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## EXECUTIVE CABINET

**Day:** Wednesday  
**Date:** 26 April 2023  
**Time:** 1.00 pm  
**Place:** Tameside One, Market Square, Ashton-Under-Lyne, OL6 6BH

Item No.	AGENDA	Page No
1.	<b>APOLOGIES FOR ABSENCE</b> To receive any apologies for the meeting from Members of the Executive Cabinet.	
2.	<b>DECLARATIONS OF INTEREST</b> To receive any declarations of interest from Members of Executive Cabinet.	
3.	<b>MINUTES OF THE PREVIOUS MEETING</b> To consider the attached Minutes of the Executive Cabinet held on 29 March 2023.	1 - 12
4.	<b>ADULT SOCIAL CARE FEES 2023-24</b> To consider the attached report of the Executive Member, Adult Social Care, Homelessness and Inclusivity / Director of Adult Services.	13 - 26
5.	<b>CONTRACT AWARD HOME CARE FLEXIBLE PURCHASING SYSTEM</b> To consider the attached report of the Executive Member, Adult Social Care, Homelessness and Inclusivity / Director of Adults Services.	27 - 32
6.	<b>HOUSEHOLD SUPPORT FUND ROUND 4 - APRIL 2023 - MARCH 2024</b> To consider the attached report of the First Deputy, Finance, Resources and Transformation / Assistant Director, Operations and Neighbourhoods.	33 - 38
7.	<b>FAMILY HUBS PROPOSAL ON SPEND OF GRANT MONIES</b> To consider the attached report of the Deputy Executive Leader, Children and Families / Assistant Director, Early Help and Partnerships.	39 - 82
8.	<b>CIVIC EVENTS REPORT 2023</b> To consider the attached report of the Executive Member, Towns and Communities / Assistant Director, Operations and Neighbourhoods.	83 - 96
9.	<b>NATIONAL RESOURCES AND WASTE STRATEGY</b> To consider the attached report of the Executive Member, Climate Emergency	97 - 102

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

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	and Environmental Services / Assistant Director, Operations and Neighbourhoods.	
10.	<b>ST PETERSFIELD MASTERPLAN AND DELIVERY UPDATE</b>	103 - 154
	To consider the attached report of the Executive Member, Inclusive Growth, Business and Employment/ Director of Place.	
11.	<b>STALYBRIDGE TOWN CENTRE FUNDING</b>	155 - 164
	To consider the attached report of the Executive Member, Inclusive Growth, Business and Employment / Director of Place.	
12.	<b>STALYBRIDGE CIVIC HALL</b>	165 - 188
	To consider the attached report of the First Deputy, Finance, Resources and Transformation / Director of Place.	
13.	<b>NEW HAWTHORNS SCHOOL UPDATE REPORT</b>	189 - 232
	To consider the attached report of the First Deputy, Finance, Resources and Transformation / Executive Member, Education, Achievement and Equalities / Director of Place / Director of Children's Services.	
14.	<b>URGENT ITEMS</b>	
	To consider any additional items the Chair is of the opinion shall be dealt with as a matter of urgency.	
15.	<b>DATE OF NEXT MEETING</b>	
	To note that the next meeting of Executive Cabinet is scheduled to take place on Wednesday 28 June 2023.	

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

## EXECUTIVE CABINET

29 March 2023

Commenced: 1.00pm

Terminated: 1.50pm

**Present:** Councillors Cooney (Chair), Fairfoull, Feeley, Jackson, Kitchen (ex-officio), North, Sweeton, Taylor, Ward and Wills

**In Attendance:**

Sandra Stewart	Chief Executive
Stuart Fair	Interim Director of Finance
Stephanie Butterworth	Director of Adults Services
Alison Stathers-Tracey	Director of Children's Services
Julian Jackson	Director of Place
Debbie Watson	Director of Population Health
Ilys Cookson	Assistant Director, Exchequer Services
Emma Varnam	Assistant Director, Operations and Neighbourhoods
Caroline Barlow	Assistant Director of Finance

**Apologies for absence:** Councillor Choksi

### 131. DECLARATIONS OF INTEREST

There were no declarations of interest submitted by Cabinet Members.

### 132. MINUTES OF EXECUTIVE CABINET

#### RESOLVED

That the Minutes of the joint meeting of Overview Panel and Executive Cabinet held on 8 February 2023 be approved as a correct record.

### 133. ENVIRONMENT AND CLIMATE EMERGENCY WORKING GROUP

#### RESOLVED

That the Minutes of the meeting of the Environment and Climate Emergency Working Group held on 15 March 2023 be noted.

### 134. MINUTES OF THE STRATEGIC PLANNING AND CAPITAL MONITORING PANEL

Consideration was given to the minutes of the meeting of the Strategic Planning and Capital Monitoring Panel meeting held on 16 March 2022. Approval was sought of recommendations of the Strategic Planning and Capital Monitoring Panel arising from the meeting.

#### RESOLVED

- (a) The minutes of the meeting of the Strategic Planning and Capital Monitoring Panel held on 16 March 2023 be noted; and
- (b) That the following recommendations be approved:

#### 2022/23 P10 CAPITAL MONITORING

#### RECOMMENDED

That Executive Cabinet be recommended to:

- (i) Note the forecast position for 2022/23 as set out in Appendix 1.
- (ii) Note the funding position of the approved Capital Programme as set on page 4 of Appendix 1.
- (iii) Note the changes to the Capital Programme as set out on page 9 in Appendix 1
- (iv) Note the updated Prudential Indicator position set out on pages 10-11 of Appendix 1, which was approved by Council in February 2022
- (v) Approve a budget of £0.060m to be drawn down from the £0.500m allocation for works in Tameside One for the work smart programme as set out in Appendix 2(f).

#### **CAPITAL PROGRAMMES FOR GROWTH DEPARTMENTS**

##### **RECOMMENDED**

That Executive Cabinet be recommended to

- (i) Note the progress with regards to the schemes within the Place Capital Programme (Town Centres, Property and Planning) as set out in the report
- (ii) Approve the allocation of £31,000 to the capital programme to finance the additional expenditure at Hyde Pool as stated in section 2.34. The funding to be allocated via the cumulative underspend of £207,000 against schemes detailed in table 2 (section 2.32),
- (iii) Approve the allocation of up to £30,000 to the capital programme to finance the additional expenditure at Hattersley Station as stated in sections 2.21 and 2.22. The sum to be allocated via funding held in Council reserves on behalf of the Land Board and is subject to a separate Council decision.
- (iv) Approve the allocation of up to £7,500 to the capital programme to finance expenditure relating to the relocation of the Mottram show as stated in section 2.18. This sum to be resourced via the earmarked capital programme budget of £103,000 that is allocated to the Mottram showground.

#### **OPERATIONS AND NEIGHBOURHOODS CAPITAL REPORT: UPDATE**

##### **RECOMMENDED**

That Executive Cabinet be recommended to:

- (i) Note the progress with regards to the schemes within the Operations and Neighbourhoods Capital Programme as set out in the report.
- (ii) Approve the reprioritised resurfacing schemes for the Highway Maintenance programme as outlined in Appendix 1.
- (iii) Note the progress on the list of highway maintenance schemes identified in Appendix 1 that are to be funded from the Highway Maintenance Grant Allocation
- (iv) Approve the drawdown of funds in respect of the S106 agreements detailed in Section 4 of this report and add to the Council's Capital Programme to allow the detailed design, procurement and installation of the various works.
- (v) Reverse the previous recommendation approved in November 2022 which requested that £1,600,000 of the 2022/23 Highways Maintenance Grant be added to the Councils Revenue budget to fund the cost of reactive maintenance works. Due to a required change in accounting treatment, it is necessary to reverse this decision and transfer that grant funding back to the Council capital programme. It is important to note that this is purely an accounting adjustment and the funds will still be utilised in for the same purpose.

#### **EDUCATION CAPITAL PROGRAMME: UPDATE**

##### **RECOMMENDED**

That a report is produced for April Executive Cabinet to agree the funding, scope and contract for Hawthorns to enable it to be delivered and that Executive Cabinet be recommended to **APPROVE:**

- (i) The addition of £667,612 2022/23 additional Devolved Formula Capital grant to the capital programme as detailed in paragraph 2.10 to the programme in 2023/24.
- (ii) The Section 106 contributions totalling £529,205.04 as detailed in paragraph 2.16 are approved to finance Education Capital Schemes.



- (iii) The proposed estimate of £1,400,000 School Condition Grant for 2023/24 is added to the programme as detailed in paragraph 4.21. The final amount of grant will be updated on receipt of the final confirmation of the grant.
- (iv) The 2023/24 School Condition grant is allocated to the projects detailed in the table at paragraph 4.29.
- (v) The addition of £20,000 school contributions to the capital programme in 2023/24 as detailed in paragraph 4.30, subject to the confirmation of School Condition Grant as per recommendation.
- (vi) The allocation of £150,000 from High Needs Provision Fund for Oakdale School as detailed in paragraph 6.4 to be added to the programme in 2023/24.
- (vii) The allocation of £720,000 from High Needs Provision Fund for the New Bridge Academy Trust as detailed in paragraph 6.5 to be added to the programme in 2023/24.
- (viii) An allocation of £70,414 from High Needs Provision Fund for St James' Church of England Primary School as detailed in paragraph 6.6 to be added to the programme in 2023/24.
- (ix) A grant agreement for £70,414 is agreed with the Forward as One Academy Trust as detailed in paragraph 6.6 to provide 10 resourced pupil places at St James' Church of England Primary School, Ashton from September 2023.

That Executive Cabinet be recommended to NOTE:

- (i) Lyndhurst Primary and Ravensfield Primary – Air Con units (£11,000) to be returned to the unallocated school condition fund and (£20,000) removal of school contributions as detailed in paragraph 4.15.
- (ii) The addition of £203,210 Direct Revenue Funded projects to the capital programme as detailed in paragraph 2.11.
- (iii) The use of £30,000 contingency to support asbestos removal and fire compartmentalisation at Stalyhill Juniors (as part of the works required for the decarbonisation schemes) as detailed in paragraph 4.14.

### **135. PERIOD 10 2022/23 REVENUE MONITORING STATEMENT AT 21 JANUARY 2023**

Consideration was given to a report of the First Deputy, Finance, Resources and Transformation / Director of Finance, which reflected actual expenditure to 31 January 2023.

