capital Programme 2016/17.

2. FUNDING

- 2.1 The government allocates grant funding for school buildings under the following specific categories:
 - **Basic Need** – Funding allocated to support the development of new pupil places.
 - **School Condition Allocation** – 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 Funding Agency. This grant used to be known as the Capital Maintenance grant.
- 2.2 The Council's Basic Need budget had an unallocated balance of £2,053,367 as of November 2016.
- 2.3 The Council's School Condition Funding for maintained schools for the 2016/17 financial year is £1,823,699. In addition, there is £617,975 of 2015/16 Devolved Capital Maintenance allocated to maintained schools. An announcement on School Condition Funding allocations for 2017/18 is awaited at the time of writing this report.
- 2.4 The Council has been advised that its allocation of Basic Need funding for 2017/18 is £6,542,566 which combined with 2016/17 unallocated means £8,595,933 remained unallocated.

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. The following summarises the main current projects:
 - a) **Livingstone Primary** – This is a two-classroom extension to enable the school to move from an admission number of 20 up to 30 with an approved budget of £543,991. The works were completed and handed over to the school in February 2017.
 - b) **Aldwyn and Hawthorns Schools** - The scheme with a budget of £2,382,718 increases capacity at Aldwyn from a 45-pupil intake to 60 (removing mixed age classes) and includes a two-classroom extension at Hawthorns. The Tameside Investment Partnership has confirmed that it will shortly be submitting Contractor Proposals for the project, which will identify a final programme and costs for the award of the contract.
 - c) **St John's CE Dukinfield** – A two-classroom extension is required by September 2017 to increase pupil numbers from 30 to 45 by year group. £100,000 has been approved for surveys and the development of fully costed proposals which will be reported to a future meeting.

- d) **Wildbank** – The school continues to face accommodation difficulties as its school roll increases. The school was built to an open plan design in the 1960's and now requires internal remodelling to create stand-alone classrooms within the main school. Strategic Planning and Capital Monitoring Panel is asked to recommend approval for some initial design and survey costs along with an outline budget of £120,000 to complete the works. This is felt to be more cost effective than adding a classroom extension.
- e) **St George's Mossley** – This is another building where the school has managed to accommodate pupils when class sizes were smaller. Now that the school is nearing capacity there are two small classrooms that are no longer suitable. A small extension to each would help the school to accommodate the additional pupils and the Strategic Planning and Capital Monitoring Panel is asked to recommend approval of a budget of £196,832. As the school is a Voluntary Aided school the building project, if approved, will be administered by the Manchester Diocese with oversight from the Council.
- f) **Cromwell High School** – A Council Key Decision on 15 February 2017 approved the award of the construction contract for fire damage reinstatement works at Cromwell High School to the Tameside Investment Partnership in the sum of £1,749,251 from the basic need budget. The resourcing for this project will ultimately come from a combination of insurance compensation and Council budget. The Council budget will be met from School basic need grant of which £308,581 has already been approved.

3.2 Scoping discussions, surveys and design work are currently underway at the following schools and detailed proposals will be presented to future meetings.

- a) **Alder Community High School** – Construction of a four-classroom extension and the remodelling of existing PE changing and toilet areas. In addition two classrooms to be created from existing internal areas and the adaptation of an existing classroom to a “dry” science laboratory. The Strategic Planning and Capital Monitoring Panel is asked to recommend approval of £25,000 to progress project development work. Further information, including projected costs, will be presented at a future meeting.
- b) **Astley Sports College** – Remodelling of some existing classrooms to create or re-locate specialist teaching areas and remodelling of existing accommodation to create specialist music, drama and food technology rooms. The Strategic Planning and Capital Monitoring Panel is asked to recommend approval of £25,000 to progress project development work. Further information, including, projected costs, will be presented at a future meeting.
- c) **Hyde Community College** – It is proposed to convert the former construction shed to four standard sized and one smaller classroom; convert the sixth form area to provide four classrooms and divide the former sixth form lecture theatre to create an additional first floor classroom. The Strategic Planning and Capital Monitoring Panel is asked to recommend approval of £25,000 to progress project development work. Further information, including projected costs, will be presented at a future meeting.
- d) **Hollingworth Kitchen Replacement** - Following a successful bid to replace the Hollingworth Primary School Kitchen and Dining Block discussions have been ongoing with the Education Funding Agency (EFA). The EFA is prepared to support only certain elements of the rebuilding and additional costs of £60,900 are required from the Council to ensure that what is built is fit for purpose. In terms of the overall scheme these additional costs are minor. The Panel is asked to recommend approval of this amount so that the project can progress to the next stage.

3.3 A summary of the position with the 2016/17 Basic Need funding as at March 2017 is detailed in **Appendix 1**.

4. SCHOOL CONDITION AND CAPITAL MAINTENANCE – PROGRESS UPDATE

4.1 A summary of the previously approved school condition and capital maintenance schemes is shown in **Appendix 2** with recommended changes to the funding, which require approval by the Panel.

4.2 The items of cost variance are listed below:

- A saving of £58,964 on the scheme to replace the Arlies convectors following the receipt of tenders.
- Additional costs of £6,506 on the new convectors scheme at Hurst Knoll.
- New drainage schemes to address urgent flooding problems at Hollingworth (£10,000) and Milton St John's (£19,600).
- A proposed third and final phase of floor replacement at the Heys amounting to £8,731 to complete this scheme.
- Some small additional costs relating to the investigation and making good of various school floors through TMBC Engineers at Rose Hill (£1,227) and Ravensfield (£1,104).
- Additional £7,500 costs because of an increased specification on the safeguarding and access works at Buckton Vale Primary School.
- Emergency and safeguarding works at Stalyhill (£10,000) Broadbottom (£4,895) Milton St John's (£5,800) and Corrie (£20,000).
- £7,490 for the first phase of asbestos surveys at four schools required to update the asbestos register.
- £49,000 previously approved in 2014 for a new secure entrance at St Anne's, Denton is returned to the budget. The original proposals did not meet the aspirations of the school and there are currently insufficient resources to fund the school's preferred scheme which is estimated at over £500,000.

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 Further plans need to be developed over the next few months to consider options for the increase in capacity required in high schools to accommodate the additional pupils moving through into the secondary sector.

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

Education Capital Programme – Basic Need Funding as at March 2017 (£)				
Scheme	Approved as at November 2016	Proposed at March 2017	Proposed Change	Latest position
Livingstone Primary	543,991	543,991	0	Completed
Aldwyn/ Hawthorns	2,328,718	2,328,718	0	In development
Alder Community High School	0	25,000	+25,000	In development
Astley Community High School	0	25,000	+25,000	In development
Hyde Community College	0	25,000	+25,000	In development
Wildbank Primary School – main scheme	0	120,000	+120,000	In development
St George's CE Primary School	0	196,832	+196,832	In development
Hollingworth kitchen replacement	0	60,900	+60,900	Contribution to EFA scheme
Net Additional Scheme Allocation			+335,232	
Cromwell High School Fire Reinstatement	308,581	1,749,251	+1,440,670	Key Decision approved 15 February 2017
Revised Net Additional Scheme Allocation			+1,775,902	
Unallocated Basic Need Funding at November 2016			2,053,367	
Revised unallocated Basic Need Funding at March 2017 subject to approval of the above scheme allocations			277,465	

N.B.

It should be noted and as referenced in section 3.1 (f) of the report, the cost of the Cromwell High School project will be supported by insurance claim proceeds, the value of which is currently under negotiation with the Council's insurer.

APPENDIX 2


SCHOOL CONDITION AND CAPITAL MAINTENANCE FUNDING

Scheme	Approval at November 2016	Proposed March 2017	Proposed Change in Funding	Latest Position
St Anne's Denton kitchen	6,000	6,000	0	Completed
Broadbottom CE kitchen	11,000	11,000	0	Completed
Wildbank heating and lighting	32,000	32,000	0	Completed
Gorse Hall power and fire alarm	14,000	14,000	0	Completed
Milton St John's propping	23,474	23,474	0	Completed
Gorse Hall asbestos	9,721	9,721	0	Completed
Fairfield Road access road	19,290	19,290	0	Completed
St Anne's Denton head's office	41,439	41,439	0	Completed
St Anne's Denton electricity	7,225	7,225	0	Completed
Broadbottom drainage	13,750	13,750	0	Completed
Greenside switchgear and boilers	427,779	427,779	0	Completed
Gorse Hall small power	188,884	188,884	0	Completed
Livingstone heating	193,127	193,127	0	Completed
Dowson heating design	6,248	6,248	0	Completed
Stalyhill Infants heating	68,742	68,742	0	Completed
Arlies convectors	180,000	121,036	-58,964	Summer 2017
Waterloo boilers	118,512	118,512	0	In development
Hurst Knoll convectors	29,599	36,105	+6,506	Summer 2017
Hollingworth drainage	22,000	32,000	+ 10,000	Further works identified
Milton St John's drainage (sewer by mobile)	5,000	5,000	0	Completed
Milton St John's drainage (field drains and run off)	0	19,600	+19,600	Further works identified
The Heys floors	40,000	48,731	+8,731	Final Phase 2017

Rosehill floors	25,000	26,227	+1,227	Completed
Ravensfield Floors	10,534	11,638	+1,104	Completed
Arlies mobile class roof	31,000	31,000	0	Completed
Micklehurst water tower removal	21,494	21,494	0	Completed
Longdendale science labs	65,000	65,000	0	Completed
Broadbent Fold M&E Design	10,738	10,738	0	Completed
Corrie M&E Design	8,321	8,321	0	Completed
Yew Tree M&E Design	13,012	13,012	0	Completed
Oakdale M&E Design	5,863	5,863	0	Completed
Buckton Vale M&E Design	6,880	6,880	0	Completed
Buckton Vale safeguarding and access	30,000	37,500	+7,500	Awaiting planning permission
Waterloo safeguarding and access	10,000	10,000	0	In development
Canon Burrows safeguarding and access	15,000	15,000	0	In development
Gorse Hall drainage	10,000	10,000	0	February half term 2017
Micklehurst drainage	10,000	10,000	0	February half term 2017
Leigh drainage	1,500	1,500	0	Completed
Heys toilet adaptations	5,000	5,000	0	February half term 2017
Stalyhill Infant toilet adaptation	10,000	10,000	0	February half term 2017
St James Ashton H&S	65,000	65,000	0	Summer 2017
Stalyhill safeguarding and access issues	0	10,000	+10,000	Easter 2017
Broadbottom CE remedial works	0	4,895	+4,895	Underway
Milton St John's – emergency structural	0	5,800	+5,800	Completed

boys toilets				
Emergency M&E work Denton Corrie	0	20,000	+20,000	Underway
ASBESTOS SURVEYS Phase 1	0	7,490	+7,490	Underway
St Annes Denton secure entrance	49,000	0	-49,000	
Contingency	22,613	22,613	0	
Total			-5,111	
Unallocated Capital Maintenance & Condition Funding as at November 2016			0	
Unallocated Capital Maintenance & Condition Funding as at March 2017 - Subject to Approval of the above Changes			-5,111	

Agenda Item 8

Report To:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	13 March 2017
Executive Member / Reporting Officer:	Councillor Gerald Cooney - Executive Member, Healthy and Working Damien Bourke – Assistant Executive Director, Development, Growth and Investment
Subject:	ACTIVE TAMESIDE - 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:	The Community Strategy 2012-22 (and the Corporate Plan 2013-18) outlines the priorities for improving the Borough of Tameside. This proposal directly links to the Tameside Sustainable Community Strategy objective of 'Healthy Tameside'.
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)	Section 2 of the report provides an update on the capital investment schemes approved by the Executive Cabinet on 24 March 2016. Members should note that section 2.1.3 of this report provides an update on the Active Medlock Roof Replacement scheme which has a capital programme budget of £0.120m. The actual cost of the scheme, including fees will be £0.130m leaving a shortfall of £0.010m. Existing revenue budget in the Place Directorate has been identified to fund the additional £0.010m relating to this scheme.
Legal Implications: (Authorised by the Borough Solicitor)	Officers need to ensure that through robust project management techniques that the projects referred to in the report are delivered within the available budget and timeframe. Clearly any variations over £100k will need clear and transparent governance. It will be important to take any necessary advice expediently and to follow it to ensure projects delivered on time and on budget and reduce project risks.
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 £20m investment programme will provide 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 £0.715 million by 2019/20 (a reduction of £1.150 million or 62%), and to £0.441 million by the end of the contract in 2023/24 (a reduction of £1.424 million or 76%).
- 1.4 Approval for any capital re-phasing highlighted in this report will be dealt with in the Capital Monitoring Report – Quarter 3 (2016/17).

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. The Copley Academy has installed its own heating system which now operates independently from the main leisure centre. Utility and maintenance costs can now be properly attributed between Active Tameside and the Copley Academy.
- 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 now been tendered with a tender cost (inclusive of fees) of £0.130m leaving a shortfall of £0.010m. The shortfall will be met from a Revenue Contribution to Capital Outlay (RCCO) contribution. The installation of the new roof has been brought forward due to the availability of the main contractor and the work is now scheduled to take place during March and April 2017. In order to facilitate the revised start date, £0.100m needs to be brought forward from the 2018/19 Capital programme.
- 2.5 **Active Hyde Wave Machine Replacement (£0.060m)** - The Wave Machine installation at Active Hyde will require a two-week temporary facility closure. With Active Hyde also needing to close for integrating the new pool extension during 2017, it is proposed to carry out the works simultaneously thereby minimising service disruption to customers.
- 2.6 **Active Hyde Pool Extension (£2m)** – Planning permission for the scheme was obtained in February 2017. In advance of appointing the main contractor, the Council's engineers will be diverting a sewer, which crosses the construction site in the area of the pool extension. The original cost of the scheme was estimated to be £2m. The estimated cost was based on the provision of a 6 lane 25m pool with ancillary facilities linked to the existing centre's heating, ventilation and pool filtration infrastructure. Detailed surveys have revealed that due to the age, conditional and location of the existing infrastructure it may not be feasible to integrate the systems. Any financial implications will be reported in advance of contractor appointment and may require further governance.

- 2.7 **New Denton Wellness Centre (£14.7m)** – The new Denton Link Road (Lance Corporal Andrew Breeze Way) is due to be completed in May 2017. Procurement route is being determined for the Wellness Centre and negotiations on the commercial terms for the development are being progress with the landowners. Discussions are also ongoing with Sport England to secure additional capital grant towards the cost of the project.
- 2.8 **Active Dukinfield (iTRAIN) (£2.3m)** - The first phase of the Active Dukinfield (iTRAIN) development opened to the public on 28 January 2017. The facility will be fully operational from 4 March 2017.
- 2.9 **Active Longdendale (Total Adrenaline) (£0.600m)** - 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 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 That Strategic Planning and Capital Monitoring Panel notes the content of this report.

Agenda Item 9

Report To:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	13 March 2017
Reporting Officer:	Damien Bourke - Assistant Executive Director (Sustainable Growth and Assets) Ian Saxon – Assistant Director (Environmental Services)
Subject:	CORPORATE ASSET MANAGEMENT PLAN UPDATE
Report Summary:	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.
Recommendations:	That Strategic Capital Panel Members review the contents of the report and recommend to Cabinet that the: a) Approval of the list of disposals identified in Appendix 1 ; b) The allocation of £125,526 to undertake building condition replacement / repair projects as detailed at paragraph 3.2
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)	Substantial work has been undertaken to vacate, market and dispose of a number of buildings. The schedule of 'properties for disposal but not yet completed' at Appendix one, will allow the Council to further reduce its asset portfolio and reduce the ongoing revenue costs associated with these properties. Section 3.2 of this report sets out the reactive work which is required to buildings. There is currently no funding identified for these costs. The £125,526 for capital works requires approval to be funded and included within the Capital programme. Any revenue costs associated with this investment must be met from existing revenue budgets. The current approach to repairs and maintenance is purely reactive which does not allow the Council to undertake works in the most efficient or effective way. A repairs and maintenance strategy should be developed, which would support condition surveys on buildings and allow for a forward plan of works to be produced. This would need to be supported with an appropriate budget which should be the subject of a future report.
Legal Implications: (As authorised by the Borough Solicitor)	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 and we need are fit for purpose and congruent with

strategic service delivery. Accordingly, we need to have much more 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.

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 regular 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 the report author Damien Bourke, Assistant Executive Director, Sustainable Growth who can be contacted on:



Telephone: 0161 342 3544



e-mail: damien.bourke@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 The Asset Disposal process continues apace with a figure of £2,937,890 achieved since 01 April 2016.
- 2.2 Planning, Public Consultations and Section 77 consultations are now well underway on the 5 larger school sites and a process of active marketing is also on track. Work is underway on masterplanning the large site at Windsor road in Denton and discussions around a potential disposal are ongoing.
- 2.3 Continued focus is being placed on future Auctions with 8 sites being submitted for February 2017 and 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, written notification will be given to tenants in advance for the proposed sale.
- 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 the Council's intention to dispose of such sites 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 Assistant Executive Director, Asset & Investment Partnership management in accordance with the key decision: 'Disposal of Council Owned Land', dated 25 March 2015.
- 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 03 March 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 There is currently no reactive maintenance budget included within the corporate landlord budgets and any emergencies or upgrading of the buildings requires a request for

additional investment to be made to the Panel for approval by Cabinet. In the past few months a number of repairs have been requested for civic and operational buildings for which there is no revenue or capital budget allocation. Analysis of capital spends for October 2016 to January 2017 is £100,526 and an estimation for February 2017 of £25,000 in totalling £125,526. In addition there has been spend of approximately £132,200 revenue type spend in the same period i.e. October 2016 to January 2017.

- 3.2 The analysis of the capital investment required in respect of health and safety /essential operational works is below. In some cases these works have already had to be undertaken to allow the buildings to remain operational:

Building	Estimated Cost
	£
Ashton Market Hall, upgrades to doors and security systems and lighting.	5,271
Ashton Town Hall, new fire wall & doors and fan improvements	4,097
Birch Lane Family Support Centre and Family First shutter door upgrade	460
Blockages Playing fields- Changing Pavilion and YPC Health & Safety	280
Clarence Arcade No 31 Health & Safety fire door upgrade	752
Clough Fold Road Children's Home, Health and Safety and new equipment boiler and shower upgrade	8,572
Concord Suite, Health & Safety roof works	510
Denton Centre (Acre Street),Health & Safety boiler upgrade	275
Droylsden Library, heating system and alarm upgrade	2,668
Droylsden Resource Centre, Health & Safety upgrade to main gates	260
Dukinfield Branch Library step and door improvement works	764
Dukinfield Cemetery and Crematorium health and safety rewire	4,718
Dukinfield Town Hall, ceiling, electrical, lift and door upgrade	5,099
Fairfield Children's Centre health and safety works	255
Fairfield Community Centre alarm and door upgrade	738
Flowery Centre – Children's Centre heating pump upgrade	627
Hattersley Children's Centre Aka Melandra Children's Centre shutter door upgrade	552
Hegginbotham Mill emergency lighting upgrade	4,515
Hollingworth Community Centre CBC unit improvement works	3,162
Hurst Resource Centre health and safety new steel ladder	1,881
Hyde Town Hall & new Annex guard rail, new water heater and ceiling upgrade	5,305
Jubilee Gardens Children with Disabilities Centre heating upgrade	5,684
Loxley House new main entrance automatic sliding door	2,810
Ryecroft Hall & Annexe various health and safety items replaced and upgraded	19,620
St Lawrence Road Children's Home health and safety wall works	411
St Peters Children's Centre flooring and roofing works	2,439
Stalybridge Library life improvement works	513
Stamford Park skylight, internal door and fan upgrade	3,150
Tame Street Depot Health and Safety roof works	897
Tame Street Transport Services door, electrics, overhead lighting and shutter door upgrade	3,594
Tameside Central Library new external air extractor and roof works	5,909
Two Trees ongoing drain improvements and CCTV survey	3,980
Wilshaw House (Vision First Centre) fire alarm upgrade	758
Estimated capital expenditure for February 2017	25,000
TOTAL	125,526

4. RECOMMENDATIONS

4.1 These are set out at the front of the report.

APPENDIX 1

List of Property Identified for Disposal but not yet completed at 03 March 2017.

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

Property Address	Town
Former Hartshead High School site, Lees Road	Ashton
Park Bridge Visitor Centre	Ashton
Land at Hill Street	Ashton
Land at Queens Road	Ashton
Land at Newmarket Grove	Ashton
Old Street / Dale Street East, AUL	Ashton
Land at former Katherine House, Katherine Street / Bentinck Street	Ashton
Wellington Works, Wellington Road / Uxbridge Street	Ashton
Land at Cavendish Street / Moss Street East / Cotton Street East	Ashton
Land on Langham Street	Ashton
Two Trees School Site	Denton
Land at Windsor Road	Denton
Land at Kynder Street / Duke Street / Market Street	Denton
Denton Plant Nursery	Denton
Land at Hawthorn Road	Denton
St. Lawrence Children's Home	Denton
Land at Morningside / Fairfield Avenue	Droylsden
Droylsden Canalside	Droylsden
Droylsden Library, Manchester Road	Droylsden
Land at Ashton Hill Lane (adj Lazy Toad Pub)	Droylsden
Land at Kershaw Street / Mellor Street	Droylsden
Land at Haughton Street	Hyde
Land at St Marys Road	Hyde
Land rear of 55-113 Bennett Street	Hyde
Land at Leigh Street	Hyde
Land at Johnsonbrook Road	Hyde
Land at Captain Clark Rd	Hyde
Land at Broadway	Hyde
Rydal House	Hyde
Land at Leigh Fold	Hyde
Land adjacent to 222 Manchester Road	Hyde
1 Broadway	Hyde
Land at Pitt Street (2)	Hyde
Plot B Hattersley IE	Hyde
Plot A Hattersley IE	Hyde
Mossley Hollins, Huddersfield Road	Mossley
Land at Higher Tame Street / Alma Street / Knowl Street	Stalybridge
Melbourne Street Car Park	Stalybridge
Former Samuel Laycock School, Mereside	Stalybridge
Land at Pine Road (next to St John's)	Stalybridge
Land at Wakefield Road / Pennine View	Stalybridge

Land at High Street (west of Pine Road)	Stalybridge
Land at High Street (east of Pine Road)	Stalybridge
Land at Lake Road	Stalybridge
Land at Wakefield Road / Carter Street	Stalybridge
Land at Castle Street	Stalybridge
Residual Garage Sites	Various

APPENDIX 2

Completed Sales since 1st April 2016			
Property Address	Town	Completion Date	2016/2017 Completed Sales £
292-322 Katherine Street	Ashton	05/08/2016	£125,000
Plot 4 Langham Industrial Estate	Ashton	04/07/2016	£105,000
Land Adjacent 72 Penny Meadow & Oldham Road/Dunkerley St	Ashton	15/11/2016	£69,500
Land at Ripon Street	Ashton	19/04/2016	£50,000
Land at Charlestown Industrial Estate	Ashton	21/02/2017	£50,000
Land at West Street	Ashton	15/11/2016	£31,000
Land At Oxford St East	Ashton	11/01/2017	£77,000
Land at King's Road	Ashton	20/05/2016	£26,000
Land at 110/112 Kelvin Street	Ashton	20/05/2016	£25,500
Land at 23 Jersey Street	Ashton	20/05/2016	£11,000
Land at 139 Whiteacre Road	Ashton	20/05/2016	£9,000
Site of 42-56 Audenshaw Road	Audenshaw	21/07/2016	£87,500
Land at Guide Lane/East St	Audenshaw	06/01/2017	£32,000
Land At Oldham Street/Catherine St West	Denton	06/01/2017	£74,000
Land Adjoining 80 Ashton Road	Denton	15/11/2016	£20,000
Land rear of 16 Langford Street	Denton	20/10/2016	£1,250
The Wharf - Overage payment	Droylsden	31/01/2017	£107,417
Land at Marina Road	Droylsden	11/10/2016	£45,000
Land at Ashton Hill Lane	Droylsden	09/01/2017	£50,000
Land at Hart Street	Droylsden	11/10/2016	£60,000
Astley Street / Hadfield Street	Dukinfield	19/12/2016	£175,000
Land at Wild Street Dukinfield	Dukinfield	10/08/2016	£140,000
Land at Cheetham Hill Road	Dukinfield	20/05/2016	£64,000
Land rear 153 King Street	Dukinfield	24/02/2017	£48,500
Land at Birch Lane	Dukinfield	11/10/2016	£78,000
Land at Smith Street	Dukinfield	20/05/2016	£20,500
Land At Oxford Road	Dukinfield	22/12/2016	£25,000
Land At Astley St	Dukinfield	11/01/2017	£35,000
Stalydene School Site, Pickford Lane	Dukinfield	09/01/2017	£191,000
Land adj. 15 Lodge Lane	Dukinfield	20/05/2016	£7,000
52 Jeffreys Drive	Dukinfield	16/12/2016	£3,300
Land at Newton Street / Spring Gardens	Hyde	17/01/2017	£300,000
Unit 3 Hattersley Industrial Estate	Hyde	02/08/2016	£110,000
Land at Manchester Road/Clark Way	Hyde	15/11/2016	£48,000
Land at the Junction of Newton Street/Clark Way	Hyde	15/11/2016	£32,000
Land at Catherine Street / Manchester Road	Hyde	14/09/2016	£27,000
Land Adjoining 60 Ashton Road	Hyde	15/11/2016	£22,000
Land adjacent to 47 Clarendon Place	Hyde	15/11/2016	£19,000
Land adjacent to 42 Manchester Road	Hyde	15/11/2016	£16,000
Land at Villiers Street	Hyde	20/05/2016	£41,000

Land at Throstle Bank Street	Hyde	11/10/2016	£38,000
Land at Bottom Street	Hyde	07/07/2016	£5,500
Land at Steeles Avenue	Hyde	07/07/2016	£5,000
13 West Park	Hyde	12/07/2016	£2,000
Land rear of 39 Broadbottom Road, Mottram	Hyde	28/04/2016	£1,500
15 Buckland Grove	Hyde	21/10/2016	£19,961
Land at Midge Hill	Mossley	26/05/2016	£25,000
Land at Grosvenor Street	Stalybridge	20/05/2016	£55,000
Land at Lawton Street / Acres Lane	Stalybridge	20/12/2016	£52,500
Land adj 59 Stamford St	Stalybridge	06/01/2017	£40,500
Land at Woodend Drive	Stalybridge	15/11/2016	£18,500
Land at Cambridge Street / Church Street	Stalybridge	17/05/2016	£18,000
Land at Kinder Street	Stalybridge	11/10/2016	£5,000
Land at Sycamore Street / Set Street	Stalybridge	11/10/2016	£21,000
Land adj. 23 Huddersfield Road	Stalybridge	06/07/2016	£9,000
Land rear of 1-3 Kensington Grove	Stalybridge	26/07/2016	£4,000
Land rear of 4-5 Kensington Grove	Stalybridge	26/07/2016	£1,520
Gorse Hall Day Centre	Stalybridge	07/07/2016	£150,000
Land adj 376 Huddersfield Road, Millbrook	Stalybridge	12/07/2016	£6,000
Residential ground rents under £1K value	Various	23/11/2016	£1,442
			£2,937,890

APPENDIX 3

Acquisition of Leasehold Premises

Second Floor Offices, Stamford Chambers, New Lease for occupation by Adult Education Services team.	Ashton	3 year lease from 04/10/16	£37,550 pa
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Leases Completed since last report:

Council land/property	Location	Rental income per annum (£)
New Leases to Tenants		
Unit 5 Charlestown Industrial Estate	Ashton	£6,000 pa
Unit 7 Hattersley Industrial Estate	Hattersley	£8,555 pa
Land at corner of Warre Street/Turner Lane	Ashton	£3,000 pa
Tenant Lease renewals		
Land at Moorcroft Street	Droylsden	£4,500 pa

Other Transactions /works of note completed by the Estates Team since the Last Report:

- Terminal Dilapidations claim against the Council at Greencroft house, Hyde of £86,647 - Lease expiry date April 2017.
- Aeroworks 5 Adair street, Manchester – Break date of 3rd of June 2016 exercised- on behalf of Greater Manchester Public Health Network (GMPHN). Dilapidations claim against the Council ongoing.
- “Learn” at St Annes, Burlington St. Ashton- Adult Education- Lease terminated from 31st August 2016. Vacating shortly. Dilapidations claim against the Council of £113,821 received

Rent Reviews: (increases above £1,000 p.a.)