It was explained that, as highlighted in previous reports, the Council was facing significant and growing inflationary pressures across a number of areas, combined with demand pressures in Adults and Children's services, resulting in a significant forecast overspend by 31 March 2023 of £1,634k. This represented a (£857k) improvement since M9. The movement was driven by an increase in Adults, Governance and Finance & IT forecasts, which had been offset by reductions in forecasts for Place, Children's and Corporate. Ongoing demand and cost pressures on Council budgets would have implications for the 2023/24 budget. Mitigations were in place for 2022/23, and 2023/24, although further work was still needed.

Further detail on the financial position was provided in Appendix 1, with further detail by Directorate set out in Appendix 2, to the report.

The latest forecast for the Collection Fund in 2022/23, together with collection performance, was summarised in Appendix 3 to the report.

The latest position and forecast for the Dedicated Schools Grant funding and deficit position was summarised in Appendix 4 to the report. If the 2022/23 forecasts materialised, the deficit would further increase to £4.956k. A deficit recovery plan had been developed and submitted to the DfE. Discussions were continuing with the DfE and were ongoing. The position would continue to be closely monitored and updates reported to Schools' Forum and Members.

Appendix 5 to the report, listed those debts scheduled for write off as uncollectible in the period 1

October to 31 December 2022.

The Director of Finance had approved the re-purposing of £245k unspent Clinically Extremely Vulnerable (CEV) grant to the Household Support Fund (HSF) grant. HSF applications were forecast to exceed the funding available for 2022/23. The transfer would ensure continued support to the most vulnerable and those in need of support for essential living costs via the HSF until the end of March. Further HSF grant funding had been allocated from April 2023.

#### **RESOLVED**

- (i) That the forecast outturn position and associated risks for 2022/23 as set out in Appendix 1 and Appendix 2 to the report, be noted;**
- (ii) That the forecast position on the Collection Fund as set out in Appendix 3 to the report, be noted;**
- (iii) That the current position in respect of the Dedicated Schools Grant deficit as set out in Appendix 4 to the report, be noted;**
- (iv) That the write off of uncollectable debts as set out in Appendix 5 to the report, be approved;**
- (v) That the reserve transfers set out in Appendix 6 to the report, be approved; and**
- (vi) That the transfer of unspent grant to the Household Support Fund in section 4 of the report, be noted.**

#### **136. BUSINESS RATES REVALUATION AND RELIEFS 2023-24**

Consideration was given to a report of the First Deputy, Finance, Resources and Transformation / Assistant Director, Exchequer Services, which advised Members that the Local Government Finance Act 1988 Part 3 Sec 41(2), updated in the Non-Domestic Rating (Lists) Act 2021, determined that the Valuation Office Agency should compile a Non-Domestic Rating List.

The report detailed the revaluation of Business Rates effective from 01 April 2023, the implications based on data from the Valuation Office Agency to all local authorities and the reliefs available in the 2023/24 financial year.

It was concluded that the retail sector was the only sector to show a decrease in rateable values and the industry sector had the biggest increase across all regions, which was reflected in the rateable value changes to businesses in Tameside. Overall there had been a 7.4% increase in overall rateable values in Tameside from £149m to £160m.

The government had introduced three new business rates reliefs from 1 April 2023 subject to specific eligibility criteria. The effect of being awarded a relief was that there was a reduced amount of business rates payable. The three new reliefs were a transitional relief scheme, Retail, Hospitality and Leisure (RHL) rate relief scheme and Supporting Small Business (SSB) relief scheme.

There was an expectation that ratepayers that were eligible to receive the reliefs would have the relief applied to year start bills issued in March 2023. Processing systems required upgrades and testing to ensure that the reliefs could be applied to bills in time for the new financial year.

#### **RESOLVED**

**That the 2023 national revaluation and the new reliefs introduced by central government effective from 1 April 2023, be noted.**

#### **137. COUNCIL TAX – EMPTY PROPERTIES AND SECOND HOMES**

Consideration was given to a report of the First Deputy, Finance, Resources and Transformation / Assistant Director, Exchequer Services setting out proposed increases to empty properties and second homes on the condition that local authorities must 'make the determination at least one year

before the financial year to which it relates', as detailed in the Levelling Up Bill and which was expected to become legislation within the current financial year.

The Bill proposed:

- Up to a maximum of a further 100% Council Tax be charged from the time the property has been empty for one year instead of the current 2 years;
- Discounts on second homes be withdrawn; and
- Second home Council Tax charges may be increased by no more than 100% providing that there is no-one resident and the dwelling is substantially furnished.

Members were advised that there were currently 133 second homes in the Borough and 341 empty properties, however both of these figures fluctuated. If the proposals to increase charges were implemented and based on 2022/23 Council Tax levels, an estimated income of £506,859k could be realised from empty properties and £210,676k from second homes, however it must be taken into account that Councils must *'make the determination at least one year before the financial year to which it relates'*, and the charge could not be effective until 1 April 2024, subject to legislation being passed in the current financial year.

It was further advised that any proposed increase in Council Tax for second homes and empty properties was aligned to guard against empty property owners leaving furniture in a property and classing as a second home in an attempt to attract a reduced charge for a longer period of time.

#### **RESOLVED**

**It be agreed that, subject to legislation being in place within the current financial year, that Council Tax in respect of empty properties and second homes be increased to 200% charge after the necessary 12 months' notice has been given.**

#### **138. ANTI-POVERTY STRATEGY**

The Executive Member, Population Health and Wellbeing / Director of Population Health submitted a report, which provided an update on the development of a place based anti-poverty strategy by the Health and Wellbeing Board.

It was explained that, in recent years the rise of poverty, exacerbated by the cost of living crisis and the Covid-19 pandemic, had emerged as a major policy issue. The current cost of living crisis had been significantly worsened by a number of longer-term structural weaknesses in the UK, including low wages, low productivity and high inequality relative to other major economies.

All partners recognised the severity of the current crisis and were working hard to support residents and gain a deeper understanding of poverty through cooperation with groups such as the Tameside Poverty Truth Commission.

Following the development of a Poverty Needs Assessment, which sat as part of the Joint Strategic Needs Assessment, the Health & Wellbeing Board agreed to support the development of a system-wide strategy to address both the short-term and long-term issues that drove poverty in Tameside.

The strategy – *'Building Resilience: Tackling Poverty in Tameside'* – was adopted by the Health and Wellbeing Board at their meeting on 16 March 2023. The document was attached to the report at Appendix 1.

It was further explained that the consultation and research undertaken through the development of the needs assessment served the dual purpose of understanding both the issues prevalent in Tameside but also the available solutions. The needs assessment was attached to the report at Appendix 2 and a summary of the exercises undertaken to gather this information was provided.

Members were advised that on 22 February 2023, Greater Manchester Poverty Action (GMPA) published their report '*Local anti-poverty strategies – Good practice and effective approaches*'. The report was attached at Appendix 4 to the report. GMPA made twelve advisory recommendations for those areas embarking on the development of an anti-poverty strategy. Current work put Tameside in a strong position against GMPA's recommendations. Examples of work that met the recommendations included:

- Poverty Needs Assessment;
- Programme of engagement and lived experience listening;
- Poverty Truth Commission.;
- Adoption of the socio-economic duty in 2022;
- Partnership approach through the Health and Wellbeing Board;
- Clear leadership with named Executive Member (Cllr Wills);
- Development of a detailed and tracked action plan (in development now);
- Poverty dashboard (in development now building on the needs assessment); and
- Pilot and implementation of Money Advice Referral Tool.

In terms of next steps, Members were advised that the final consultation concluded on 31 January 2023 with minimal revision of the core recommendations required. The final strategy was presented at Health and Wellbeing Board on 16 March 2023 where it was formally adopted by the board on behalf of all partners.

An action plan to deliver the ambitions set out in the strategy was already in development over which, the Health & Wellbeing Board would have oversight. Delivery of the action plan would be undertaken by a sub-group reporting into the Board. It was appropriate for the council to also adopt the strategy and establish an operational delivery group internally to ensure its contribution to delivery of the action plan was progressed quickly and effectively.

#### **RESOLVED**

- (i) That the report and the strategy document (as at Appendix 1 to the report), agreed by the Health and Wellbeing Board for the place on 16 March 2023, be noted; and**
- (ii) It be agreed that the strategy be adopted by Tameside Council as one of the place based partners who will work together through the Health and Wellbeing Board to deliver the recommendations outlined in the strategy.**

#### **139. ENERGY SUPPORT ALTERNATIVE FUEL PAYMENT**

Consideration was given to a report of the First Deputy, Finance, Resources and Transformation / Assistant Director Exchequer Services, which explained that the Government announced that the Department for Business, Energy and Industrial Strategy (BEIS) (now the Department for Energy, Security and Net Zero), would work in partnership with Local Authorities to deliver alternative funding for help with consumers' energy bills.

It was explained that, for the majority of the population the support was being delivered direct by the Energy Bill Support Scheme (EBSS) as a £400 credit to electricity bills and as a reduction to the unit cost of gas and electricity and was delivered by energy suppliers. However, the government estimated that around one million households across the UK would miss out on the EBSS as they did not themselves directly contract with a domestic electricity supplier or used alternative fuels to heat their homes. They would instead qualify for assistance via the Energy Bill Support Scheme Alternative Fund (EBSS – AF) or the Alternative Fuel Payment Alternative Funding (AFP – AF) to be administered by local authorities. The scheme was underpinned by the Energy Prices Act 2022.

The government therefore required local authorities to deliver 2 energy bill support schemes, as follows:

- **Energy Bill Support Scheme Alternative Fund (EBSS – AF)**  
This was to be a £400 payment for households that did not have a direct contract with an energy supplier such as residents in park homes, care homes. This would be delivered from

27 February 2023 to 31 May 2023.

- **Alternative Fuel Payment Alternative Fund (AFP – AF)**

This was a £200 payment for households that used alternative fuels to heat their homes such as heating oil, biomass and LPG. This would be delivered from 6 March 2023 to 31 May 2023.

Local Authorities would be required to deliver both schemes on behalf of central government from 27 February 2023 to 31 May 2023 for receipt of applications and with reconciliation commencing August onwards.

## **RESOLVED**

**It be noted that the Council delivers the Energy Bill Support Scheme Alternative Funding (EBSS – AF) payment in addition to the Alternative Fuel Payment Alternative Funding payment (AFP – AF).**

### **140. ASHTON PUBLIC REALM: PHASE ONE, MARKET SQUARE**

A report was submitted by the Executive Member, Towns and Communities / Director of Place, which provided a summary of the findings from the recent public consultation along with the final strategy for the delivery of the redevelopment of the Market Square and outdoor market in Ashton Town Centre utilising Levelling Up Funding.

Members were reminded that on 27 October 2021 it was announced that the £19,870,000 Levelling Up Fund (LUF) bid for Ashton Town Centre had been successful. The specific interventions proposed in the LUF bid were prepared in accordance with the requirements of the LUF and were critical to unlocking the comprehensive redevelopment of the Town Centre; supporting a coherent vision and completing of the final phase of Vision Tameside.

The Council had now commenced delivery of the Ashton Town Centre LUF programme in the context of an emerging wider strategic vision for Ashton Town Centre following the decision by Executive Cabinet on 24 November 2021. A Memorandum of Understanding with Department for Levelling Up, Housing and Communities (DLUHC) was signed in February 2022, which has enabled the first payments of the grant to be drawn down by the Council. A further update was provided to Executive Cabinet on 9 February 2022. Progress on delivery of the Ashton Town Centre LUF programme and public realm works was reported quarterly to the Council's Strategic Planning and Capital Monitoring Panel.

The draft proposal for the redevelopment of Market Square (including Ashton outdoor market) were the subject of a full public consultation for a period of 4 weeks across November and December 2022. The draft proposals were costed and fell within the identified LUF budget allocated for the public realm in the town centre. The total cost of the draft proposals was £10,800,000 and included the removal of all kiosks and market stalls and replacing them with the construction of a large canopy (including a canopy attached to Market Hall) that included flexible market units to meet the needs of modern market traders.

Feedback from the consultation and engagement to date including the Love Ashton event in March 2022, identified the need for the delivery of significant improvements to the outdoor market and Market Square in Ashton was a priority for the local community in order to breathe new life into the town centre to develop a clear local picture and to gain an insight into issues, opportunities, and future aspirations for Ashton Market Square and outdoor market.

A summary of some of the feedback received, how the feedback had been reviewed and analysed, and how the findings had fed into the final strategy proposals for Market Square and the outdoor market was detailed in the report. A vision, masterplan and set of design principles had been developed that would inform the next stage of detailed design work before the construction phase of the scheme commenced in early 2024.

A detailed programme of the works was included in Appendix 5 to the report. Members were advised that timescales for delivery were very tight in line with the Levelling Up Funding agreement of works being completed in full by March 2025. Some of the key milestones were detailed in the report.

The report concluded that, responses received from the public consultation as well as discussions with market traders, demonstrated an overall support for the draft proposals and design principles identified within the draft masterplans. Whilst there were still some concerns with market traders in respect to the future of their business, the Council continued to liaise with market traders to ensure they were involved in the proposals as they become more defined.

Given the nature and multi-functionality of market squares across all towns, there were a number of competing demands, desires, needs and ambitions for different people as to what a modern market town should deliver. Whether it was a modern or traditional market, a diverse offer, events, culture, art, play, greenery or any other feature of a market square, there were competing demands from those who visited and utilised Market Square, which must be balanced to ensure the successful delivery of a public square that was unique to Ashton, now and for generations to come.

#### **RESOLVED**

- (i) That the work to date in preparing the proposal for Market Square and the outdoor market for Ashton Town Centre, including the key findings of the consultation and engagement to date, be noted; and**
- (ii) That the final proposals relating to the redevelopment of Ashton Market Square and outdoor market (Phase One) Public Realm Strategy for Ashton Town Centre, as detailed in the report and appendices, be approved; and**
- (iii) That approval be given to progress the detailed design based on the final strategy.**

#### **141. HYDE TOWN CENTRE MASTERPLAN UPDATE**

The Executive Member, Towns and Communities / Director of Place providing an update on the Hyde Town Centre Masterplan including the results of the initial fact finding exercise.

Members were advised that the Council was recently successful in achieving a grant award of £225,000 via the Greater Manchester Combined Authority (Evergreen Round 3) which needed to be expended by 31 March 2023. The use of GM Evergreen funds of £225,000, with match funding of £125,000 from the Investment, Development and Housing (IDH) budget and £100,000 secured from the One Public Estate (OPE) programme, was approved for Hyde by Tameside Council Executive Cabinet on 29 September 2021. Of this funding £100,000 was identified for the preparation of the Hyde Town Centre Masterplan with the remainder to support the repurposing of the former library building on Union Street.

Furthermore, a report to Executive Cabinet in June 2021, identified that Hyde Town Centre had been identified as one of the 70 local authority areas that would be able to access government support through the High Street Task Force (HSTF) programme. The report agreed that the Council would formally participate and engage in the programme and the first stage of support from HSTF included an initial diagnostic which was undertaken earlier in the year offered under the banner 'Unlocking Your Place Potential'. The appointed Task Force Expert also participated in the selection process for the appointment of GL Hearn and Hemingway Designs. The next stage included a Place Workshop on 2 February 2023, would bring together key stakeholders to collectively consider how to improve the town centre. Feedback would contribute to the masterplan proposals.

The consultant team were working towards a comprehensive masterplan that would ensure that all aspects of regeneration was considered. This would include working collaboratively with the local community and key stakeholders so they were able to shape the proposals for Hyde. The fact finding stage had come to an end and the baseline assessment completed, the findings would feed into draft proposals and a vision for the town, which would be subject to a formal consultation period early in the New Year.

The report outlined some of the key findings from the fact finding exercise carried out. All of the responses had been reviewed and analysed in order to help to shape the draft masterplan for Hyde Town Centre. A vision, set of design principles, development opportunities, public realm and highway improvement areas were included in the draft masterplan, a copy of which was appended to the report.

In terms of next steps, it was explained that the Council would undertake a formal consultation on the draft masterplan for a period of four weeks commencing in May 2023. A review of comments and responses from consultation would take place in June 2023 and approval would be sought from Executive Cabinet to adopt the Hyde Town Centre Masterplan, in August 2023. This would ensure the masterplan acted as a material consideration in the planning application process for any proposals submitted in the area.

#### **RESOLVED**

- (i) That the findings from the fact finding exercise that have been used to feed into the draft Masterplan for Hyde Town Centre, be noted;**
- (ii) That the draft proposals, including vision and design principles in the draft Masterplan, be approved;**
- (iii) That the consultation on the draft Masterplan for Hyde for a period of 4 weeks following the Elections in May 2023, be approved; and**
- (iv) It be approved that the estimated remaining non-recurrent Council reserve balance of £125,000 (as set out in table 1, section 6.2 of the report), previously allocated to the Place Directorate to support town centre master planning, be utilised in 2023/24 to progress the regeneration of Hyde Town Centre, subject to further governance setting out what will be delivered within this budget envelope.**

#### **142. HATTERSLEY ANNUAL REPORT**

A report was submitted by the First Deputy, Finance, Resources and Transformation / Director of Place setting out an update on the Hattersley Regeneration Programme for the period 2022/23.

Progress in 2022/23 was provided in respect of:

- Public Realm;
- Hattersley Station Ticket Office;
- Housing Development;
- RSK Science Park; and
- Work and Skills Coach.

Priorities for 2023/24 were also detailed and discussed, in terms of:

- Public Realm Delivery;
- Housing Development; and
- District Centre Phase 2.

With regard to governance, in order to provide clarity as to decisions set within the context of the Hattersley Land Board, Members were advised that there would be regular reporting to the Council's Executive Board and Executive Cabinet. These reports would include updates on annual performance of the delivery of the Hattersley Regeneration Programme, together with approval of payments, as required, in relation to the funding held in a Council reserve for the Land Board where the Council acts as the accountable body.

In terms of funding, summary details of the balance of funding held in the Council reserve as accountable body at 31 March 2022, were provided. The balance was allocated between the funding that supported public realm schemes and the Collaboration Agreement. It was noted that there was no expenditure in 2021/22 via the funding held in the reserve. Summary details of the forecast balance of funding that would be held in the Council reserve as accountable body at 31 March 2023,

were also provided, including details of the proposed expenditure to be financed via the reserve allocated between public realm schemes and the Collaboration Agreement.

## **RESOLVED**

- (i) That the work undertaken in 2022/23 as part of the Hattersley Regeneration Programme and the proposed next steps, be noted;**
- (ii) That the payments to Onward Homes, Homes England and the Council to reimburse expenditure as set out in table 2 (section 4.2) of the report, be approved, with a sum of up to £281,000 to finance public realm schemes and a sum of up to £318,000 to finance collaboration agreement expenditure. The expenditure is to be financed via the funding held in the Council reserve for the Hattersley Land Board, the balance of which is included in table 2 and was £4,708,395 at 1 April 2022;**
- (iii) It be approved that future payments to partners in respect of the Hattersley Regeneration Programme be undertaken at a minimum of every six months (usually September and March), subject to approval either via Cabinet through the Annual Update Report or a separate Executive Member Decision Notice.**

### **143. ACTIVE TRAVEL FUND 2 – FULL SCHEME DELIVERY APPROVAL**

Consideration was given to a report of the Executive Member, Planning, Transport and Connectivity / Assistant Director, Operations and Neighbourhoods, which, subject to approval of the Active Travel Fund 2 (ATF2) Delivery Plan, sought approval to enter into the relevant ATF2 funding agreement between the Council and TfGM in order to secure and allow draw down of active travel grant funding to support delivery of the four prioritised ATF2 schemes located at:

- Oldham Road (Ashton-under-Lyne)
- Newman Street (Ashton-under-Lyne)
- Stockport Road (Ashton-under-Lyne)
- Guide Lane (Audenshaw)

Details were provided in respect of each of the above four schemes, including a progress report on the consultation and design process.

Members were advised that the Council had been allocated, in principle, £985,000 from TfGM's Active Travel 2 programme. This funding must be spent by March 2024.

The report concluded that the ambitious ATF programme, and the high-quality design standards being applied across the Bee Network should help to increase the number of people choosing active travel modes. This was a key priority for the Council as it would support the delivery of environmental, economic and societal benefits.

Current cost estimates exceeded the allocated ATF2 budget. Construction works would only start on all four ATF2 schemes if they were affordable within the approved grant funding envelope. There was currently no requirement to provide match funding from existing Council budgets.

Standard scheme procedures and statutory processes were being followed, including advertising of traffic orders, road safety audits and consultation with residents and key stakeholders.

## **RESOLVED**

- (i) That the four Active Travel Fund 2 (ATF2) schemes detailed in the report be approved after having given careful consideration to the outcome of public consultation, which was undertaken between the 5 September 2022 and 14 October 2022;**
- (ii) Subject to Transport for Greater Manchester's (TfGM) approval of the Council's ATF2 Delivery Plan; authorisation be given to enter into the relevant funding agreement to secure the allocated ATF2 grant funding to add to the Council's capital programme; and**
- (iii) Subject to approval and satisfactory completion of statutory processes, the construction of the four ATF2 schemes be authorised, located at:**



- Oldham Road (Ashton-under-Lyne)
- Newman Street (Ashton-under-Lyne)
- Stockport Road (Ashton-under-Lyne)
- Guide Lane (Audenshaw).