November 2016 – January 2017

Land at Globe Square, Dukinfield	Rent Review 04.11.16	£8,550 pa increase
Donneybrook House Clarendon Street	Rent Review 05.01.17	£5.500 pa increase

Report to:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	13 March 2016
Reporting Officer:	Damien Bourke, Assistant Executive Director (Development, Growth and Investment)
Subject:	SMARTLY POOLED SECTION 106 AGREEMENTS AND DEVELOPER CONTRIBUTIONS
Report summary:	The report summarises the current position with regard to receipts received from section 106 (s106) Agreements, new s106 agreements made and requests to draw down funding.
Recommendations:	<ol style="list-style-type: none">1. To note the contents of this report;2. The following projects have been signed off by the Executive Member for Clean and Green (Appendix 1) and it is recommended that they be authorised by the Strategic Planning and Capital Monitoring Panel and recommend the Executive Cabinet give authority to release funds from the following available resources: 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.
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)	Section 106 Obligations need to comply with the requirements of the Community Infrastructure Levy Regulations, which the adopted policy framework seeks to secure.

Section 106 obligations requested are done so following the policy framework set out to support this approach contained within the Councils adopted Unitary Development Plan.

Risk Management:

Developers will be entitled to claw back any contributions if they are not spent within timescales as per the agreements made.

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.

The continued implementation of the approach outlined beyond April 2015 is guided by professional judgement and as such is open to challenge. Keeping abreast of relevant legal cases and modifying the Councils approach accordingly will assist in minimising risk.

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 position at the period 20 February 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.

2. AGREEMENTS UPDATE

- 2.1 The summary position statement at 20 February 2017 for s106 agreements and developer contributions is as follows:

Smart Pooling Section 106 agreements:

Section 106		Community Services	Engineering Services	Services for Children & Young People	Other	Total
		£000	£000	£000	£000	£000
S106 - Applied - Budget Transferred to Service Area	Balance Transferred Previous Years (2006/07 - 2015/16)	795	1,632	1,250	16	3,693
	Total	795	1,632	1,250	16	3,693
S106 - Schemes devised not yet signed off	Brought Forward from 2015/16	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 2015/16	(43)	(23)	(123)	0	(189)
	Received Periods 1 - 3	(14)	(8)	(17)		(39)
	Received Periods 4 - 7	(79)		(44)		(123)
	Received Periods 8 - 10	(97)		(57)		(154)
	Received Periods 10 - Outturn					0
	Transferred to					0

	Service Area					
	Total	(233)	(31)	(241)	0	(505)
S106 - Not yet reached trigger point		(694)	(386)	(854)	(23)	(1,957)

Developer Contributions (based on SPD prior to Community Infrastructure Levy changes):

Developer Contributions	Green Space Contribution	Community Education Contribution	Integrated Transport Contribution	Totals (inc other)
	£000	£000	£000	£000
Brought Forward from 2015/16	(201)	(61)	(14)	(276)
Received Periods 1 - 3	0	0	0	0
Received Periods 4 - 7	0	0	0	0
Received Periods 8 - 10	(16)	(18)	(8)	(43)
Received Periods 10 - Outturn	0	0	0	0
Transferred to Service Area	0	0	0	0
Approved at previous SCP for release at year end	85	0	0	85
Total	(132)	(79)	(22)	(234)

Overall position

2.2 The current position for s106 agreements is £505,000 as at 20 February 2017 with developer contributions standing at £234,000.

2.3 Services for Children and Young People

- The balance of unallocated s106 funds stands at £241,000 on 20 February 2017
- Developer contributions stands at £79,000 on 20 February 2017

2.4 Community Services (Operations and greenspace)

- The balance of unallocated s106 funds stands at £233,000 on 20 February 2017
- Developer contributions stands at £132,000 on 20 February 2017

2.5 Engineering Services

- The balance of unallocated s106 funds stands at £31,000 on 20 February 2017
- Developer contributions stands at £22,000 on 20 February 2017

New Section 106 Agreements

2.6 A section 106 agreement has been made (27 January 2017) for an application at Clarendon College Sixth Form Centre, Clarendon Road, Hyde, planning reference 15/00986/OUT. The outline planning application, seeks 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 has been agreed and will be used for the upgrading and maintenance of playing fields at Victoria Street (1no. pitch) and Garden Street (2no. pitches).

- 2.7 A section 106 agreement has been made (3 February 2017) 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 seeks consent for the erection of 24 number 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 has been agreed and will 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 has been agreed and will be used for improvements to cycle and pedestrian links between Ashton and Queens Road/Palace Road.

Requests to draw down funding

- 2.8 Operations and Greenspace have 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 will be used to fund new fencing at Egmont Street Playing Fields which will enhance the appearance and quality of the site.
- 2.9 Operations and Greenspace have 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.

3. RECOMMENDATION

- 3.1 To note the contents of this report.
- 3.2 The following projects have been signed off by the Executive Member for Clean and Green (Appendix 1) and it is recommended that they be authorised by the Strategic Planning and Capital Monitoring Panel and recommend the Executive Cabinet give authority to release funds from the following available resources:

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.

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Report to:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	13 March 2017
Reporting officer:	Damien Bourke, Assistant Executive Director (Development, Growth and Investment)
Subject:	DESIGNATION OF DENTON SOUTH NEIGHBOURHOOD AREA AND FORUM
Report summary:	<p>The opportunity for Neighbourhoods to influence the future of their area is a principle established in the National Planning Policy Framework (NPPF). It should be recognised that the establishment of neighbourhoods and areas is a positive step in engaging local areas to influence how development growth can be accommodated.</p> <p>On the 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.</p> <p>In accordance with these arrangements and regulations an application to establish a Neighbourhood Forum and Area has been made and processed for the Denton South Area and the decision whether to designate the Forum and Area must now be made.</p>
Recommendations:	<p>That the Strategic Planning and Capital Monitoring Panel note the content of the report and resolve to:</p> <ul style="list-style-type: none">(i) Approve the designation of Denton South Neighbourhood Forum on the basis of the submitted constitution and terms of reference attached in the appendices for a period of five years from this decision date.(ii) Designate the Denton South Neighbourhood Area as shown in the appendices as the area of influence within which the Denton South Neighbourhood Forum will operate.
Links to community strategy:	Neighbourhood Planning is a recognised model that supports the Community Strategy by enabling people to get actively involved in the life of the community and contribute to a prosperous local economy.
Policy implications:	Neighbourhood Planning introduces formal development plans at a community level which must be taken into account when making planning decisions. A neighbourhood plan can only be developed, examined and considered for adoption following the Council's initial determination of an application to establish a neighbourhood forum and area.
Financial implications: (Authorised By Section 151 Officer)	There are no direct costs associated with the designation of the Denton South Neighbourhood; however, it should be noted that the cost of a referendum and examination will vary by area and would need to be funded in advance and can only be recovered if a plan is ultimately adopted. In respect of the Denton South

Neighbourhood Plan the estimated cost is £25,000 this will be funded from within the existing budget of Development Growth and Investment. If there are any further plans then the financial costs will need to be re-evaluated.

**Legal implications:
(Authorised by the Borough
Solicitor)**

Taking the recommended action will allow the Council to comply with its duties under the Neighbourhood Planning (General) Regulations 2012, as amended

Risk Management:

The Council is required to determine an application to establish a neighbourhood forum and area, without any pre-conception regarding the content of a future neighbourhood plan. By not considering the application to establish a neighbourhood forum and area the Council would be in breach of the Neighbourhood Planning Regulations.

Access to information:

The background papers can be obtained from the author of the report, Peter Taylor by



Telephone: 0161 342 5242



e-mail: peter.taylor@tameside.gov.uk

1. INTRODUCTION

- 1.1 Under the Town and Country Planning Act 1990, as amended by the Localism Act 2011, the Council has a statutory duty to assist communities in the preparation of neighbourhood development plans and to take plans through a process of examination and referendum.
- 1.2 In areas that are not covered by Parish or Town Councils, the Council as Local Planning Authority can designate bodies that apply to be established as Neighbourhood Forums subject to appropriate requirements of the Localism Act and the associated Neighbourhood Planning Regulations being met.
- 1.3 On the 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 decisions whether to designate a Forum or Area to the Strategic Planning and Capital Monitoring Panel.
- 1.4 An application to designate a Neighbourhood Forum and Area has been received from representatives of the Denton South local community. The application was submitted and validated and has subsequently been advertised for a six week period in accordance with the approved operational procedures and the Neighbourhood Planning Regulations.
- 1.5 In accordance with the approved procedures and regulations the decision whether to designate the Denton South Neighbourhood Area and Forum must now be made.

2. ESTABLISHING A NEIGHBOURHOOD AREA AND FORUM

- 2.1 The legal requirements for establishing a Neighbourhood Forum and Neighbourhood Area are set out in the Town and Country Planning Act 1990 as amended by the Localism Act 2011. Procedures are set out in:
 - The Neighbourhood Planning (General) Regulations 2012
 - The Neighbourhood Planning (General) (Amendment) Regulations 2015 and;
 - The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016.
- 2.2 This requires the Council to publicise the application and then assess whether the applications satisfy the Neighbourhood Planning Regulations, and, in light of any representations received following publicity, determine whether to designate the Forum and/or Area. At this stage the Council is only entitled to consider whether the establishment of the Forum and the Area proposed are relevant and appropriate and that the proposed Forum meets the criteria set out in the Localism Act and associated regulations. **In considering the establishment of the Forum and Area the Council must not pre-judge what the content of a Neighbourhood Plan should be.**
- 2.3 Sections 61F(5) and 61G of the Localism Act set out definitions and requirements to be satisfied in order that either a Neighbourhood Forum or Area may be designated. They can be considered in either order, or simultaneously. The headline requirements and determining matters for designating a Neighbourhood Forum (where no Parish Council exists) under section 61F(5) are summarised below:

“A local planning authority may designate an organisation or body as a neighbourhood forum if the authority are satisfied that it meets the following conditions—

(a) it is established for the express purpose of promoting or improving the social, economic and environmental wellbeing of an area that consists of or includes the neighbourhood area....

(b) its membership is open to—

(i) individuals who live in the neighbourhood area concerned,

(ii) individuals who work there (whether for businesses carried on there or otherwise), and

(iii) individuals who are elected members of a county council, district council or London borough council any of whose area falls within the neighbourhood area concerned,

(c) its membership includes a minimum of 21 individuals each of whom satisfies (b) above,

(d) it has a written constitution, and

(e) such other conditions as may be prescribed.”

2.4 The Council as Local Planning Authority may only designate one forum per area, can only designate the forum if an application has actually been made, and must give reasons if the designation is refused.

2.5 In terms of defining a “neighbourhood area” the meaning is set out in section 61(G) which in summary states:

“a “neighbourhood area” means an area within the area of a local planning authority in England where a relevant body has applied to the authority for an area specified in the application to be designated by the authority as a neighbourhood area, and the authority are determining the application.”

In other words if an application is received to designate an area by a recognised or designated body (such as a Neighbourhood Forum) then the Council should approve it unless there are overriding concerns that the area selected is inappropriate.

2.6 The 2012 Regulations as amended in 2015 and 2016 set out the procedures to be followed in determining an application for the designation of either a Neighbourhood Forum or Area. These procedures were considered by Full Council on the 29 November 2016 and the format and scope of applications, draft constitutions and maps were approved.

2.7 The Council is encouraged not to delay the determination of such applications. If the Council as the Local Planning Authority is satisfied that the application meets the necessary requirements then it is required to publicise the applications on its website and by such other means considered likely to bring the application to the attention of people who live, work or carry on business in the area to which the application relates. The LPA must also specify details of how to make representations to the Council regarding the application and the date by which they should be received which must be not less than 6 weeks from when the application was first publicised.

2.8 The 2015 and 2016 amendments to the regulations now prescribe dates for the determination of neighbourhood forum and area applications. Where the application falls within a single planning authority area and are not made by a Parish Council then the LPA has 13 weeks from the date immediately following the date of publication of the application in which to determine it.

2.9 As soon as possible following determination of the neighbourhood forum and/or area applications the LPA is required to publicise the decision in a similar manner to which the applications(s) themselves were publicised. Should the decision be taken to refuse to designate a neighbourhood forum and/or area then the LPA must similarly publicise that decision in the form of a “refusal statement” setting out the reasons for making that decisions and providing details of where and when the refusal statement may be inspected.

2.10 Having made a decision to designate a Neighbourhood Forum and Area the designation ceases to have effect at the end of a 5 year period from the day on which it is made. The LPA may also withdraw the designation if it considers that the Forum is no longer meeting the basis on which the designation was approved. For example if there is evidence that the Forum is not operating within the terms of the approved constitution or is no longer meeting the requirements of the Localism Act or associated Regulations. This could potentially include situations where the Forum is not making decisions in accordance with the approved constitution or are purposefully seeking to prevent otherwise sustainable development from taking place without justified planning reasons. A change in membership alone is not the basis on which a designation would cease to have effect, as long as the overall number and composition of the membership satisfies the basis on which designation was made.

3. DENTON SOUTH APPLICATION

3.1 A community group representing Denton South has made an application requesting designation as a neighbourhood forum and the associated designation of a neighbourhood area, known as the proposed area of benefit.

3.2 The application together with the proposed constitution and area map have been submitted in the prescribed format, and validated as such in consultation with the Borough Solicitor. The application and associated documents are attached as follows:

- Appendix 1:** Application form
- Appendix 2:** Model constitution
- Appendix 3:** Supporting statement
- Appendix 4:** Area map

3.3 The application was advertised from 23 January to 6 March 2017 in accordance with the procedures agreed at Council and as set out in the publication notice at Appendix 5:

- (i) On the Strategic Planning homepage of the Council's website
- (ii) By notice in the Local Newspaper – the Tameside Reporter
- (iii) By notice in Local Libraries/Community Centres within the area proposed to be covered by the Forum – the Haughton Green Centre, Denton Library and Ashton Customer Service Centre.

3.4 The outcome of the advertisement period is summarised in the table below;

Respondent	Comment
Local resident	Supports the designation

Note: We only have one respondent so far but a decision needs to be made by SCP on the 13 March 2017 or delegation from SCP for or final approval is required by the 13 week deadline of the 24 April 2017

3.5 It is considered that the proposed forum has demonstrated that they meet the membership requirements required by statute, has a written constitution in accordance with the regulations and in the approved format including setting out the name, area of benefit, inclusion statement, objectives, powers, membership, working arrangements, the role of the management committee, the arrangements for Annual and Extraordinary General Meetings and the arrangements for review and dissolution of the Forum.