#### **144. PROBATION DEPENDENCY AND RECOVERY SUPPORT SERVICE (DRUGS AND ALCOHOL) – FUNDING TRANSFER AND CONTRACT VARIATION**

Consideration was given to a report of the Executive Member, Population Health and Wellbeing / Director of Population Health, providing background information on reforms within His Majesty's Prison and Probation Service (HMPPS). It gave details of work at a GM level to meet the objectives of the National Drug Strategy, which included the proposals set out in the report for the local authority to receive additional funding from HMPPS and GMCA to ensure continuation of the Dependency and Recovery service aimed at residents under the supervision of the probation service, to ensure they had access to appropriate treatment and support for substance misuse issues.

The report outlined the progress already made and described the arrangements and approach proposed over the coming years, which would involve the local authority receiving the additional funding and varying in to existing contract with the substance misuse treatment provider, to ensure support continued to be offered to Tameside residents. The values were £88,047 for 2023/24 and indicative amounts of £95,287 for 2024/25 and £95,755 for 2025/26.

It was explained that the Council proposed to commission the existing specialist substance misuse service provider, Change Grow Live (CGL) Services My Recovery Tameside, to deliver the Dependency and Recovery services funded by the HMPPS and GMCA. This would be for the duration of the existing contract between Tameside MBC and CGL Services (up to 31 August 2025) utilising a contract variation. The substance misuse commissioners in the Population Health Team were working with STAR procurement on the process and collaboratively with the management team from CGL Services to develop a continued robust delivery plan that met local needs.

#### **RESOLVED**

- (i) **That approval be given to receive the allocation of £88,047 for delivery of the HMPPS Dependency and Recovery Service in 2023/24 and to award this to CGL Services via a contract variation to the existing substance misuse treatment service contract in place. Also to receive an award the indicative amounts for 2024/25 and part of 2025/26 up to the end of the current CGL Services contract in August 2025 (c. £95,287 and £95,755 respectively); and**
- (ii) **That approval be given to vary the existing contract with CGL Services My Recovery Tameside to deliver the HMPPS Dependency and Recovery Service in 2023/24, 2024/25 and part of 2025/26.**

*At this juncture, in respect of the following item, it was noted that Councillor Cooney was a Trustee/Director of Jigsaw Homes Group, however it was further noted that the report sought approval to go out to procure the Domestic Abuse Support Service for Tameside and that delegation be given to the Director of Population Health in consultation with the Director of Finance to award the contract following the completion of a compliant competitive procurement exercise and Cllr Cooney would not be involved in any procurement exercise whatsoever.*

#### **145. DOMESTIC ABUSE COMMISSIONING INTENTIONS 2023-2024**

A report was submitted by the Executive Member, Population Health and Wellbeing / Director of Population Health, which explained that domestic abuse continued to be a growing issue in Tameside with data highlighting that the number of domestic abuse incidents reported to the police increased from 4424 in 2019/20 to 5409 in 2021/22 (22%). This was further echoed by the increases seen by Children's Social Care whereby referrals relating to domestic abuse rose from 1850 in 2019/20 to 3222 in 2021/22 (74%).

It was further explained that reducing Domestic Abuse was a key objective in the Corporate Plan and the Local Authority currently committed £506,818 annually to the delivery of domestic abuse support in Tameside, which funded the core contract provided by Jigsaw Support, delivering the Bridges service. This was enhanced by the Women and Families centre at a cost of £112,000 per year, which was also provided by Jigsaw Support.

Both contracts were due to end on 31 March 2024 and would be subject of a re-commissioning exercise in 2023, with new contracts due to begin on 1 April 2024. In addition, the Council received an annual Domestic Abuse grant from the Department for Levelling Up, Housing and Communities (DLUHC) to deliver against statutory duties set out in the Domestic Abuse Act 2021, specifically safe accommodation.

The report set out the intentions to re-commission the domestic abuse response in Tameside from 1 April 2024, taking into consideration statutory requirements, national learning and recommendations, and stakeholder feedback. Furthermore, the report outlined the commissioning intentions for 2023/24 in line with the statutory duties set out in the Domestic Abuse Act 2021.

#### **RESOLVED**

- (i) That approval be given for a total of £5,035,101.05 (£1,007,020.21) per year) to be allocated from ring-fenced domestic abuse grant and core budget for the recommissioning of the Domestic Abuse Support Service for a 5-year contract, with the option of extending up to a further 5-years (optional extension of contract will be pending full formal review of service outcomes in Year 3);**
- (ii) That approval be given to go out to procure the Domestic Abuse Support Service for Tameside;**
- (iii) That delegation be given to the Director of Population Health in consultation with the Director of Finance to award the contract following the completion of a compliant competitive procurement exercise; and**
- (iv) That approval be given to undertake the necessary procurement exercises including award and other necessary arrangements in order to deliver the commissioning intentions for 2023/24 as set out in section 3 of the report.**

#### **146. URGENT ITEMS**

The Chair reported that there were no urgent items for consideration at this meeting.

#### **147. DATE OF NEXT MEETING**

#### **RESOLVED**

**It be noted that the next meeting of Executive Cabinet is scheduled to take place on Wednesday 26 April 2023.**

**CHAIR**

# Agenda Item 4

- Report to:** EXECUTIVE CABINET
- Date:** 26 April 2023
- Executive Member:** Councillor John Taylor – Executive Member (Adult Social Care, Homelessness and Inclusivity)
- Reporting Officer:** Stephanie Butterworth (DASS)
- Subject:** ADULT SOCIAL CARE FEES 2023-24
- Report Summary:** The purpose of this report is to outline proposals in relation to revised provider fees to meet the increasing cost of providing Adult Social Care services for 2023/24 effective from 1 April 2023.
- In addition, the proposed fees include the payment of the Real Living Wage (RLW) for all care workers in the borough from 1 April 2023.
- Recommendations:** That Executive Cabinet notes the content of the report and:
1. Approve the proposed new rates for care home placements as detailed in table 1 section 4.4 of the report.
  2. Approve the proposed new rates for Support at Home, Standard Home Care and care provides by Routes as detailed in table 2 section 4.8 of the report.
  3. Approve the spot purchase rates for sleep-in and waking nights as detailed in table 2 section 4.8 of the report.
  4. Approve the proposed Adult Social Care contract values as detailed in **Appendix 1** with delegation to the Director Of Adult Services to approve a greater increase with supporting evidence.
  5. Approve the proposed revised rate for additional hours commissioned in Extra Care of £17.83 per hour per section 4.10.
  6. Approve the proposed Direct Payment rates as detailed in table 3 section 4.17
  7. Approve the proposed Shared Lives Carer payments detailed in table 4 section 4.19
  8. Approve the proposal to increase younger adults out of borough placement care packages by 6.7% with delegation to the Director Of Adult Services to approve a greater percentage rate with supporting evidence as detailed in Section 4.23.
  9. Approve the proposal to increase specialist placement care packages by 6.7% with delegation to the Director Of Adult Services to approve a greater percentage rate with supporting evidence.
  10. Approve the payment of older people's out of borough placement care packages at the host local authority prevailing weekly rate.
  11. Approve all payment rates detailed in the report to be

effective from 1 April 2023

12. Approve the related impact of care package fee increases on the financial assessment of the service user is from 1 May 2023.
13. Approve the variation of existing contracts with providers to ensure that all relevant employees are paid at the real living wage hourly rate as a minimum effective from 1 April 2023.

**Corporate Plan:**

The services link into the Council's priorities:

- Help people to live independent lifestyles supported by responsible communities
- Improve Health and wellbeing of residents
- Protect the most vulnerable

**Policy Implications:**

Those accessing the service have been identified as having eligible needs under the Care Act 2014.

The "People at the Heart of Care: Adult Social Care (ASC) Reform White Paper" lays out a 10 year strategy to include all those who interact with social care. Not just those accessing direct services that have been identified as having eligible needs under the Care Act 2014 or assessed as requiring preventative services to delay eligibility and entrance to eligible services.

**Financial Implications:  
(Authorised by the  
statutory Section 151  
Officer & Chief Finance  
Officer)**

The 2023/24 budgets for the provision of Adult Social Care Placements and Packages of Care including related contracts (e.g. Supported Living) total £79.941m gross (£51.286m net of service user contributions).

The estimated additional cost of the proposed increase on provider fees as set out in the report is £5.827m (£4.746m net of additional service user contributions to their care package), table 5 section 5.4 refers.

In addition there is also estimated service demand pressure on the related budgets of £7.006m.

The Council has approved additional funding of £7.221m to support the related costs of inflationary and service demand increases.

The Directorate are reviewing a number of proposals to mitigate the estimated budget pressure of £4.531m which is summarised in the table below, with additional details provided in table 5, section 5.4 of the report.

	£ m
Estimated additional cost of the provider fee rate increases (net of service user contributions)	4.746
Estimated cost of additional service demand	7.006
<b>Total</b>	<b>11.752</b>
Additional budget allocated 2023/24	-7.221
<b>Estimated budget pressure</b>	<b>4.531</b>

These include (and are not limited to) .:

- A review of the level of hours provided in home care packages

- The acceleration of a review of Mental Health placement packages
- Increasing Independence in Supported Accommodation by reducing packages of care as part of my house my home work to support people into independent tenancies
- The return of service users from out of borough placements to accommodation in borough

Delivery of the mitigations will be provided within the Directorate revenue monitoring reports during the 2023/24 financial year.

The basis of the proposed provider fees will support the foundations of working towards a more sustainable provider market. In addition this will also support the transition towards the full cost recovery of charges that are included within the financial assessment of service user contributions to care packages.

The proposed provider fee rates within the report will contribute towards the mitigation of potential local provider failure. The impact of this could result in higher cost out of borough care packages.

All cost uplifts and demand pressures are to be constrained within existing resources as set out at Full Council in February 2023. There is no capacity to overspend against planned expenditure budgets.

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

Section 5 (1) of the Care Act 2014 provides that Local Authorities “must promote the efficient and effective operation of a market in services for meeting care and support needs with a view to ensuring that any person in its area wishing to access services in the market....(e) the importance of fostering continuous improvement in the quality of such services and the efficiency and effectiveness with which such services are provided.....”