3.6 With regard to the area of benefit then to refuse or seek amendments to the boundary proposed would require some evidence that the forum were seeking to include an area that

was inappropriate as it was beyond the normal influence of the local community that the forum represented. The Denton South area application replicates the Denton South Ward boundary which is considered to show a practical and respectful alignment to the Council's current and functional community boundaries for the area.

4. CONCLUSIONS

- 4.1 It is considered that the proposed arrangements for the Denton South Neighbourhood Forum and the Area of benefit comply with the requirements of the appropriate legislation and regulations as well as the Council's approved procedures and should be designated accordingly.

5. RECOMMENDATION

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

Town and Country Planning Act 1990

Neighbourhood Planning (General) Regulations 2012 (As amended)

Application for the Designation of a Neighbourhood Forum (Regulation 8) and concurrent designation of a Neighbourhood Area (Regulation 5).

Neighbourhood Forum and area applications should be made by organisations who are intending to produce neighbourhood plans.

Please note that this application form is intended to help you with your application, to ensure that you provide all necessary information. You do not have to use the form. **If you require any further clarification, or would like to discuss your proposed Neighbourhood Forum application with the Council before you submit it, please contact the Planning Policy Team via email at planpolicy@tameside.gov.uk**

1. Applicant Details

Contact details for at least one member of the Forum is a requirement. Please note that these will be made publicly available.

Name: Mr Carl Simmons

Address: 7 Blyton Way, Haughton Green, Denton M34 7NB

Email Address: carl.simmons.ind@gmail.com

Telephone Number: 07799 730708

2. Name of Proposed Neighbourhood Forum

DENTON SOUTH NEIGHBOURHOOD PLANNING FORUM

3. Neighbourhood Forum Members

A minimum of 21 members is required, and the Council is required to consider the extent to which the membership is drawn from different places within the area and whether it includes different sections of the community in that area (Town and Country Planning Act, section 61F(7)). Membership can be a mix of residents, people working in the area and/or Elected Members who represent the area concerned. The Forum must also be open to new members.

Name and address		Must be local to the area concerned (please tick)			Age (please state age or indicate an age bracket e.g. "30-39")	Ethnicity (please state)	Occupation (please state your occupational background)	Are you happy with this information about you being made public?*(please state "Yes" or "No")
		Resident	Business Owner or Worker	Elected Member				
1.	Samantha McCormick 8 Prescott Walk, Denton M34 7RD	Yes			45 - 54	White British	Finance	Yes
2.	Carl Simmons 7 Blyton Way, Haughton Green	Yes			45 - 54	White British	NHS	Yes
3.	Caroline Eastwood 70 Pendle Road, Denton M34	Yes			45 - 54	White British	NHS	Yes
4.	Andrea Garforth 4 St Marys Avenue, Haughton Green, M34	Yes			40 - 49	White British	Finance	Yes
5.	Marilyn Ricketts 2 Prescott Walk, Denton M34	Yes			50 - 59	White British	Retail	Yes
6.	Eleanor Simmons 7 Blyton Way, Haughton Green	Yes			35 - 44	Mixed Race British	Housewife/Mother	Yes
7.	Roger Paul 39 Denbigh Road M34	Yes			65 - 74	British White	Retired	Yes
8.	Anne Keighley 2 Lydgate Close, M34	Yes			45 - 54	British White		Yes
9.	Brian Robson 226 B Haughton Green Road, M34	Yes			65 - 74	British White	Retired	Yes

Name and address	Must be local to the area concerned (please tick)			Age (please state age or indicate an age bracket e.g. "30-39")	Ethnicity (please state)	Occupation (please state your occupational background)	Are you happy with this information about you being made public?*(please state "Yes" or "No")
	Resident	Business Owner or Worker	Elected Member				
10. Sophie Keighley 2 Lydgate Close, M34	Yes			25 – 34	British White		Yes
11. John Bath 7 Alder Grove, M34 6EB	Yes			25 – 34			Yes
12. David Blease 246 Haughton Green Road M34 7PW	Yes			35 – 44	British White		Yes
13. Eileen Claxton 3 Dene Brown M34 7PX	Yes			55 – 64	British White		Yes
14. Jane Lewin 2 Pembroke Way M34	Yes			45 – 54			Yes
15. Nichola Hewitt 7 Goldsmith Way M34 7UD	Yes			25 – 34			Yes
16. Pauline Evans 38 Rivemead Road M34 7PG	Yes			75 +	British White	Retired	Yes
17. Angela Ashton 114 Moorfield Avenue M34 7TD	Yes			55 – 64	British White	IT Worker	Yes
18. Margaret Downs 5 Green End M34 7PT	Yes			70 +	British White	Retired	Yes
19. Gina Eades Richards 16 Flemish Road M34 7RX	Yes			35 – 44	British White		Yes

Name and address	Must be local to the area concerned (please tick)			Age (please state age or indicate an age bracket e.g. "30-39")	Ethnicity (please state)	Occupation (please state your occupational background)	Are you happy with this information about you being made public?*(please state "Yes" or "No")
	Resident	Business Owner or Worker	Elected Member				
20. Daniel O'Shaughnessy M34	Yes			25 - 34			Yes
21. Dorothy Hadfield 35 St Marys Avenue M34	Yes						Yes
22. Willow News Stockport Road M34		Yes				Newsagent	Yes
21. Roger Paul Denbigh Road M34		Yes				Consulting Engineer	Yes
24. JM Electrical Services Prescott Walk		Yes				Electrical Services	Yes
25. Moorside Manufacturing 72 Two Trees Lane M34 7SZ		Yes				Manufacturing Services	Yes
26. Deborah Bridgewood Stockport Road, Denton M34	Yes			50 - 60	British White	Senior Account Manager	Yes
27. Neville Bridgewood Stockport Road Denton M34	Yes			50 - 60	British White	Self Employed	Yes
28. [REDACTED]	Yes			[REDACTED]	[REDACTED]	[REDACTED]	No
29. [REDACTED]	Yes			[REDACTED]	[REDACTED]	[REDACTED]	No
30. [REDACTED]	Yes			[REDACTED]	[REDACTED]	[REDACTED]	No
31. Karlyn Pass, Corrie Close, Denton M34	Yes			20 - 30	British White	Student	Yes

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Name and address	Must be local to the area concerned (please tick)			Age (please state age or indicate an age bracket e.g. "30-39")	Ethnicity (please state)	Occupation (please state your occupational background)	Are you happy with this information about you being made public?*(please state "Yes" or "No")
	Resident	Business Owner or Worker	Elected Member				
32 John McCormick Prescott Walk, Denton M34	Yes			20 - 30	British White	Electrical Engineer	Yes
33 [REDACTED] [REDACTED]	Yes			[REDACTED]	[REDACTED]	[REDACTED]	No
34 Irene Ngoh-Amgee Essington Walk Denton M34	Yes			60 - 70	Mixed Race British		Yes
35 Melanie Furlong Gainsborough Walk Denton M34	Yes			30 - 40	British White	Not Advised	Yes
36 David Furlong Pendle Road Denton M34	Yes			50 - 60	British White	Carer	Yes
37 Collette Gammond Two Trees Lane Denton M34	Yes			50 - 60	British White	Not Advised	Yes
38 Diana Abell Sunningdale Road Denton M34	Yes			75+	British White	Retired	Yes
39 Geoffrey Abell Sunningdale Road Denton M34	Yes			65 - 74	British White	Retired	Yes
40 Steve Roden Wordworth Road Denton M34	Yes			50 - 60	British White	Not Advised	Yes
41 Brenda Roden Wordworth Road Denton M34	Yes			50 - 60	British White	Not Advised	Yes
42 Simon Marshall Denbigh Road Denton M34	Yes			40 - 50	British White	IT	Yes

Name and address	Must be local to the area concerned (please tick)			Age (please state age or indicate an age bracket e.g. "30-39")	Ethnicity (please state)	Occupation (please state your occupational background)	Are you happy with this information about you being made public?*(please state "Yes" or "No")
	Resident	Business Owner or Worker	Elected Member				

(please use a separate sheet if you need to)

* Please note that the person who is the proposed contact for the Forum, (in Q1), does not have the option of withholding their contact details from publication by the Council.

If you state that you do not wish for the information about you to be made public the Council will withhold this information from the published version of this application form. However it will use the information to make a decision on designation of the forum, and may refer to data without attaching it to names, for example to state the proportion of a specific age group represented within the membership, in reports relating to the application and designation.

4. Neighbourhood Forum Area

What is the name of the Neighbourhood Area to which this application relates? DENTON SOUTH

Please provide a map (OS based at an appropriate scale) which clearly identifies (in red) the boundary of the Neighbourhood Area.

PLEASE SEE ATTACHED MAP.

5. Neighbourhood Forum Constitution

Please attach a copy of the written constitution of the proposed Neighbourhood Forum .

PLEASE SEE ATTACHED CONSTITUTION.

6. More About the Forum

Please attach a statement setting out how the organisation wishing to be designated as a Neighbourhood Forum meets the following conditions, which are taken from section 61F(5) of the Town & Country Planning Act 1990, as amended:

- (a) The organisation is established for the purpose of promoting or improving the social, economic and environmental wellbeing of the area;
- (b) The organisation's membership is open to individuals who live or work in the neighbourhood area concerned, or who are ward councillors whose ward (or part of their ward) falls within the neighbourhood area concerned;
- (c) The organisation's membership includes a minimum of 21 individuals; and
- (d) The organisation has a written constitution.

(NB to address points (c) and (d) the statement can just refer to questions 3 and 6 of this application form).

PLEASE SEE ATTACHED STATEMENT

The Council will check that the application meets the requirements above. In making a decision about whether to designate the neighbourhood forum, the Council must also consider the extent to which the body applying to be a neighbourhood forum has:-

- Secured, or taken reasonable steps to secure, membership from at least one individual falling within the categories in (b) above.
- Drawn its membership from different places within the neighbourhood area concerned, and from different sections of the community in the area.
- A purpose which reflects the character of the neighbourhood area (in general terms).

The Council will use the address, age, ethnicity and occupation information provided under Question 3 to assess the extent to which membership is drawn from different places and different sections of the community. However community groups may wish to set out in their statement how they have addressed the first and third bullet points above.

7. Declaration:

I hereby apply for designation of a neighbourhood forum as described in this form and the supporting documents to cover the concurrently proposed designated area which respects the constitutional area of the South Denton Ward of Tameside Metropolitan Borough Council. .

Signed: Samantha Jane McCormick

Dated: 18th January 2017

Please submit this form, and attached documentation, by email to the Planning Policy Team at planpolicy@tameside.gov.uk. Alternatively, please post the form and supporting documents to:

Planning Policy Team,
Tameside Metropolitan Borough Council,
Clarence Arcade,
Stamford Street,
Ashton-under-Lyne
OL6 7PT.



Denton South Neighbourhood Forum Constitution

1. Name

The name of the Forum shall be the Denton South Neighbourhood Forum (the Forum).

2. Area of Benefit

The area in which the Forum will pursue its objectives is the Denton South Neighbourhood Area, which is the area being considered for designation by Tameside Metropolitan Borough Council for which the Forum will produce a Neighbourhood Plan.

3. Equalities/Inclusion Statement

- (a) The Denton South Neighbourhood Forum shall not be affiliated to any political party or organisation.
- (b) The Forum is committed to a policy of inclusion of all members of the community and to the prevention of any form of discrimination regarding age, gender, sexual orientation, disability, religious belief or in any other form.
- (c) The Denton South Neighbourhood Forum is also committed to seeking out the views of those in the community who may be harder to reach, to maximise inclusion and participation in its activities and the decision making process.

4. Objectives

The purpose of the Denton South Neighbourhood Forum is

- (a) To prepare a Neighbourhood Plan for the Denton South Neighbourhood area;
- (b) To promote or improve the social, economic and environmental well-being of the Denton South Neighbourhood area*; including the carrying on of trades, professions or other businesses reflecting the character of the neighbourhood area
- (c) Any other appropriate purpose agreed by the Forum.

** Note - This wording is contained in the Act and has to be used in the constitution. In some instances, the Forum could also have the purpose of promoting the carrying on of trades, professions or other businesses in the area. The purpose should reflect the character of the neighbourhood area.*

5. Powers

In furtherance of its objectives the Denton South Neighbourhood Forum may

- (a) Invite and receive contributions and raise funds where appropriate, to finance the

- work of the Forum, and to open a bank account to manage such funds;
- (b) Publicise and promote the work of the Forum and organise meetings, training courses, events or seminars etc.;
- (c) Work with groups of a similar nature and exchange information, advice and knowledge with them, including cooperation with other voluntary bodies, charities, statutory and non-statutory organisations;
- (d) Employ staff and volunteers as are necessary to conduct activities to meet the objects of the Forum;
- (e) Take any form of action that is lawful, which is necessary to achieve the objects of the Forum, including taking out any contracts which it may see fit.

6. Membership

- (a) The Denton South Neighbourhood Forum will comprise at least 21 individuals who live or work in the Denton South Neighbourhood Area or who are elected members of a district council, any of whose area falls within the Denton South Neighbourhood Area.
- (b) Membership is open to individuals who live or work in the Denton South Neighbourhood Area. It is also open to individuals who are elected members of Tameside Metropolitan Borough Council whose ward falls within the Denton South Neighbourhood Area.
- (c) Membership shall be drawn from different parts of the Denton South Neighbourhood Area and different sections of the community in the Denton South Neighbourhood Area.
- (d) Members shall be accepted by the Forum; resignations from membership shall be received by the Forum.

7. Working Arrangements

- (i) The Denton South Neighbourhood Forum shall act with best practice in the preparation of neighbourhood plans and in accordance with Government guidance for such preparation and seek to work collaboratively with the Local Planning Authority to achieve this.
- (ii) All Members attending may receive and comment on the reports from the Management Committee. Confirm the identity of the community organisations entitled to attend the Denton South Neighbourhood Forum. Approve the annual report and accounts where relevant. Adopt constitutional amendments. At least 5% of the membership must be present at the start of the Meeting for it to be declared quorate. All members are entitled to attend Meetings and may propose and vote for motions and stand for election. Voting shall be by a show of hands. All decisions of Meetings will be minuted.
- (iii) All decisions taken by the Management Committee or the full membership will be proposed, seconded and recorded in the minutes for that meeting. Voting shall be by a show of hands and determined by a majority vote and shall also be recorded in the minutes.