Section 5 (2) provides in part that “In performing that duty, a local authority must have regard to the following matters in particular—

(b)the need to ensure that it is aware of current and likely future demand for such services and to consider how providers might meet that demand;..... the importance of ensuring the sustainability of the market.....(e) the importance of fostering continuous improvement in the quality of such services and the efficiency and effectiveness with which such services are provided and of encouraging innovation in their provision;

Local authorities must have regard to s.4.31 of the Care and Support Statutory Guidance in deciding on care home and domiciliary fee rates, evidencing that fee levels for care and support services are appropriate to provide the delivery of the agreed care packages with agreed quality of care..... allow for the service provider the ability to meet statutory obligations to pay at least the national minimum wage and provide effective training and development of staff. It should also allow retention of staff commensurate with delivering services to the agreed quality, and encourage innovation and improvement. Local authorities should have regard to guidance on minimum fee levels necessary to provide this assurance, taking account of the local economic environment.....

Local authorities must also have regard to the Market Sustainability and fair cost of care fund 2002 to 2023 guidance. “local authorities

should consider the impact of their own activities on the market as a whole,.....may be the most significant purchaser of care and support in an area.....local authorities must not undertake any actions which may threaten the sustainability of the market as a whole, that is, the pool of providers able to deliver services of an appropriate quality, for example, by setting fee levels below an amount which is not sustainable for providers in the long-term”.

Decisions on fee levels must be reached on rational decisions, including on the weight it places on each source of information, especially the cost of care information.

Finally, local authorities must have regard to the matters in section 149 of the Equality Act 2010.

All the contract terms and conditions provide for an annual review of the contract price, with different mechanisms for doing so and for some subject to it being affordable for the Council. Modification of the contracts in accordance with the Council’s Contract Procedure Rules will need to be undertaken and it is advised that the contract variation places an obligation on providers to pay their employees the real living wage, in consideration of the amount of uplift being applied.

**Risk Management:**

A complementary programme plan will be established following the approval of this report to review charges to the individuals and how these are applied. This will include Equality Impact Assessments (EIA) as required and a risk management log, which will also be reflected in the corporate risk register.

Funding the FCoC and RLW will provide stability in the social care market ensuring sufficient high quality provision is available to meet the needs of vulnerable people.

**Background Papers:**

The background papers relating to this report can be inspected by contacting the report writer Trevor Tench.

 Telephone: Trevor Tench 0161 342 3649  
 [trevor.tench@tameside.gov.uk](mailto:trevor.tench@tameside.gov.uk)

## 1. INTRODUCTION

- 1.1 The focus of this report is the setting of revised fees for 2023/24 to meet the increasing cost of providing social care support to vulnerable adults. Work has been progressing in relation to the impact of a number of cost pressures imposed nationally on care providers that significantly challenge the financial viability and sufficiency of high quality care provision.
- 1.2 The key cost pressures faced by providers are, in the main, related to the ability to both recruit and retain staff by offering at least the Real Living Wage (RLW). In addition significant increases in non-pay costs such as insurance etc. and running costs of property (including food and utilities costs). Furthermore, the complexity of care needs is changing increasing number of staff required to support individuals.
- 1.3 Demand for service provision has been rising - the increasing number of older people and younger adults with complex and life limiting conditions and disabilities continue to add further pressure to services provided.
- 1.4 The period of the Covid pandemic and since has seen increasing numbers of people requiring care and support – seen most acutely in services supporting people to remain living in their own homes.
- 1.5 Although many people are encouraged to seek help from within their own families or communities, increasing numbers still require help and support. The people who are now receiving care and support are those with more complicated and complex care and support needs that often need more intensive (and expensive) packages of care to meet their assessed eligible needs. Success in the treatment and care of adults with severe illnesses and disabling conditions has also meant that many more people in the borough are living longer; however, they are living with one or more health issues that require help and support.
- 1.6 The rise in the demand for care and support has not been matched by an increased ability to attract sufficient numbers of staff to keep pace with the demand for support. The sector has seen a significant number of workers leaving the profession for a number of reasons – primarily rates of pay, attractive pay in other sectors (including the retail and hospitality sectors), and general illness and fatigue brought on by the intensity of working through the pandemic. This needs addressing to ensure that the social care sector is able to offer roles that are attractive in terms of pay and conditions, have positive recognition, and are valued employment options. An increased supply of workers in the sector will be essential in meeting both the current and projected future demand of an aging population for care and support.
- 1.7 The Government published its adult social care system reform white paper, 'People at the Heart of Care' on 1 December 2021. The white paper sets out a 10-year vision for care and support in England and is based around three key objectives:
  - People have choice, control and support to live independent lives
  - People can access outstanding quality and tailored care and support
  - People find adult social care fair and accessible
- 1.8 As set out in Section 5 of the Care Act 2014, local authorities have a duty to promote the efficient and effective operation of a market in services for meeting care and support needs, with a view to ensuring services are diverse, sustainable and high quality for the local population.
- 1.9 Tameside, as with many local authorities, has cultivated strong relationships with providers, working in partnership to deliver good quality care despite ongoing financial, workforce and broader pressures, in a challenging environment exacerbated by the Covid-19 pandemic. The view nationally, however, is that a significant number of local authorities are estimated to pay below the cost of providing care (based on impact assessment modelling nationally for fair cost of care). This risks undermining local markets, creating unfairness, affecting

sustainability and, at times, leading to poorer quality outcomes for those who draw on care and support services.

- 1.10 In delivering the payment of a fair cost of care, and properly valuing a skilled, professional and committed social care workforce, it is important that rates of pay to care workers is considered. The Council made a commitment in February 2022 when setting the budgets, to become an “accredited real wage employer” and to ensure all care workers are paid as a minimum at the Real Living Wage rate by 2023/24 financial year (£10.90 per hour from 1 April 2023). The fees proposed in this report will transition the majority of the adult social care workforce as a whole to this aspiration.

## **2. FAIR COST OF CARE**

- 2.1 As previously stated the Government is implementing wide-ranging and ambitious reform of adult social care. In December 2021, the white paper ‘People at the Heart of Care’ was published.

- 2.2 As a condition of receiving future funding, local authorities needed to evidence the work they have been doing to prepare their markets and the Council submitted the following to DHSC on 14 October 2022:

- Results of the Cost of Care exercise for 65+ care homes and 18+ domiciliary care
- A provisional market sustainability plan, using the cost of care exercise as a key input to identify risks in the local market, with particular consideration given to the further commencement of Section 18(3) of the Care Act 2014 (which is currently in force only for domiciliary care) – a final plan was submitted in February 2023
- A report detailing how funding allocated for 2022 to 2023 is being spent in line with the fund’s purpose

- 2.3 Local Authorities in 2022 to 2023 were also expected to start making genuine progress towards more sustainable fee rates, where they are not already doing so. This means increasing fee rates paid to providers in respect of 65+ care homes and 18+ domiciliary care, including those who operate in extra care settings.

- 2.4 To progress the Fair Cost of Care exercise, the Council engaged CommercialGov (external consultants) to undertake a review of care providers in Tameside to complete the Fair Cost of Care and Market Sustainability exercise. The review, as per Government direction, considered the cost of delivering care for care at home provision (18+), and care homes (65+).

- 2.5 The work utilised the following methodology:

- An approach easy for providers to engage with
- Included consideration of the impact of the self-funded and private market on cost models
- Cost modelling that is locally informed, based on the actual cost incurred
- Consistent approach adopted across all providers surveyed
- Undertake benchmarking analysis with comparator authorities and NW councils
- Provide, the actual local cost of care (based on provider feedback) that supports internal decision making, commissioning and modelling of future care fees, as well as for the purpose of submission to the Government
- consider options for outcome focused approaches for paying for care, including flexible care packages, and the implications of these for service user contributions
- undertake sensitivity analysis of inflationary increases and planned and anticipated changes in Government policy

- 2.6 The response rates to the exercise were as follows:



- Residential Care Homes – 17 returns were received out of the 34 homes in the borough – this represents 50% of homes and accounts for 52% of the beds in the borough
- Homecare - 13 returns were received out of the 31 providers the Council currently contracts with in the borough – this represents 42% of providers but accounts for 81% of the hours commissioned in the borough

2.7 The data collected has been used to calculate indicative FCoC rates as they pertain locally. However due to forecast budget pressures in 2023/24 on the Adult Services revenue budget it is proposed that further analysis is carried out on the FCoC data during the current financial year to inform proposed future year provider fee rates.

2.8 Whilst embarking on the further analysis and updating of the FCoC data it is important that this work is set against the need to ensure sufficiency of capacity across the market that meets existing demand but will focus on trends in needing moving forward. This will be particularly the case in relation to the delivery of Residential dementia care, General nursing and Nursing dementia where there will be a significant increase in demand, whilst the demand for standard residential care will reduce particularly in light of the planned expansion of Extra Care Sheltered Housing provision over the coming years. There is also a need to consider redressing the balance to greater proportion of domiciliary care commissioned from the support at home Service given the improved outcomes for service users associated with the enhanced model as well as the financial benefits of the reduced packages associated with this form of support.

### 3. REAL LIVING WAGE

3.1 The National Living Wage (NLW) is the obligatory minimum wage that employers have to pay to workers in the UK, aged over 25 years. This law has not been around for long, as it only came into effect on 1 April 2016, adding to the National Minimum Wage act of 1998. The National Minimum Wage covers workers that are below 25 years old or apprentices.

3.2 The NLW, currently in 2022/23 is £9.50 per hour, is calculated not according to what employees and their families need to live but instead, is based on a target to reach 66% of median earnings by 2024.

3.3 The Foundation Living Wage or Real Living Wage (RLW) as it is more commonly known, is different to the NLW and is currently set at a rate of £9.90 per hour in 2022/23. The RLW rate is higher because it is calculated based on the real cost of living' not just the government minimum.

3.4 The Council has stated its ambition to become an “accredited real wage employer” and in reaching this, it would move to ensure all care workers are paid as a minimum at the RLW rate. This commitment was re-affirmed in the Adult Social Care Fees 2022/23 report approved at the Strategic Commissioning Board on 23 March 2022, although a funding source was not identified at that stage. The social care sector is struggling to recruit to many social care roles, and it is believed that one factor of difficulty is paying at the lower NLW whereas other sectors such as hospitality and retail pay above the RLW.

3.5 The NLW has been increasing annually between 2.2% and 6.6% from 2018 to 2022, whilst the RLW increased annually between 2.2% and 4.2% over the same period. The difference between the two rates had over the 5 years reduced from £0.92 to £0.40 per hour, and it was anticipated the National Living Wage would meet the Real Living Wage by April 2025.

3.6 On the 22 September 2022, the Living Wage Foundation announced that the RLW would increase to £10.90 per hour on 1 April 2023, which represents an increase on the hourly rate of 10.1%. The National Living Wage announced by Government will see the rate

increase rate to £10.42 per hour on 1 April 2023, an increase on the current rate by 9.6%.