- (iv) Properly constituted residents and business groups in the area who are members may appoint one individual (and alternates) to represent them at each meeting of the Denton South Neighbourhood Forum.
- (v) With regard to item (iv) above: 'Associate Membership' category may be given by the Membership to such persons/organisations where there is a "conflict of interest". Associate membership does not confer voting rights at any meeting of the Denton South Neighbourhood Forum, attendance by an Associate Member would not count towards a quorum for the meeting and provides no right to stand for any post on the Management Committee. An Associate Member can participate in discussions at meetings.

The Management Committee.

- (vi) The Management Committee shall comprise up to 12 people, including the positions of Chair, Vice-Chair, Secretary and Treasurer who are all members of the Forum, who shall volunteer and be elected by the Membership. If there are more than 12 volunteers, elections shall be held at the first meeting of the Membership and the 12 volunteers receiving the most votes shall form the Management Committee. The Denton South Neighbourhood Forum will undertake its work as it sees fit and may delegate powers on specific matters to such persons as it sees fit.
- (vii) The Chair shall be responsible for calling and chairing regular meetings (for which a quorum will be one half of its members) and have a casting vote on elections and resolutions, Act on behalf of the Denton South Neighbourhood Forum and represent it externally; have the power to take decisions on urgent matters between meetings of the Denton South Neighbourhood Forum and interpret the Constitution. The Chairs' interpretation may be overturned by two thirds of those present at Meetings. The Chair will act as a joint signatory on the Denton South Neighbourhood Forum bank account.
- (viii) The Secretary shall be responsible for organising meetings, maintaining the minutes and recording the decisions of the Management Committee and membership and Constitution of the Denton South Neighbourhood Forum and making them available to members. The Secretary will take the chair at meetings if both the Chair and Vice-Chair are absent and Act as a joint signatory on the Denton South Neighbourhood Forum bank account.
- (ix) The Treasurer shall be responsible for maintaining the accounts of the Denton South Neighbourhood Forum and be responsible for presenting a budget annually for the following year to an Annual General Meeting. The Treasurer shall submit a summary of the accounts at every Meeting and act as a joint signatory on the Denton South Neighbourhood Forum bank account. The Treasurer shall take the chair at meetings if the Chair, Vice-Chair and Secretary are absent, and take the minutes if the Secretary is absent or in the chair.
- (x) The following additional posts will be created from members of the Management Committee as and when required to further the objectives of the Denton South Neighbourhood Forum: - Vice-Secretary, Vice-Treasurer, Fundraiser, Press Officer, Membership Secretary, IT (web-site and social media) Officer and Events Co-Coordinator. If vacancies occur the Management Committee can co-opt new members subject to the endorsement of the Membership at the next meeting.

[Elected Tameside Councillors will not be eligible for membership of the Management Committee]

- (xi) At least 7 days notification must be given to Members for an Ordinary Meeting. The Management Committee shall meet fortnightly or as it otherwise decides and will provide guidance on key decisions. The Chair shall also be allowed to invite observers. The Membership will elect, and if necessary dismiss, the Management Committee who will manage the Forum. The Members will scrutinize the work of the Management Committee and will have the right to amend the constitution at an Annual General Meeting or Extraordinary Meeting. All minutes and decisions will be proposed, seconded and subject to the approval of the members present.

Annual General Meeting

- (xii) An Annual General Meeting must be held every twelve months. Notice to membership shall be given at least 14 days prior to the Annual General Meeting taking place. The Annual General meeting will:
- Allow the membership to hear reports from the Management Committee on the achievements and work of the Forum over the year.
 - Elect the Management Committee for the next year
 - Make any changes to the constitution

Extraordinary General Meeting

- (xiii) An Extraordinary General Meeting will be held as and when any issue arises which would require the input of the entire membership and is too serious or urgent to wait until the next Annual General Meeting. Notice to the membership and an outline of the purpose of an Extraordinary General Meeting must be given at least 14 days prior to the Extraordinary General Meeting taking place.

8. Alteration to the Constitution

- (i) Any alteration or amendment to the constitution will require the support of at least two thirds of the membership present at either an Annual General Meeting or at any Extraordinary General Meeting called for such purpose.

9. Duration

- (i) The duration of the Denton South Neighbourhood Forum is 5 years from the designation date.
- (ii) The procedure for dissolving the Denton South Neighbourhood Forum, in the event that it is no longer required will be as follows:
- (a) The Management Committee may recommend closure to all the members at a Special General Meeting called at a minimum of 14 days notice for such

purpose.

- (b) It will be the responsibility of the Management Committee to inform any relevant bodies such as funders, partners, service users etc. The Committee should appoint someone or more than one person whose job it is to ensure that all assets and liabilities are identified.
- (c) At least two thirds of the membership present will be required to formally approve the decision to dissolve the Denton South Neighbourhood Forum. How the assets (money, equipment etc.) will be allocated after settling any outstanding liabilities will be decided at the discretion of the membership present.

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APPENDIX 3
Supporting Statement

Carl Simmons
7 Blyton Way
Haughton Green
Denton
M34 7NB

8th July 2016

21 JUL 2016

Dear

This is to advise that the Management Committee of the Denton South Neighbourhood Forum is formally requesting recognition from Tameside Metropolitan Borough Council.

In accordance with the requirements for the establishment of a Neighbourhood Planning Forum, a written constitution has now been drafted and a copy is attached with this application. The name shall be the *Denton South Neighbourhood Planning Forum*. A map of the Denton South area identifying the proposed area of benefit for the Neighbourhood Planning Forum is also attached.

The Denton South Neighbourhood Planning Forum is already meeting the legal requirements demanded. Our purpose is to promote and improve the social, economic and environmental well-being of the Denton South area - as outlined in Article 4 of our constitution.

The objectives of the Denton South Neighbourhood Planning Forum are:

4a. To prepare a Neighbourhood Plan for the Denton South area.

4b. To promote and improve the social, economic and environmental well-being of the Denton South area; including the carrying on of trades, professions or other businesses reflecting the character of the neighbourhood area.

4c. Any other appropriate purpose agreed by the Forum.

We have already surpassed the minimum membership requirement of 21 members and each one of our members lives in the Denton South area. Membership is open to all who live and work in the Denton South area as stated in Article 6 of our constitution.

6a. The Denton South Neighbourhood Planning Forum will comprise at least 21 individuals who live or work in the Denton South Neighbourhood Area or who are elected members of a district council, any of whose area falls within the Denton South Neighbourhood Area. 6b. Membership is open to all individuals who live or work in the Denton South Neighbourhood Area. It is also open to individuals who are elected members of Tameside Metropolitan Borough Council whose ward falls within the Denton South Neighbourhood Area. 6c. Membership shall be drawn from different parts of the Denton South Neighbourhood Area and different sections of the community in the Denton South Neighbourhood Area. 6d. Members shall be accepted by the Forum; resignations from membership shall be received by the Forum.

The Denton South Neighbourhood Planning Forum has an open membership policy and this is enshrined in Article 3 of our constitution.

Inclusion/Equalities Statement. 3a. The Denton South Neighbourhood Planning Forum shall not be affiliated to any political party or organisation. 3b. The Denton South Neighbourhood Planning Forum is committed to a policy of inclusion of all members of the community and to the prevention of any form of discrimination regarding age, gender, sexual orientation, disability, religious belief or in any other form: 3c. The Denton South Neighbourhood Planning Forum is also committed to seeking out the views of those in the community who may be harder to reach, to maximise inclusion and participation in its activities and the decision making process.

The Denton South Neighbourhood Planning Forum has been and is continuing to secure membership from each required category and from different places and sections of the community in the Denton South area through holding regular public meetings, use of poster displays and online media and by the continuing distribution of leaflets across the Denton South area which are providing information regarding the aims and activities of the Forum to local residents.

The officers of the Management Committee are:

Carl Simmons (Chair)
7 Blyton Way
Haughton Green
Denton
M34 7NB



Caroline Eastwood (Vice-Chair)
Email: [Redacted]

Samantha McCormick (Secretary)
Email: [Redacted]

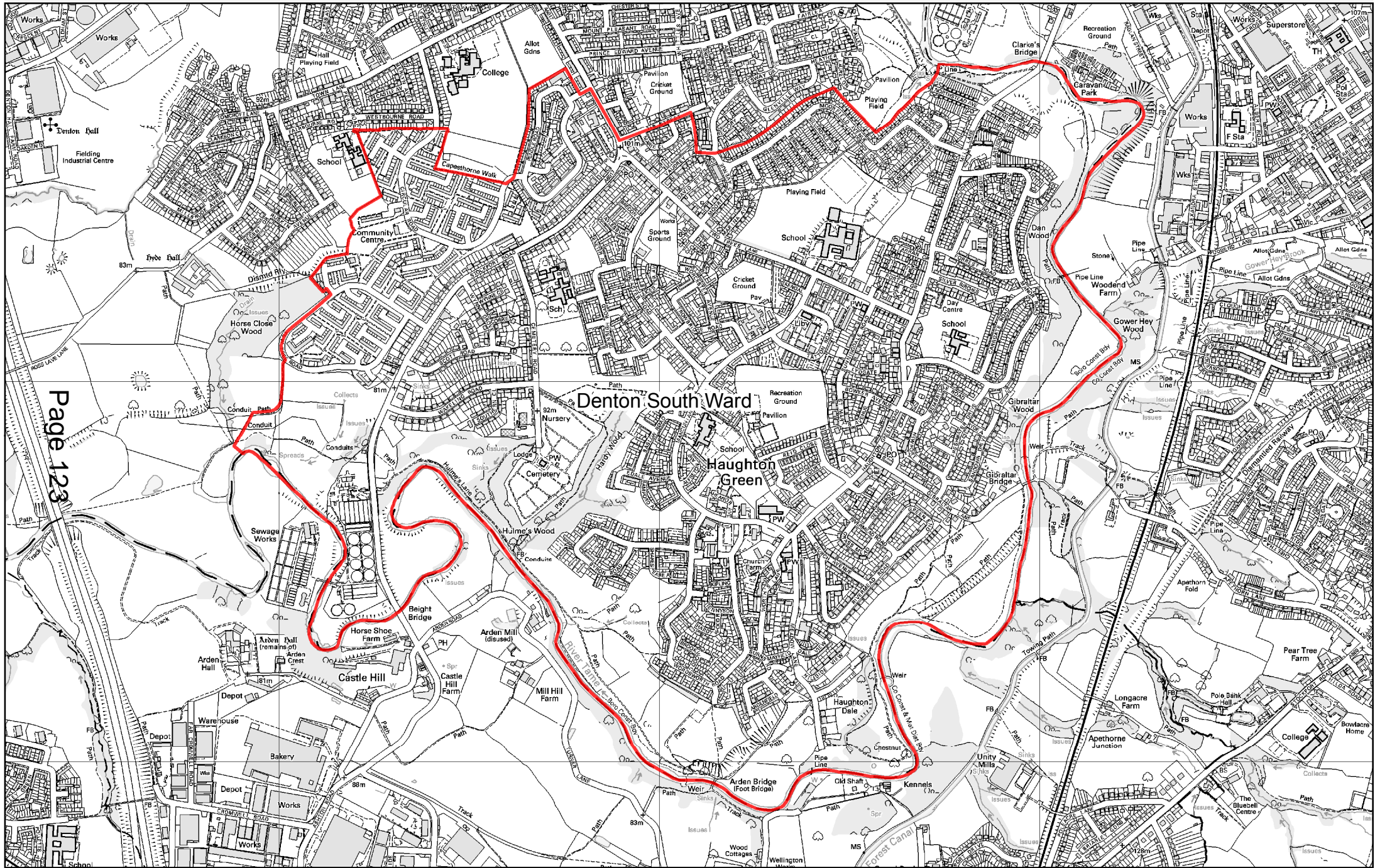
Andrea Garforth (Treasurer)
Email: [Redacted]

In conclusion, the Management Committee and Members have met each of the requirements necessary for the formal designation of the Denton South Neighbourhood Planning Forum; and we respectfully request recognition from Tameside Metropolitan Borough Council.

Yours faithfully,



Carl Simmons
Chair
Denton South Neighbourhood Planning Forum



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Report To:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	13 March 2017
Reporting Officer:	Ian Saxon - Assistant Executive Director for Environmental Services
Subject:	FORMALISATION & CREATION OF c.500 CAR PARKING SPACES IN AND AROUND T&GICFT (TAMESIDE & GLOSSOP INTEGRATED CARE FOUNDATION TRUST)
Report Summary:	<p>This report outlines the proposal to introduce five new car parks in and around the hospital. The Council and Tameside & Glossop Integrated Care Foundation Trust are willing to enter into an agreement to increase the car parking provision in and around the hospital.</p> <p>The report details the costs and pay-back period and proposes a phased introduction of the new car parks on a programmed basis.</p>
Recommendations:	<ol style="list-style-type: none">1. 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 the 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.2. To note the indicative figures within the report, which are still under consideration in respect of sharing the costs and the proceeds of the investment.3. 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.
Links to Community Strategy:	The formalisation and creation of new car parking spaces in and around the Hospital will allow easy access to both Stamford Park and the Hospital, creating a safe environment for people to park their cars. Helping to elevate the existing issues with on street parking in the surrounding residential side streets.
Policy Implications:	None directly arising from this report
Financial Implications: (Authorised by the Section 151 Officer)	An affordability evaluation has been undertaken to show that the development of five additional sites for car parking both within the Hospital grounds and surrounding area can be constructed for a sum of £930,380 plus £19,620 contingency. Thus an investment of £950,000 is requested. Following the initial investment the scheme would achieve pay back within two years. Potentially generating a net sum of £440,673 a year on year thereafter. It must be noted that these figures are indicative and agreement is still needed with the Hospital Trust regarding the sharing of costs and proceeds of investment.

Area	Ownership	Proposed No. of Spaces	Cost of Works	Expected income (net)	Life Time Pay Back
Area 1	T&GICF T	28	£71,903	£28,173*	2 ½ Years
Area 2	Shared TMBC / T&GICF T	135	£211,680	£141,640	1 ½ Years
Area 3	Shared TMBC / T&GICF T	42	£148,795	£43,609	3 ½ Years
Area 4	Shared TMBC / T&GICF T	60	£149,950	£62,815	2 ½ Years
Area 5	TMBC	233	£348,052	£164,436	2 Years
Total		498	£930,380	£440,673	2 Years

The approval of capital monies will enable the project to commence.

**Legal Implications:
(Authorised by the
Borough Solicitor)**

If requested to do so by the land owner, or if it owns the land, the Council has power under section 32 of the Road Traffic Regulation Act 1984 to introduce off street car parks for the purpose of relieving or preventing the congestion of traffic, and to make orders controlling their use under section 35 of the Act. To introduce the car park it will be necessary to consult with statutory consultees and advertise the Council's intention to make an Order amending the Tameside MBC (Off Street Parking Places) Order 2009. Any representations received must be considered.