3.7 Given full Council approval, 28 February 2023 all staff across Adult Social Care contracts are to be paid the minimum of the Real Living Wage from 1 April 2023. The proposals within this report make provision for this to be paid as a minimum to all staff working across these contracts for the 2023/24 financial year.

3.8 To pay the Real Living Wage it is important that all contract arrangements in place across Adult Services reflect payment to all staff as a minimum in revised terms and conditions. This will be done by way of contract variations to all existing contracts, and will be included within all future contract agreements going forward.

#### 4. FINANCIAL INFORMATION

##### Care Homes

4.1 In setting the rates of Care Home fees, an established cost of care methodology has been developed over the years based initially on an independent review carried out by Ernst and Young in 2012. The methodology was reviewed in 2015 and a revised cost of care framework was agreed with providers which was used to revise fees paid from 2016/17 onwards.

4.2 As referenced in section 2 of the report a review of care costs has been undertaken via the Fair Cost of Care process. However, due to forecast budget pressures in 2023/24 on the Adult Services revenue budget it is proposed that further analysis is carried out on the Fair Cost of Care data during the current financial year to inform proposed future year provider fee rates.

4.3 The existing fee rate methodology will therefore continue for 2023/24 and includes the cost implications of real living wage rates for care staff from 1 April 2023.

4.4 The proposed fee rates from 1 April 2023 are provided in table 1.

**Table 1**

	Residential	Residential with Dementia	Nursing	Nursing with Dementia	Yew Tree – Residential Dementia Provision - Top Up
	£	£	£	£	£
<b>Fee Rates – 2022/23</b>					
Standard Rate	580.00	633.00	836.59	903.59	
Enhanced	620.60	677.31	893.64	965.33	32.41
<b>Fee Rates – 2023/24</b>					
Standard Rate	638.00	696.30	920.25	993.95	
Enhanced	682.66	745.04	983.00	1,061.86	35.65
<b>Fee Rates – Increase</b>					
Standard Rate	58.00	63.30	83.66	90.36	

Enhanced	<b>62.06</b>	<b>67.73</b>	<b>89.36</b>	<b>96.53</b>	<b>3.24</b>
<b>Fee Rates – Increase</b>					
Standard Rate	<b>10.0%</b>	<b>10.0%</b>	<b>10.0%</b>	<b>10.0%</b>	
Enhanced	<b>10.0%</b>	<b>10.0%</b>	<b>10.0%</b>	<b>10.0%</b>	<b>10.0%</b>

4.5 The nursing rates include the full value of the 2022/23 NHS Funded Nursing (FNC) at a rate of £209.19. The FNC rate for 2023/24 is £219.71 which is an increase of 5%. The full value is included in the 2023/24 nursing rates.

#### **Support at Home/Standard Home Care**

4.6 The hourly rates for the Support at Home and Standard home care models have been calculated via the existing fee rate methodology. The 2023/24 methodology ensures that workers providing Standard Home Care will be paid the RLW of £10.90 per hour. Workers in the Support at Home service will be paid an enhanced hourly rate of £11.40 per hour to reflect the additional responsibilities of the enhanced service. Table 2 provides details of the proposed fee rates in 2023/24.

4.7 As previously referenced a review of care costs has been undertaken via the Fair Cost of Care process. However, due to forecast budget pressures in 2023/24 on the Adult Services revenue budget it is proposed that further analysis is carried out on the Fair Cost of Care data during the current financial year to inform proposed future year provider fee rates.

4.8 With both care provisions there are additional spot-purchase rates for sleep-ins (£110.63 per night), and waking nights (£147.48 per night). The proposal is to retain both rates for 2023/24.

**Table 2**

	<b>Homecare</b>	<b>Support At Home</b>	<b>Routes</b>	<b>Sleep-Ins</b>	<b>Waking Nights</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Fee Rates – 2022/23</b>	17.73	19.22	20.62	110.63	147.48
<b>Fee Rates – 2023/24</b>	19.50	21.14	22.00	110.63	147.48
<b>Fee Rates – Increase</b>	1.77	1.92	1.38	0.00	0.00
<b>Fee Rates – Increase</b>	10.0%	10.0%	6.7%	0.0%	0.0%

#### **Contract Uplifts**

4.9 In line with providing funding to ensure payment of the Real Living Wage and recognise inflationary pressures it is proposed contracts for Supported Living, Extra Care, and the Dementia Day service at Wilshaw House are increased by 6.7%. The reduced percentage is in recognition of the estimated proportion of the contract that relates to care staff.

4.10 Within the Extra Care contract there is provision to spot purchase additional hours at £16.71 per hour based on 2022/23 rates. Whilst the expectation within the contract going forward that there will be no requirement to purchase additional hours, the potential in the future is that there may be extreme occasions where this is required so with the proposed inflationary uplift the revised rate for 2023/24 would be £17.83 per hour.

4.11 **Appendix 1** provides details of the existing contracts within Adult Services together with the proposed contract values for 2023/24.

### **Day Service Options**

4.12 In April 2022 the Council moved away from a cost per placement spot-purchase arrangement to a block contract with a single route to the existing and future daytime activities. A single lead provider, Active Tameside, was identified following tender. Active Tameside has the responsibility to arrange delivery of the existing range of daytime activities with local providers along with the development of new innovative daytime options as identified by current and potential future service users as different options are requested.

4.13 The 2022/23 contract cost was £1,395,728, and the proposed cost for 2023/24 with an inflationary uplift of 6.7% will be £1,489,242.

### **Direct Payments Personal Assistant Rates**

4.14 Once a package of care has been agreed with a service user, a personal budget is calculated which takes account of the cost of the care and in particular how the care will be provided. Service users can choose to take their personal budget as a Direct Payment, which allows the person to have their personal budget paid into their account and for them to determine how to spend the money to meet their needs in a more flexible way.

4.15 Some people choose to use their Direct Payment to commission care directly from a domiciliary care agency and the amount calculated for this is the standard home care fee detailed earlier in this report.

4.16 Care costs for people wishing to pay for their care from other sources by either acting as a direct employer themselves or using a brokerage agency such as Pay Partners are calculated as a Personal Assistant (PA) Rate.

4.17 Table 3 shows the proposed Direct Payment rates for 2023/24.

**Table 3**

<b>DIRECT PAYMENTS</b>					
<b>Fee</b>		<b>2022-23</b>	<b>2023-24</b>	<b>Increase</b>	<b>Increase</b>
		<b>£</b>	<b>£</b>	<b>£</b>	<b>%</b>
Personal Assistant	Per hour	12.27	13.10	0.83	6.8
Care Provider Rate	Per hour	17.22	19.50	2.28	13.3
Direct Payment	Sleep in	63.99	68.30	4.31	6.7
Direct Payment	Night Sit	108.76	116.10	7.34	6.7
Care Provider Rate	Sleep-in	114.06	110.63	-3.43	-3.0
Care Provider Rate	Waking Night	152.05	147.48	-4.57	-3.0
Managed Account	Weekly	7.33	7.90	0.57	7.8
Hydrotherapy	Session	46.44	49.60	3.16	6.8
Day Care	Day Rate	34.72	37.10	2.38	6.9
Day Care	Additional Hour	12.16	13.00	0.84	6.9
Respite	Weekly Rate	480.55	512.80	32.25	6.7

### **Shared Lives Scheme**

4.18 The Shared Lives Scheme offers placements to adults in need of long term, respite and day care. The care is offered by trained carers in their own homes in a similar way to fostering schemes for children.

4.19 In line with the proposed annual uplift of 6.7% the fees for 2023/24 are provided in table 4.

**Table 4**

<b>SHARED LIVES</b>					
	<b>Fees</b>	<b>2022-23</b>	<b>2023-24</b>	<b>Increase</b>	<b>Increase</b>
		<b>£</b>	<b>£</b>	<b>£</b>	<b>%</b>
Day Support – Band 1	Per hour	7.98	8.51	0.53	6.7
Day Support - Band 2	Per hour	9.57	10.21	0.64	6.7
Day Support - Complex Needs	Per hour	14.37	15.33	0.96	6.7
Respite - Band 1	Per night	51.50	54.95	3.45	6.7
Respite - Band 2	Per night	90.43	96.49	6.06	6.7
Respite - Complex Needs	Per night	124.35	132.68	8.33	6.7
Long Term and Interim Support - Band 1	Per week	339.13	361.85	22.72	6.7
Long Term and Interim Support - Band 2	Per week	460.58	491.44	30.86	6.7
Long Term and Interim Support - Complex Needs	Per week	subject to assessment	Subject to assessment		

**Out of Borough Placements**

- 4.20 Placements for both older and younger adults are made across the UK either in response to the personal choice of individuals (primarily with older people – often to move closer to family) or due to the specialist nature of the placement required where there is no capacity in borough.
- 4.21 As stated previously in relation to older people’s placements the Choice of Accommodation guidance is the overriding consideration for placements being made out of the borough and agreement is in place that fees for placements will be paid at the host Local Authority rates.
- 4.22 Uplifts in relation to younger adult placements is more difficult as placements are negotiated on an individual basis to meet the assessed needs. Whilst we will offer a set rate there are increasing difficulties in getting providers to agree the offered rate, which leads us in some cases agreeing to higher rates on the basis of evidence of increased costs to ensure the continuity for individuals, especially where we have no capacity locally to meet need.
- 4.23 The plan in relation to younger adult placements out of borough would be to offer an increase of 6.7% with delegation to the Director Of Adult Services to approve a greater percentage rate with supporting evidence.

**Charges for Services**

- 4.24 People in receipt of social care services are expected to pay towards the cost of that care. People with savings and assets in excess of £23,250 will be expected to pay the full cost of their care which will incorporate the rise in fees proposed. Others will be expected to pay a proportion according to their income and assets.
- 4.25 A full financial assessment is carried out for all users of social care services to determine their ability to contribute towards their care costs, and this is reviewed on an annual basis to ensure that people continue to have the ability to pay and are not left unable to meet their day to day living costs at home.
- 4.26 Whilst payments to providers for the fee rate increases will be backdated to 1 April 2023, it is proposed that the related impact on the financial assessment of the service user is effective from 1 May 2023.

## 5. FINANCIAL IMPACT

- 5.1 The 2023/24 budgets for the provision of Adult Social Care Placements and Packages of Care including related contracts (e.g. Supported Living) total £79.941m gross (£51.286m net of service user contributions).
- 5.2 The estimated additional cost of the proposed increase on provider fees as set out in the report is £5.827m (£4.746m net of additional service user contributions to their care package), In addition there is also estimated service demand pressure on the related budgets of £7.006m.
- 5.3 The Council has approved additional funding of £7.221m to support the related costs of inflationary and service demand increases.
- 5.4 Table 5 provides a summary of the estimated cost of the proposed inflationary increases and impact of estimated additional service demand by care provision as set out in the report. In addition the table provides details of the additional funding allocated to the Directorate revenue budget in 2023/24.