If any of the land involved is held as part of Stamford Park, then care needs to be taken to secure that its use for car parking is not in breach of the provisions under which the Council holds the land and suitable accountancy arrangements are put in place. Any risk sharing arrangement must represent value for money for the Council to ensure it meets its statutory duty.

**Governance
Arrangements:
(If applicable, the intended
governance arrangements
e.g. Key Decision,
Executive Decision)**

All procurement activities undertaken as a result of this report will be done in accordance with the Council's financial standing orders in line with public procurement regulations.

The Council's in house Engineering Design and Delivery section will carry out the works.


Risk Management:

Formal agreements between TMBC and Tameside & Glossop Integrated Care Foundation Trust to construct additional car parks, manage and operate on a day to day basis and details potential income sharing.

Other risks are set out in the report - see section 5

Access to Information:

The background papers can be obtained from the author of the report, by Alan Jackson, Head of Environmental Services (Highwas and Transport)

 Telephone: 0161 342 2818

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

1. INTRODUCTION AND SUMMARY

- 1.1 The Council is currently looking to further partnership arrangements and this report explores the possibility of TMBC and Tameside & Glossop Integrated Care Foundation Trust (T&GICFT) entering into an agreement to increase car parking capacity in and around the Hospital.
- 1.2 Tameside & Glossop Integrated Care Foundation Trust currently has two main car parks located within the Hospital grounds a large flat level car park accessed via a barrier system and a multi-storey car park accessed via a barrier system via a pay on foot system.
- 1.3 Demand for parking in and around the Hospital has 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 collage and the redevelopment of Stamford Park.
- 1.4 As a result of this the Council has introduced several residents parking schemes mainly to the north of the hospital, however, the demand for parking in the area is increasing year on year with on street parking now being an issue to the residential streets to the south of Darnton Road.
- 1.5 The proposal has identified five areas for consideration; two of the areas are wholly within the grounds of Hospital, two areas which are on land owned by both TMBC and T&GICFT and one area within land owned wholly by TMBC.
- 1.6 Two of the areas are currently well used by people visiting the Hospital, these are currently unsurfaced and unregulated, the proposals will maximise the available areas and formalise pay and display parking.
- 1.7 The remaining three areas under consideration are currently undeveloped areas which are to be converted to pay and display car parks.
- 1.8 The scheme provides an additional 325 car parking spaces and will deliver the revenue from a total of 500 car parking spaces.

2. PROCUREMENT METHOD

- 2.1 The works are to be designed and delivered in house by Tameside MBC's Environmental Services, Design and Delivery Section.
- 2.2 Estimated prices for the delivery of the car parks has been carried out using current market rates based on the engineering requirements of each location.
- 2.3 A detailed financial summary exercise is included below.

3. FINANCIAL SUMMARY

Financial Model

- 3.1 The estimated costs of developing the car parks are detailed in **Table 1**, below, and plans of the areas and estimates of costs included as **Appendix 1**.

Table 1 – Estimated Design and Delivery Costs

Area	Proposed No. of Spaces	Cost of Works
Area 1	28	£71,903
Area 2	135	£211,680
Area 3	42	£148,795
Area 4	60	£149,950
Area 5	233	£348,052
Total	498	£930,380

- 3.5 T&GICFT currently averages £1,000 per parking space per annum within the Hospital grounds. However, this includes income from the large number of pass holders belonging to workers at the Hospital.
- 3.6 TMBC controls the car park off Darnton Road adjacent to the Hospital, the car park currently has 157 parking spaces and generates annual income of £215,000 per year. This can be broken down to a yearly average of £1,370 per space, this figure also does not take into account the sales of monthly passes, of which there have been several over the past year to employees of the hospital.
- 3.7 It has been assumed that the average income per space for the majority of the spaces to be created should be assumed to be in the region of £1,350 per space.
- 3.8 The creation of the new car park within Stamford Park, off Darnton Road, could be deemed to have some seasonality over 3 to 4 months of the year, due to activities within the park. It is anticipated the majority of the income on this car park will be 40% to the Hospital and 60% to the park due to its location. Taking this into account the annual income generated from this car park is expected to be potentially lower than the other car parks proposed and that a figure of £1000 per space be used.
- 3.9 **Table 2**, below, details the potential income per space / per car park.

Table 2 - Potential Income per Space / per Car Park

Area	Proposed No. of Spaces	Estimated Income (Based on £1,350)	Est Income (Based on £1,000)	Total Estimated Income
Area 1	28	£37,800		
Area 2	135	£182,250		
Area 3	42	£56,700		
Area 4	60	£81,000		
Area 5	233		£233,000	
Sub Total	498	£357,750	£233,000	
Total	498	-	-	£590,750
Less: allowance for additional costs				£(150,077)
Net additional income				£440,673

3.10 Table 3, below, details the cost versus income and estimated payback.

Table 3 - Cost versus Income & Estimated Payback.

Area	Ownership	Proposed No. of Spaces	Cost of Works	Expected income (net)	Life Time Pay Back
Area 1	T&GICFT	28	£71,903	£28,173*	2 ½ Years
Area 2	Shared TMBC / T&GICFT	135	£211,680	£141,640	1 ½ Years
Area 3	Shared TMBC / T&GICFT	42	£148,795	£43,609	3 ½ Years
Area 4	Shared TMBC / T&GICFT	60	£149,950	£62,815	2 ½ Years
Area 5	TMBC	233	£348,052	£164,436	2 Year
Total		498	£930,380	£440,673	2 Years

* this site will need a risk assessment to determine whether use by existing permit holders would have an impact on the level of new income to be generated.

3.11 Any agreement entered into needs to consider the arrangement for paying back the capital investment required to develop the car parks.

4. AFFORDABILITY/FINANCIAL IMPACT

4.1 Based on the information provided, it has been confirmed that with the proposed scheme to install all five sites will require an initial investment of £930,380 and that in simple payback terms, the investment would be recouped in just over two years of the initial outlay.

4.2 The Council will provide the initial funding to allow the car parks to come into operation. Agreement will need to be reached with T&GICFT on how the Council's investment should be recovered and over what period.

5. PROGRAMMING WORKS & PROJECT PLANNING

5.1 A programme of works in the form of an outline project plan has been included as **Appendix 2**.

5.2 This programme will provide a phased approach to the construction and introduction of new car parking, whilst still dealing with all governance (planning applications, traffic regulation orders etc.) in one stage.

5.3 A Project Initiation Document has been completed and an initial Project Team identified to enable the efficient implementation of the project, subject to appropriate approvals.

5.4 This will have two major benefits in terms of restricting construction works to specific sites and thus improving safety and also avoiding a 'flooding' of the number of car parking spaces available.

6. RISK MANAGEMENT

The main risks associated with the proposal are:

- 6.1 There needs to be a comprehensive legal agreement between TMBC and T&GICFT to enter into an agreement detailing permissions to carry out work on the land, long term maintenance, day to day management of the car parks, details of revenue sharing and a decision on the type of operating system (pay & display or barriers)
- 6.2 There will be a need to submit for formal planning approval on all of the sites for change of use and new development, and subject to this the outcome of this process some of the schemes may vary in size and layout having an impact of the potential numbers of spaces and subsequent revenue generation.
- 6.3 Some ecological considerations will have to be given to the construction of some the options due to their location either within the park or next to neighbouring features, this could impact on the timescales for construction and could require some preliminary works.
- 6.4 Further investigation in to determine if the land involved in held as part of Stamford Park. If this is the case care needs to be taken to secure that its use for car parking is not in breach of the provisions under which the Council holds the land.
- 6.5 That the assumed level of income is not realised. Further reviews will be carried out jointly with T&GICFT as part of due diligence ahead of agreements being entered into.

7. RECOMMENDATIONS

- 7.1 As set out at the front of the report

Tameside Hospital Car Parking Strategy

Brief

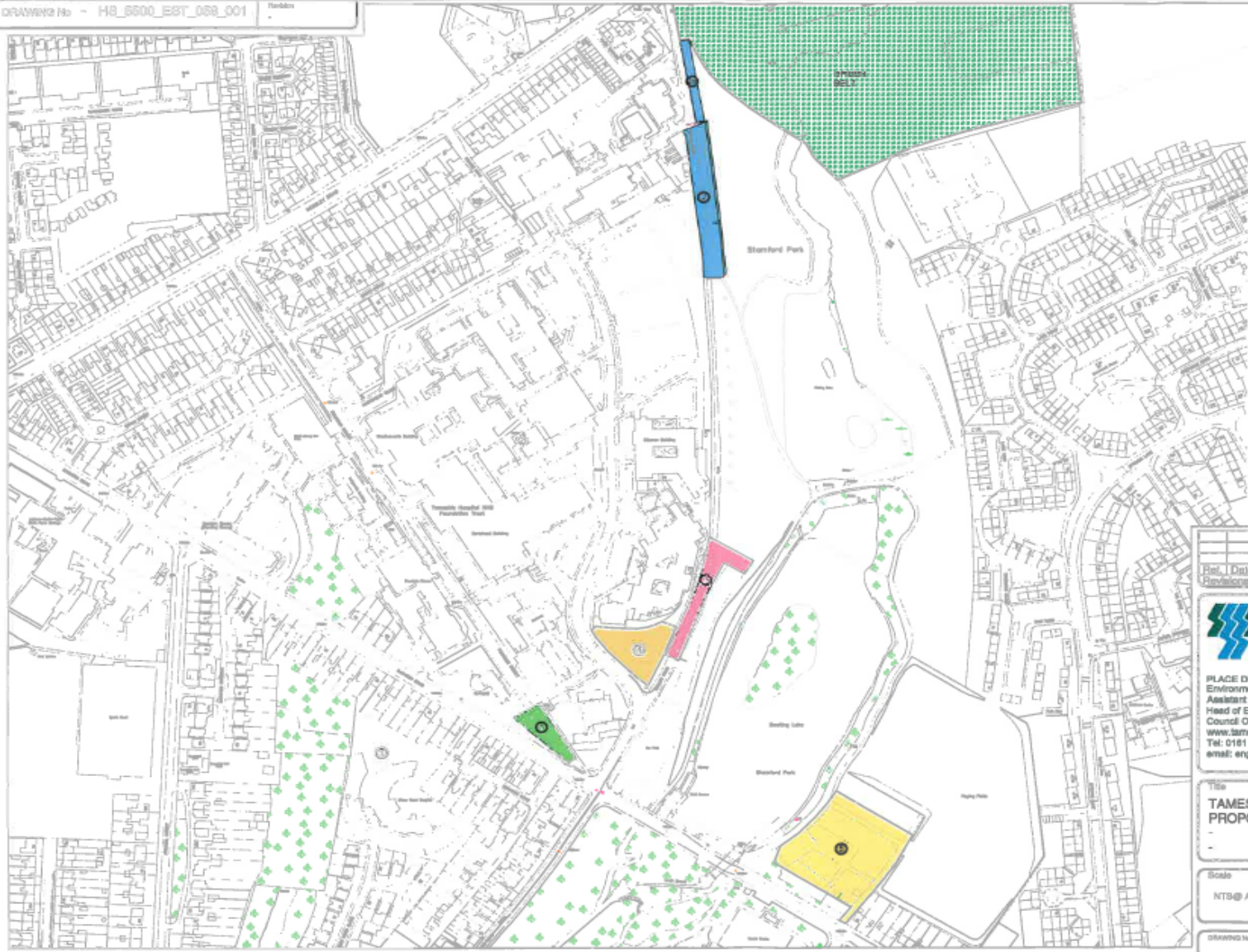
Tameside MBC Engineering Design Section have been asked to assess five parcels of land in and around Tameside Hospital off Darnton Road, the five sites are shown on the attached location plan HSS600_EST_056_001.

A. Dawson.
2/9/16.

Area	Proposed No. Of Spaces	Cost of Works	Proposed Income based on £1,350	Life Time Pay Back
Area 1	28	£71,903.00	£37,800.00	2 Years
	33	£26,000.00	£44,550.00	½ Year
Area 2	105	£158,355.00	£141,750.00	1 ½ Years
	135	£211,680.00	£182,250.00	1 ½ Years
Area 3	42	£148,795.00	£56,700.00	3 Years
Area 4	60	£149,950.00	£81,000.00	2 Years
Area 5	233	£348,052.00	£233,000.00#	2 years
Total	498	£930,380.00	£590,750	1 ½ Years

Income based on £1,000 per space due to seasonal demand.

Figures not used in the final analysis



Ref.	Date	Details	Initials
Revisions			



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 Environmental Services
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 Head of Environmental Services (Design & Delivery): Lee Holland
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Title
**TAMESIDE HOSPITAL
 PROPOSED PARKING STRATEGY**

Scale	Drawn	Checked	Scheme ID
NTS@ A3	ARD	-	-
	Date	Date	Drawing Status

Area 1 –Triangular patch adjacent to Fountain Street

This area of land is located with the grounds of Tameside Hospital and is accessed off Fountain Street, it is bounded to the south by a wooded margin parallel with Darnton and a footway to the north. The area is currently surfaced with cold planings and is in good condition falling from Fountain Street towards Darnton Road, it is used as a storage ground area and unofficial car park, it has five lighting columns and a CCTV camera all assumed to be working and supplied via the hospital.

The site is an awkward shape, aerial photographs of the area show that that up to 33 vehicles can park in the area although not to car parking standards, the proposed layout for the area shows that possibly 29 vehicles could park.

There are several options to be considered for this area:

1. Full reconstruction, drainage, kerbing, fencing, surfacing, Pay and Display and lining.
2. Keep the area as a stone finish with new lighting, fencing and Pay and Display.