**Table 5**

Care Provision	Provider Fee Rates - Report Reference	Estimated Gross Additional Expenditure 2023/24	Estimated Net Additional Expenditure 2023/24	Estimated Demand Pressure	Funding Allocated 2023/24	Estimated Net Budget Pressure 2023/24
		£ m	£ m	£ m	£ m	£ m
Care Homes	Table 1	2.999	1.918	5.284	-3.271	3.931
Homecare / Support At Home	Table 2	1.056	1.056	0.218	-2.907	-1.633
Direct Payments	Table 3	0.385	0.385	0.126	-0.407	0.104
Shared Lives	Table 4	0.012	0.012	-0.180	-0.010	-0.178
Out Of Borough / Specialist Placements		0.346	0.346	1.169	-0.500	1.015
Contracts e.g. Supported Living	Appendix 1	1.029	1.029	0.389	-0.126	1.292
<b>Total</b>		<b>5.827</b>	<b>4.746</b>	<b>7.006</b>	<b>-7.221</b>	<b>4.531</b>

- 5.5 The Directorate are reviewing a number of proposals to mitigate the estimated additional budget pressure due to the proposed fee increases and estimated additional service demand of £4.531m in 2023/24. These include (and are not limited to) :

- A review of the level of hours provided in home care packages
- The acceleration of a review of Mental Health placement packages
- Increasing Independence in Supported Accommodation by reducing packages of

care as part of my house my home work to support people into independent tenancies

- The return of service users from out of borough placements to accommodation in borough

Delivery of the mitigations will be provided within the Directorate revenue monitoring reports during the 2023/24 financial year.

- 5.6 All cost uplifts and demand pressures are to be constrained within existing resources as set out at Full Council in February 2023. There is no capacity to overspend against planned expenditure budgets.

## **6. RECOMMENDATIONS**

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

**APPENDIX 1**

<b>Contract</b>	<b>Contract Value 2022/23</b>	<b>Proposed Contract Value 2023/24</b>
	<b>£</b>	<b>£</b>
Mental Health - Independent Mental Capacity Advocacy	178,596	190,562
Mental Health - Advocacy	135,000	144,045
Mental Health - Community Recovery Service - Creative Support	181,545	193,709
Mental Health - Wellbeing Hub - MIND	50,000	53,350
Action Together - Core Funding	162,456	173,341
Action Together - Transport	13,000	13,871
Gardening Maintenance - Greenscape	35,604	37,989
Direct Payments - Paypartners Account	77,000	82,159
Age UK - Core Funding	84,823	90,506
Age UK - Community Support	91,440	97,566
Stroke Association	30,850	32,917
Active Tameside - Day Care	1,395,728	1,489,242
Wilshaw House - Dementia Day Service	434,448	463,556
Extra Care Housing - Melbourne, Beatrix, Fairfield, Hurst Meadow	1,450,000	1,547,150
Mental Health Supported Accommodation - Creative Support	574,533	613,027
Tameside Link	321,281	342,807
Learning Disabilities Respite - Cumberland St - Community Integrated Care	259,681	277,080
Learning Disabilities - Intensive Support - Creative Support	1,068,097	1,139,659
Learning Disabilities - Supported Accommodation – East Area – Community Integrated Care	1,541,843	1,645,146
Learning Disabilities - Supported Accommodation – North Area - Creative Support	2,021,012	2,156,420
Learning Disabilities - Supported Accommodation – North Area - Community Integrated Care	1,414,882	1,509,679
Learning Disabilities - Supported Accommodation – West Area - Creative Support	2,286,185	2,439,359
Learning Disabilities - Supported Accommodation – West Area - Turning Point	2,560,279	2,648,507
Physical Disabilities - Supported Accommodation - Lomas Court - Icare GB Ltd	240,351	256,455
<b>Total</b>	<b>16,608,634</b>	<b>17,638,102</b>

**Estimated Additional Expenditure**

**1,029,468**



# Agenda Item 5

**Report to:** EXECUTIVE CABINET

**Date:** 26 April 2023

**Executive Member:** Councillor John Taylor – Executive Member, Adult Social Care, Homelessness and Inclusivity

**Reporting Officer:** Stephanie Butterworth, Director of Adult Services

**Subject:** **CONTRACT AWARD FOR THE HOME CARE FLEXIBLE PURCHASE SYSTEM (FPS)**

**Report Summary:** On 24 August 2022, Executive Cabinet approved an extension to the existing Home Care framework from original end date 30 October 2022 to 31 May 2023. At the same time, approval was given to tender the Home Care Flexible Purchasing System (FPS) that will replace the framework from 1 June 2023.

The FPS will run for six years through to 31 May 2029 opening annually – or more frequently if required – in order to allow other providers to apply to join. Following the initial procurement process, twenty seven providers have passed the requisite evaluation criteria and this report seeks approval by Executive Cabinet to award contracts as detailed.

**Recommendations:** That following the evaluation of tender submissions Executive Cabinet be recommended to approve the initial admission of twenty seven providers to the FPS, with potential subsequent awards to follow annually.

Provider A	365
Provider B	Benhill
Provider C	Bridging the Gap
Provider D	Care4Us
Provider E	Care Needs
Provider F	Care Solutions
Provider g	Choices Care
Provider H	City Care
Provider I	Connect Care
Provider J	Delta Care
Provider K	Elmar
Provider L	Engage Care
Provider M	Grace Live-in
Provider N	Highland Ornate
Provider O	Homecarers Liverpool
Provider P	iCare Solutions
Provider Q	Link Care
Provider R	Meridian
Provider S	Person Centred Care & Support
Provider T	PBT Safer Care
Provider U	Right Care
Provider V	Sam's Helping Hands
Provider W	SBC
Provider X	Shabach Healthcare

Provider Y	Sure Care
Provider Z	Valour
Provider AA	We Lead

**Financial Implications:**  
(Authorised by the statutory  
Section 151 Officer)

The report is requesting approval for a Flexible Purchasing System (FPS) to replace the existing framework from 01 June 2023. This FPS is in relation to non-zoned providers of Support at Home provision for service users.

There are no direct financial implications arising from this report. As any non-zoned provider would be subject to the rates proposed as part of the 23/24 budget setting process.

The budget for Support at Home in 2023/24 is £14,412,440 and any spend to non-zoned providers on the FPS would need to be managed within this budget.

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

A flexible purchasing system (or dynamic purchasing system) is a procedure available under public procurement legislation for contracts for works, services or goods commonly available on the market. It is a two stage process whereby all suppliers who meet the selection criteria are admitted to the FPS at the initial set up stage. There is no limit on the number of suppliers able to be admitted to a FPS. Individual contracts are awarded in the second stage when all suppliers are invited to bid for a specific contract. This process can streamline the procurement process for both the contracting authority and the suppliers. As outlined in the report STaR Procurement have provided assistance to ensure compliance with the Public Contracts Regulations 2015.

**Policy Implications:**

The proposals align with the Living Well, Working Well and Aging Well programmes for action. The service also links into the Council's priorities :-

- Help people to live independent lifestyles supported by responsible communities.
- Improve the health and wellbeing of residents
- Protect the most vulnerable

**Risk Management:**

There will be a continued dialogue between commissioners and the providers to ensure that best value is delivered against the contract resource with a view to working towards service developments. These will be delivered through contract performance management and working in partnership with neighbourhood teams.

**Access to Information:**

The background papers relating to this report can be inspected by contacting the report writer Dave Wilson:



Telephone: 0161 342 3534



e-mail: [dave.wilson1@tameside.gov.uk](mailto:dave.wilson1@tameside.gov.uk)

## **1. INTRODUCTION**

- 1.1 On 27 October 2021, Strategic Commissioning Board initially approved a tender process to commence in May 2022 with a contract commencement date of 1 November 2022 for the Home Care Flexible Purchasing System (FPS). Whilst this went ahead, the ongoing challenges and unprecedented circumstances of the pandemic and the impact of this on providers' ability to respond to a tender exercise, alongside the need to ensure a stable care market for the impending winter period, meant the tender exercise was aborted in June 2022.
- 1.2 Subsequently, on 24 August 2022, Executive Cabinet approved an extension to the existing Home Care Framework from the contract end date of 30 October 2022 to 31 May 2023. At the same time, approval was given to tender the Home Care FPS that will replace the Framework.

## **2 THE HOME CARE FPS**

- 2.1 The FPS is a mechanism that allows ASC to have a number of approved Home Care providers available to pick up packages of care where the four zoned Support at Home providers are unable to.
- 2.2 The zoned Support at Home service that runs alongside the FPS has one provider per Neighbourhood contracted to pick up all – or, in practice, as many as possible - packages of care for Service Users living in that Neighbourhood.
- 2.3 The zoned providers have never been able to take on 100% of packages, so the FPS is required to ensure all remaining packages of care can be picked up. Indeed, over the last couple of years, increased demand for home care, compounded by pressing workforce recruitment and retention issues, has meant that non-zoned providers have been delivering an increasing proportion of the support packages required.
- 2.4 ASC's Brokerage Team will go out to all providers on the FPS each time a zoned provider is unable to pick up a package of care. The approach works on a 'first come, first served' basis; the first provider to indicate they are in a position to take on the work being awarded the Individual Service Contract (ISC) for that package.
- 2.5 The non-zoned providers tend to be providers who also contract with neighbouring authorities and/or are smaller, newer local organisations.
- 2.6 Arrangements for the FPS are such that any providers on the current framework agreement that have not applied to go on the FPS will retain those packages, but will not be able to take on additional work, whilst providers currently delivering support on the framework will retain their existing work and move seamlessly over to the FPS if they have applied and if they meet the pass/fail evaluation criteria. Under either of these scenarios, continuity of care will be retained for existing service users.
- 2.7 Four providers who tendered unsuccessfully for one of the zoned contracts recently, have been automatically pass-ported on to the FPS.
- 2.8 Providers tendering for inclusion on the FPS were also asked if they could deliver a 'through the night' service.

## **3 THE PROCUREMENT APPROACH USED**

- 3.1 An open tendering exercise commenced on 26 September 2022 and closed on 14 November 2022. The tender was completed fully in accordance with Tameside Metropolitan Borough Council Procurement Standing Orders and in conjunction with public procurement

requirements via The Chest (the North West procurement portal) with advice from STaR Procurement.