Option	Cost of Works	Estimated Spaces	Proposed Income (£1,350)	Life Time Pay Back
1	£71,903.75	28	£37,800	2 years
2	£26,000.00	33	£44,550	½ year

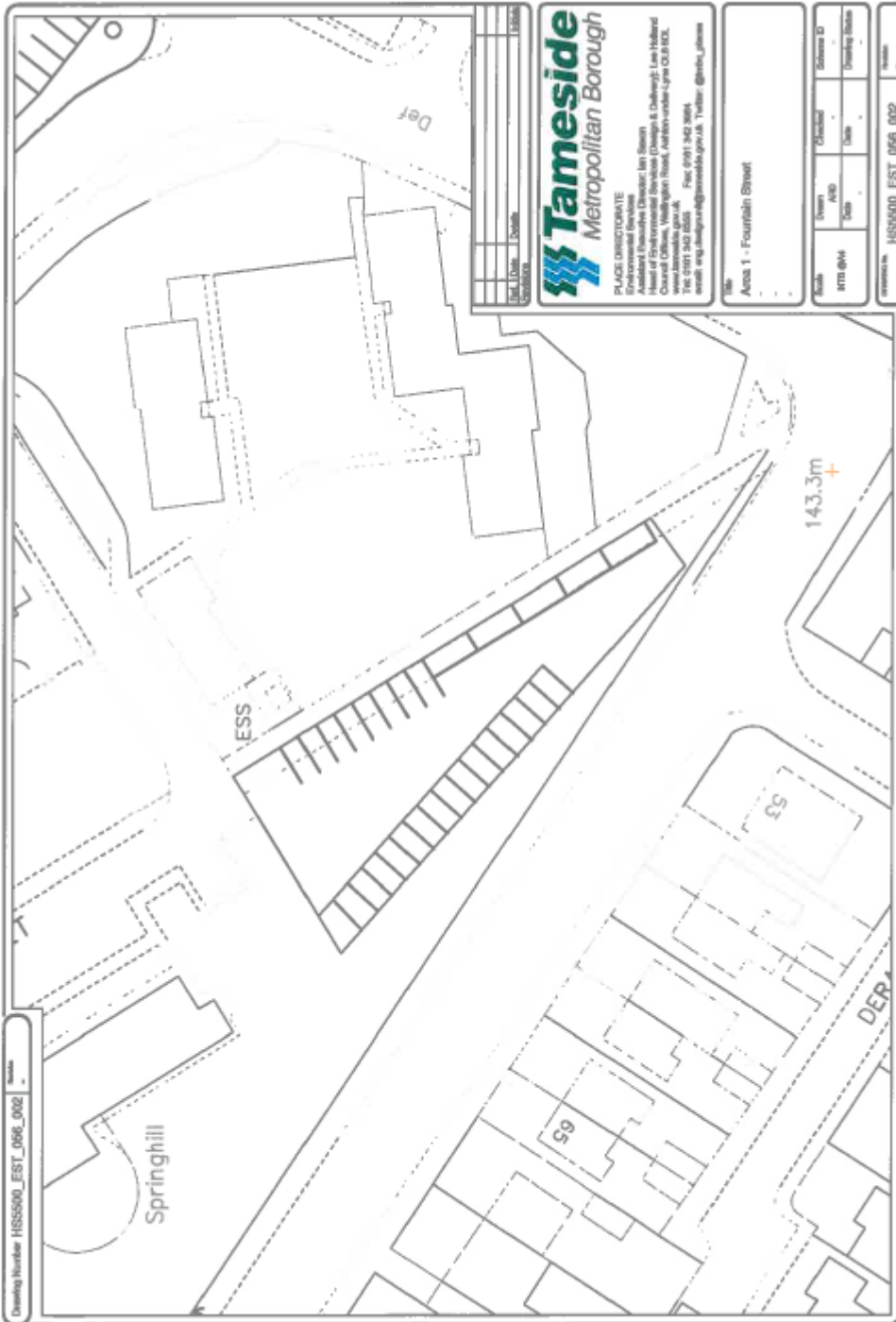
A copy of the proposed lay out is attached HS5500_EST_056_002



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Scale 1/500 Date 22/9/2016

Centre = 305439 E 366041 N



Proj. No.	HSS5900
Date	12/06/2024
Scale	1:1000

Tameside
Metropolitan Borough

PLANNING DIRECTORATE
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Head of Environmental Services (Planning & Design) & Challenge Lead Hilbert
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Area 1 - Fountain Street

Scale	Drawn	Checked	Reviewed
HTM (M)	AKD	AKD	AKD
Drawn	AKD	AKD	AKD

Project No: HSS5900_EST_066_002

Area 2 – Mellor Road/Mossley Road – this is an extension/formalisation of on street parking

This area of land is based on parking alongside the old Mellor Road accessed off Mossley Road, it spans land owned by both the Hospital and the TMBC, the old road is surfaced to a point and then is unmade ground. The area is currently well used by people parking for free and it is estimated that there are approximately 65 car parking spaces, an aerial photograph of the area is attached, and the cars park to the east of the road at 90 degrees to the road and parallel to the hospital to the west.

The proposed works will see cars parked at 90 degrees to both side of the road with the car park extended into TMBC Park Land, approximately 10m. The land is covered with self-seeded trees and shrubs and is currently an under used area of the park.

There are several options to be considered for the area, both of which are shown on the attached drawing H55500_EST_056_003.

1. Full Re-construction of the area with drainage, lighting, kerbing, fencing, surfacing and Pay and Display.
2. Full Reconstruction as per option 1 with an extension solely into the park land north of the current parking area, this could gain an additional 30 car parking spaces.

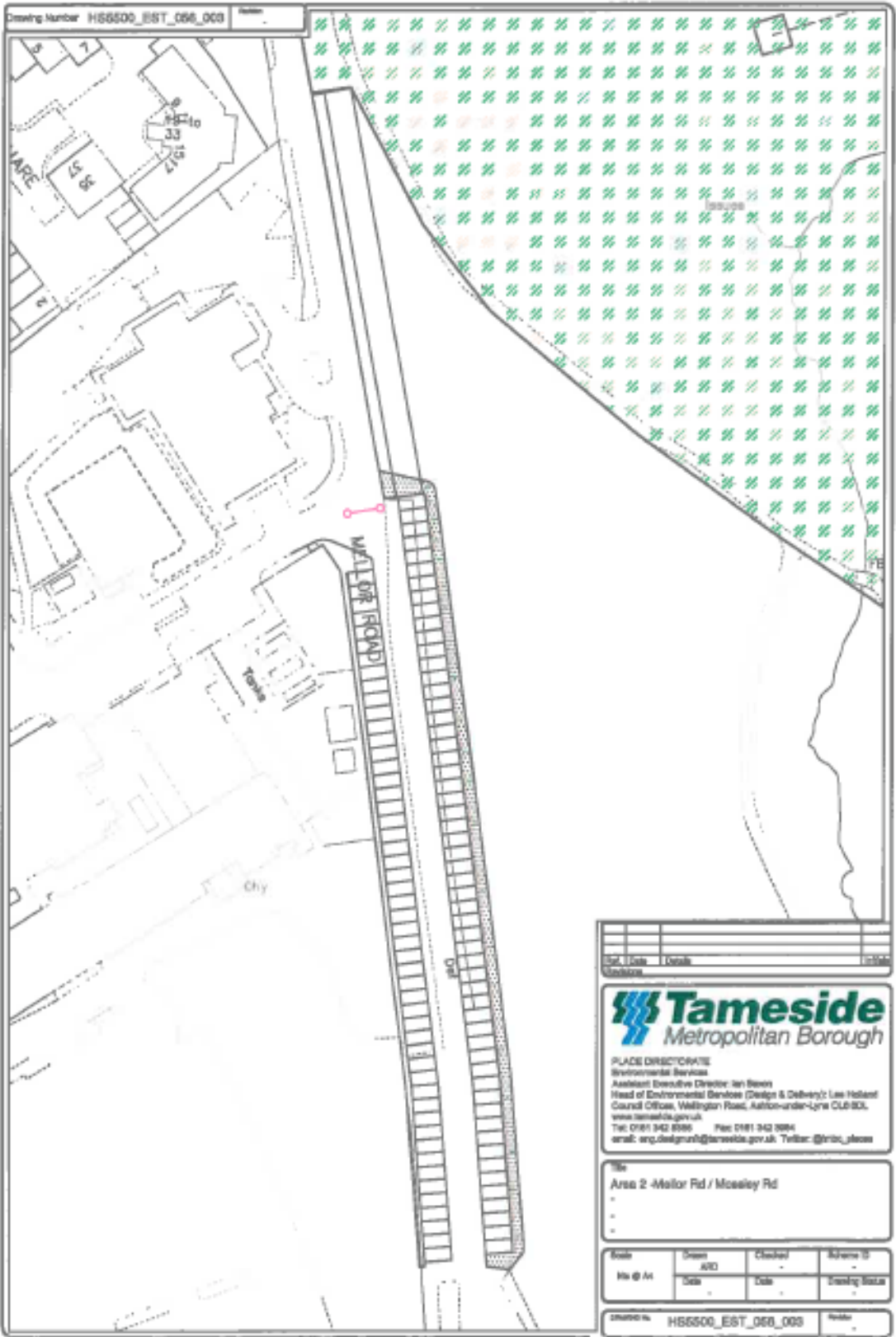
Option	Cost of Works	Estimated Spaces	Proposed Income (£1,350)	Life Time Pay Back
1	£158,355.00	105	£141,750	1 ½ years
2	£211,680.00	135	£182,250	1 ½ years



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Scale 1/1250 Date 22/W/2018

Centre = 309548 E 366010 N



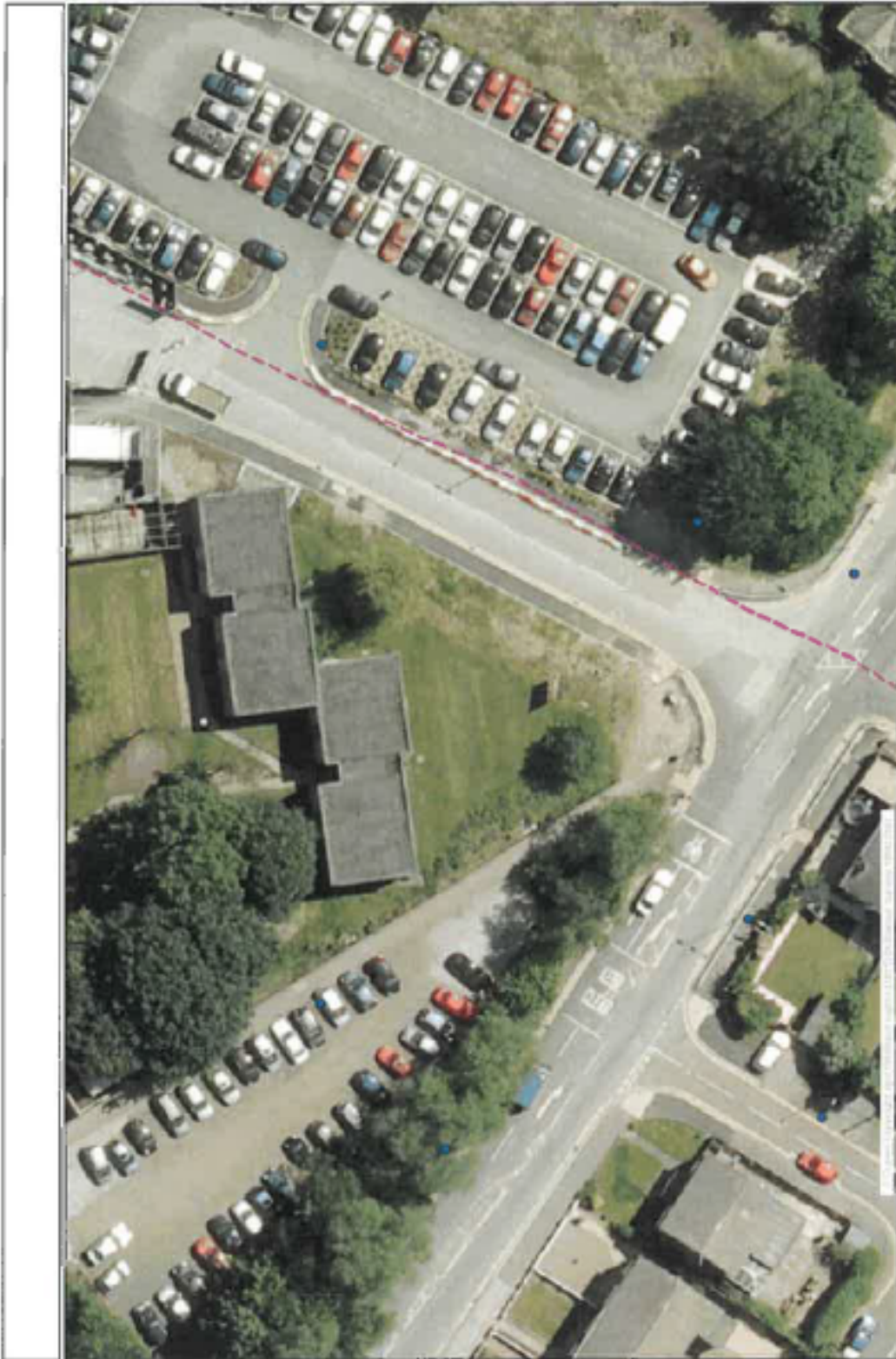
Area 3 – Mellor Road/Darnton Road – Extension off the existing car park along the old road

This area of land along the old Mellor Road adjacent to the Hospital and runs parallel with the existing TMBC Pay and Display Car Park, the majority of the land is owned by the Hospital.

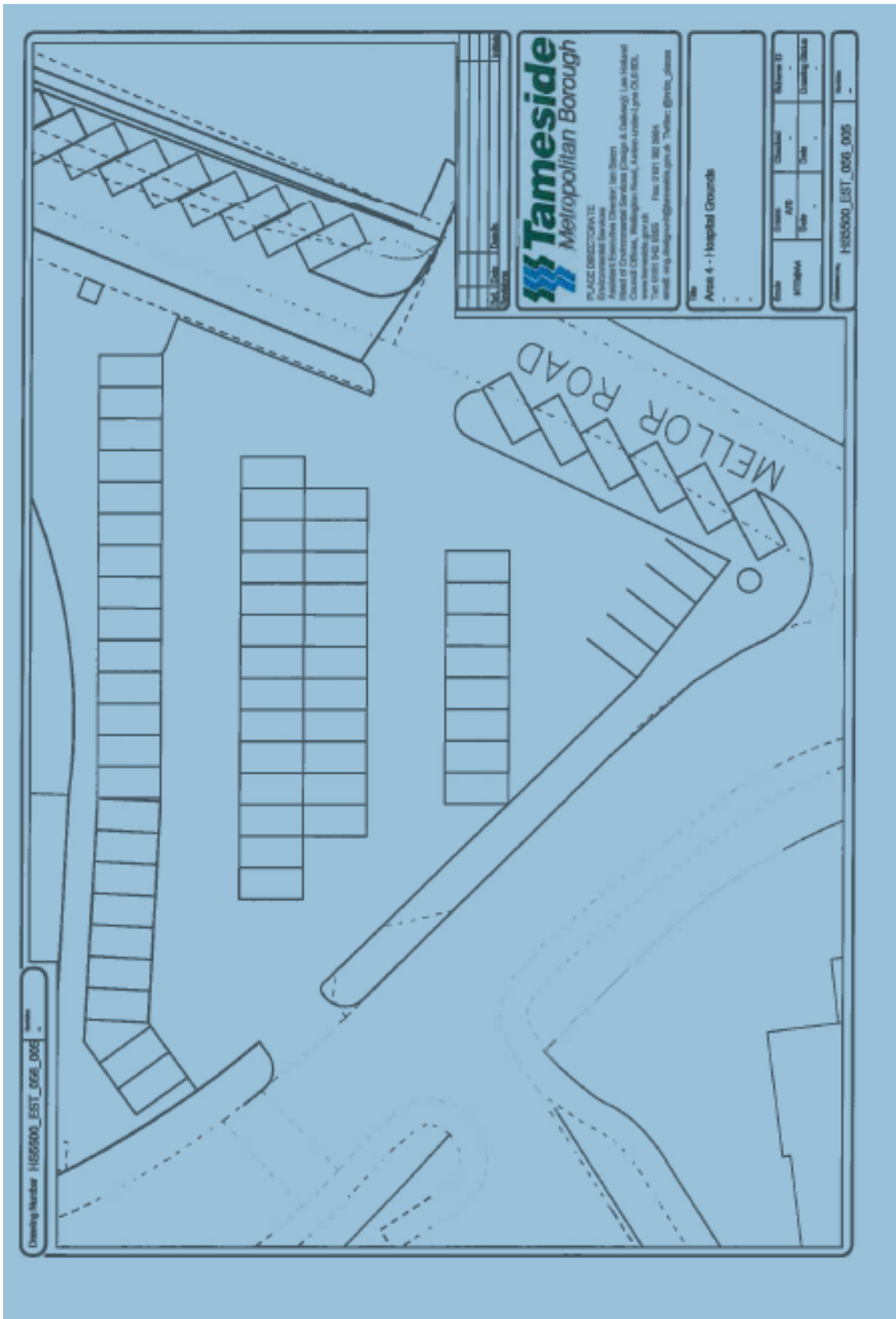
There is a long thin section of trees and shrubs that would need to be removed as part of the development all of which are within the councils land, the trees are semi mature and contain numerous Holly and Hawthorn, this would have to be a consideration of replacement planting in the area as part of any planning application, they can be seen on the attached Aerial Photograph.

The proposal is to extend the existing car park to the north east and create a new one way access road which will turn back 180 degrees and then run along Mellor Road with Escalon parking to the left hand side and be served by a one way access road, this will then re-join with Mellor Road off the new Hospital access road, as shown of the proposed layout HSS500_EST_056_004.

Option	Cost of Works	Estimated Spaces	Proposed Income (£1,350)	Life Time Pay Back
1	£148,795	42	£56,700	3 years



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Area 4 – Triangular Patch of land in the Hospital Grounds between Mellor Rd and Access Road

This area of land is owned by the Hospital and is bounded to the north by Hospital buildings, to the east by Mellor Road and to the south west by the new Hospital Access Road. The area is currently semi hard paved and is used as a storage area for salt and several steel containers, it has previously been used by contractors at the hospital for site compound and offices.

There is a strange vent pipe adjacent to Mellor Road, however, on inspection of records from the hospital no tanks or infrastructure are shown here, it could have been from an old tank from the site compound. An aerial photograph of the area is shown.

The proposed car park will form a footway to the north of the boundary to allow existing access to remain to the buildings, a new entrance is to be formed off Mellor Road and the Hospital Access Road, as shown on the attached plan HS5500_EST_056_005. The proposals will create an additional 60 car parking spaces.

Option	Cost of Works	Estimated Spaces	Proposed Income (£1,350)	Life Time Pay Back
1	£149,950	60	£81,000	2 years

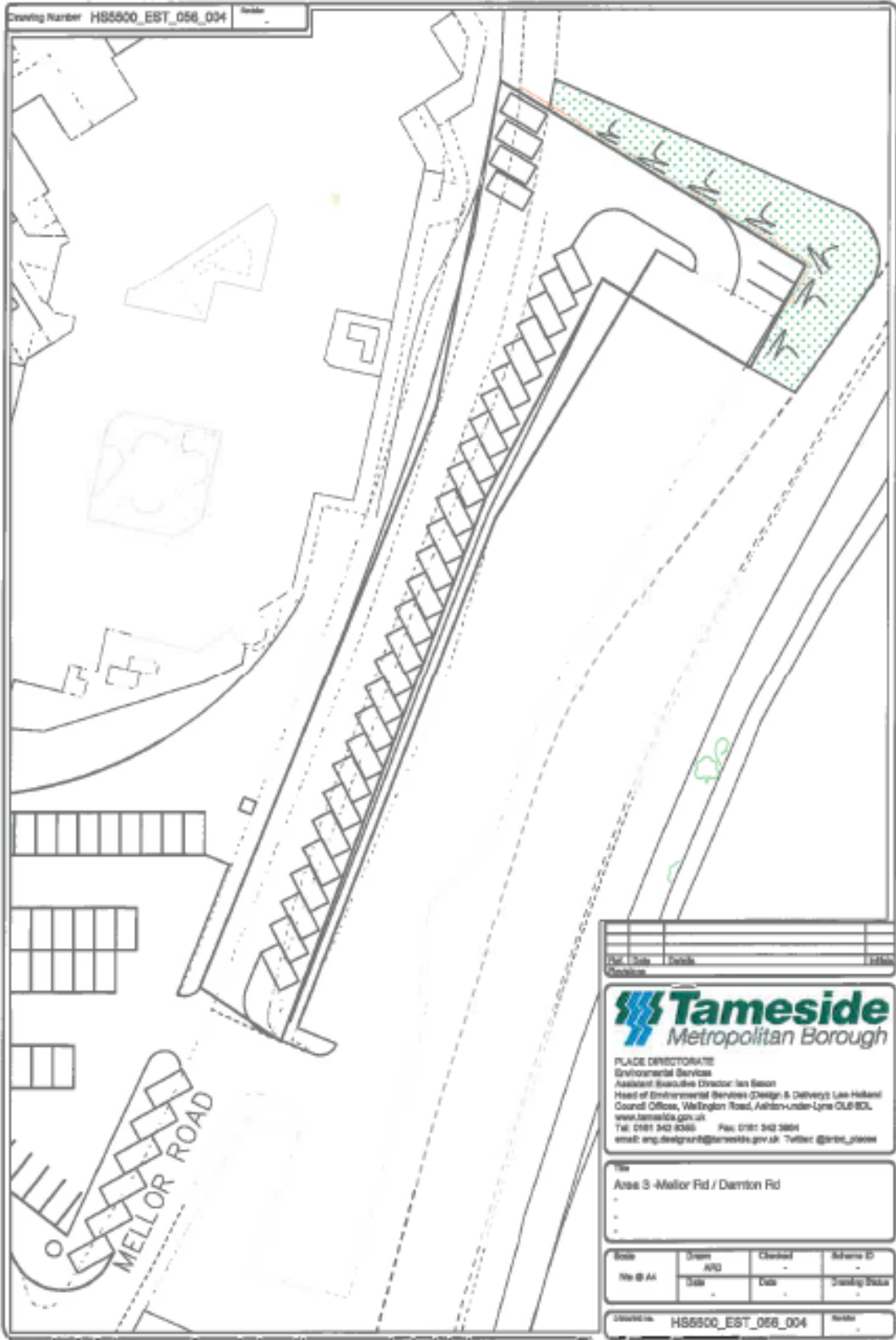


Date 22/02/2016

Scale 1:850

Centre = 395551 E 390487 N

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Area 5 – New Car Park off Darnton Road on the Old Café Area

This area of land is accessed off Darnton Road opposite Astley Street and goes up the existing stone track to the football pitches, there is currently an unkempt area of the park with heavy foliage and trees, it also an area of which is often used for antisocial behaviour.

The Land is bounded to the north by the football pitches and to the west by Stamford Park Lake, an access will need to be maintained for TMBC vehicles to access the park. The site falls from North to South and the creation of a new embankment will be required to create a level area for car parking, due to the location within the park and the trees and foliage to be affected a large replacement Landscaping and planting scheme will be required, Willow Wood Hospice have previously be keen to promote a tree for life scheme in the area, this could also be tied in with any works carried out.

Some consideration must also be given to the parks management and upkeep of the area in relation to the recent lottery bid, although it could be argued that the section of the park has not been subject to any lottery funding. Due to the location of this area in relation to the lake some ecological surveys may be considered.

The existing stone access road off Darnton Road will need to be improved to cater for two way traffic and improved site lines, a copy of the proposed layout is shown on H55500_EST_056_006.

Option	Cost of Works	Estimated Spaces	Proposed Income (£1,000)	Life Time Pay Back
	£348,052.00	233	233,000	2 years

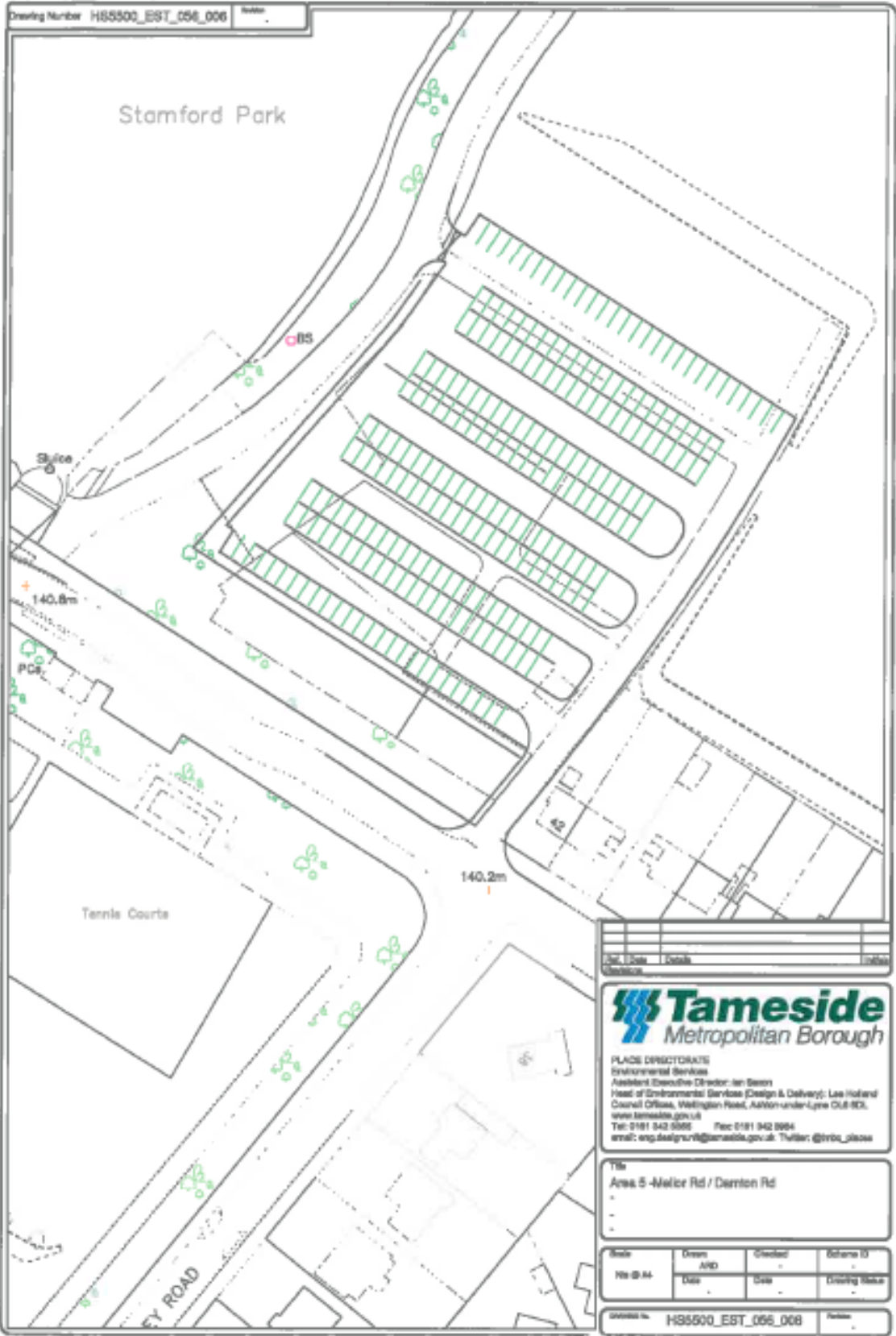


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Date 22/02/2016



APPENDIX 2

Provisional Project Plan

Below is a provisional Project Plan for discussion by the Project Board and as a working document is subject to change.

The original provisional plan presented to Board indicated a 12 month overall construction period.

Activity	Start date	Completion date	Lead officer	Other parties involved	Inter-dependency	Comments/ notes
Executive Board Report		11/1/17	Ian Saxon			Recommended to support
Strategic Planning & Capital Monitoring Panel	13/1/17		Ian Saxon	SP&*CMP		Seek Approval
Discussions re car parking operations and financial appraisals	19/1/17		Alan Jackson	Trust Staff		
Submission of Planning Application	17/2/17		Steve Oxford			
Detailed Design of car park	17/2/17		Steve Oxford			
Preparation of Public Notice for Off Street Parking Order			Legal Services			
Advertising period (28 days)			Legal Services			
Potential objection report writing			Jody Hawkins / Tracey Johnson			
Meeting to hear objections			Ian Saxon		On approval	The scheme can be approved as reported, withdrawn or amended
Construction work plan			Steve Oxford			
Start of construction			Steve Oxford			
Ordering and delivery of Hardware			Tracey Johnson	External contractor	Manufacturer turnaround time	
Ordering and delivery of software			Tracey Johnson	External contractor	Manufacturer turnaround time	

Ordering lining and producing plans			Steve Oxford			
Erection of signs and posts			Steve Oxford	DSO		Needs to be programmed to guarantee workforce availability
Lining			Steve Oxford	External contractor	Availability of liner	
Second Notice advertised			Legal Services			
Sealing Orders			Legal Services			
Enforcement			NSL			

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