3.2 The approaches used to evaluate the responses included:

- Supplier Questionnaire – Each provider completed a supplier questionnaire to allow checks to be completed that will assess their viability to provide the service in the Borough. This includes questions in relation to: Insurance; Health and safety; Financial Standing; Grounds for exclusion and Modern Slavery. Providers were required to complete this in its entirety to ensure inclusion in the FPS.
- Cyber Security Questionnaire – Each provider was required to complete the questionnaire to demonstrate the level of security in place to receive and store information safely. Each provider will have a Data Protection Impact Assessment (DPIA) in place to ensure any improvements needed to their cyber security are achieved within an agreed timescale prior to contract commencement.
- Pass/fail Quality Questions - Providers were asked to self-certify that they are able to meet all aspects of the specification and to respond to three pass/fail quality questions focussed on their ability to deliver against the key service aims, workforce quality and social value.

#### **4 DETAILS OF PROPOSED CONTRACTUAL ARRANGEMENTS**

4.1 Tameside Adult Services in its role as lead commissioner is looking to establish a six year FPS, commencing on 1 June 2023 and expiring on 31 May 2029 with no scope to extend.

4.2 The FPS will be 'opened' annually for a standard period and via the CHEST to allow other providers to apply to join. Should, for any reason, ASC require it, the FPS can be opened more frequently.

4.3 On each occasion the FPS is opened, any recommendations for contract award would be authorised and signed off by the Lead Member and the DASS.

#### **5 RESPONSE**

5.1 Compliant responses were received from thirty nine organisations.

5.2 In addition, there were two non-compliant tenders which were excluded from the evaluation process.

#### **6 EVALUATION METHOD AND OUTCOME**

6.1 Tender submissions were evaluated by:

- Dave Wilson - Commissioning Adults Team Manager
- Victoria Heyes – Contract and Commissioning Officer

6.2 The three pass/fail quality questions add an additional layer of evaluation and, hence, reassurance, not included in the current framework arrangement. Each response was evaluated against the relevant clauses in the service specification and tenderers are required to pass each of the three questions in order to proceed on to the FPS.

#### **7 CHECKS ON PROVIDERS**

7.1 STAR procurement have undertaken a full financial check via Company Watch. The check measures the overall financial health of a company. It is based on a statistical evaluation of a

company's publicly available financial results in order to determine the level of financial risk associated with the company.

7.2 STAR are satisfied that the Company Watch financial analysis of all tenderers that passed the quality evaluation indicates a good level of financial viability. Financial checks are available for scrutiny if required.

7.3 All organisations have indicated they have the appropriate levels of insurance on commencement of the service. Insurance documents will be obtained from the successful organisations on award of the contract.

7.4 All organisations are registered with the CQC.

## 8. CONCLUSION

8.1 A full summary of the evaluation is provided below:

<b>Provider</b>	<b>Supplier Questionnaire</b>	<b>Cyber Security Questionnaire</b>	<b>Quality pass/fail</b>
Provider A	Complete	Complete	Pass
Provider B	Complete	Complete	Pass
Provider C	Complete	Complete	Pass
Provider D	Complete	Complete	Pass
Provider E	Complete	Complete	Pass
Provider F	Complete	Complete	Pass
Provider G	Complete	Complete	Pass
Provider H	Complete	Complete	Pass
Provider I	Complete	Complete	Pass
Provider J	Complete	Complete	Pass
Provider K	Complete	Complete	Pass
Provider L	Complete	Complete	Pass
Provider M	Complete	Complete	Pass
Provider N	Complete	Complete	Pass
Provider O	Complete	Complete	Pass
Provider P	Complete	Complete	Pass
Provider Q	Complete	Complete	Pass
Provider R	Complete	Complete	Pass
Provider S	Complete	Complete	Pass
Provider T	Complete	Complete	Pass
Provider U	Complete	Complete	Pass
Provider V	Complete	Complete	Pass
Provider W	Complete	Complete	Pass
Provider X	Complete	Complete	Pass
Provider Y	Complete	Complete	Pass
Provider Z	Complete	Complete	Pass
Provider AA	Complete	Complete	Pass

8.2 In addition, four providers who have yet to confirm whether they wish to be included on the FPS and therefore will not be included until the point in which they do. STaR Procurement are managing this process with providers via The Chest; should they confirm their intention to be included they will be added to the list. They are:

- For Excel
- My Home Care
- Rapha
- Rayman

**9. RECOMMENDATION**

9.1 As set out at the front of the report.

# Agenda Item 6

<b>Report to:</b>	<b>EXECUTIVE CABINET</b>
<b>Date:</b>	26 April 2023
<b>Executive Member:</b>	Councillor Jacqueline North, First Deputy (Finance, Resources & Transformation)
<b>Reporting Officer:</b>	Emma Varnam, Assistant Director of Operations & Neighbourhoods
<b>Subject:</b>	<b>HOUSEHOLD SUPPORT FUND ROUND 4 – APRIL 2023 TO MARCH 2024</b>
<b>Report Summary:</b>	<p>This report proposes the options for the disbursement of the Household Support Fund Round 4 allocated to Tameside. This will follow the split utilised in funding rounds 1 and 2 between:</p> <ol style="list-style-type: none"><li>1. Funding for families eligible for free school meals to provide support during holiday periods</li><li>2. An open support programme into which all residents can apply, offering payments for food, essentials and energy. The full options for this will be brought back in a further report.</li></ol>
<b>Recommendations:</b>	<p>That Executive Cabinet be recommended to agree that:</p> <ol style="list-style-type: none"><li>1. £3.08 million is provided for the provision of funding for school holiday periods via supermarket vouchers as previously provided for the year 1 April 2023 to 31 March 2024.</li><li>2. A further report be received setting out how streams 2 and 3 in the report can be best supported together with any necessary funding to provide administrative support for the distribution of funds.</li></ol>
<b>Corporate Plan:</b>	<p>Supporting low income households, particularly low income families with children links to all of the priorities within the Corporate Plan which are impacted upon by Covid-19.</p> <p>The proposed spending framework fits with the Council's policies around supporting the most vulnerable in our communities.</p>
<b>Policy Implications:</b>	<p>Tameside has identified challenges to residents in low income households and delivery of the Household Support Fund is part of the wider Cost of Living response.</p>
<b>Financial Implications: (Authorised by the statutory Section 151 Officer)</b>	<p>In September 2021 the DWP announced a new one-off Household Support Fund (HSF) to support vulnerable households and individuals during winter 2021/22. The fund is administered by Local Authorities and Tameside was allocated £2,225,000 for the period October 2021 to March 2022. The fund was subsequently extended and a further grant allocation of £4,450,000 was made for the period April 2022 to March 2023.</p> <p>An allocation of £4,449,373 has been confirmed for Tameside for the period April 2023 to March 2024 following an initial announcement by the Chancellor in the Autumn Statement.</p>

The grant must be claimed quarterly in arrears based on actual expenditure including activity and volume information of how many people and households have been assisted. It is essential the maximum grant amount is utilised and claimed within the eligible claim period.

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

In effect, this report is seeking to continue the existing household support arrangements based the expected further funding provision. Legal services will continue to work with the project officers as the further details of the funding arrangement is provided to ensure that the funding is spent compliantly.

**Risk Management:**

HSF needs to be effectively managed to ensure it is accessible to residents eligible for the support and stays within the funding available, this will be done with support from Finance and Audit.

**Background Information:**

The background papers relating to this report can be inspected by contacting Sarah Jamieson, Head of Economy Employment & Skills



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e-mail: [sarah.jamieson@tameside.gov.uk](mailto:sarah.jamieson@tameside.gov.uk)



## 1. INTRODUCTION

- 1.1 The Department of Work and Pensions (DWP) have awarded £4,449,373 funding for Tameside Council to disburse under Round 4 of the Household Support Fund (HSF), to cover the period 1 April 2023 to 31 March 2024. This was announced by the Chancellor in the Autumn Statement as a 12 month support offer, rather than the previous 6 month allocation periods.
- 1.2 The Department of Work and Pensions (DWP) have previously awarded Tameside Council £2,224,686 for Round 3 of their Household Support Fund (HSF) for the period 1 October 2022 to 31 March 2023 and £2,224,686 for Round 2 of their Household Support Fund (HSF) for the period 1 April 2022 to 31 September 2022.
- 1.3 Government have provided guidance which is currently being considered as this now allows wider discretion regarding debt advice. This was provided on 21 February 2023 and is published here [1 April 2023 to 31 March 2024: Household Support Fund guidance for county councils and unitary authorities in England - GOV.UK \(www.gov.uk\)](#)
- 1.4 DWP continue to set specific requirements for what is and is not appropriate usage of this grant funding. This includes that monies should be used to support residents to buy food and basic essentials, along with support for energy bills and other essential costs like necessary phone and internet access. Cover for housing costs is permitted only in 'exceptional circumstances', i.e. only in cases where every other potential avenue has been exhausted to no avail, and not to maintain 'unsustainable tenancies'. Due to the fixed time window for spending the grant funding, DWP have made clear that the funding is not intended to be used for long-term support to any one resident or household, but residents can receive help through this scheme multiple times.

## 2. PROPOSED PLAN FOR SPENDING

- 2.1 It is proposed that the awarded monies be split across three distinct support streams, each serving a specific purpose and together ensuring that the support offer spread is maximised across the Borough's residents whilst meeting the requirements of the funding.
- 2.2 **Stream 1** is the provision of vouchers to households with children eligible for Free School Meals to cover school breaks during the grant period, this will be administered by Education and is detailed in section 3 of this report.
- 2.3 **Stream 2** would continue the previous open support offer into which residents can apply for an award to cover the costs of food, energy and/or related essentials and is detailed in section 4 of this report.
- 2.4 **Stream 3** would mirror the approach in the majority of other GM localities of providing financial support to community groups, such as Food Banks, to deliver direct and emergency support.

## 3. STREAM 1

- 3.1 The Household Support Fund (HSF) Round 1, 2 and 3 allocated a significant proportion of funding for food vouchers to be disbursed via schools to families in receipt of school meals. These allocations were different due to changes in guidance made by DWP from Round 2 to Round 3, DWP have not set percentage allocations for funding disbursed for HSF Round 4.

- 3.2 For the period October 2021 to March 2022, Education Service were allocated £1.4m to support families in receipt of Free School Meals (FSM) with a total of £100 in vouchers for the holiday periods:
- October half term (£15 per child)
  - Christmas / New Year holiday (£40 per child)
  - February half term (£15 per child)
  - Easter holiday (£30 per child)
- 3.3 For the period April 2022 to September 2022, Education Service were allocated £978,000 to support families in receipt of Free School Meals (FSM) for the holiday periods below. This was a reduced amount due to Government ring fencing 1/3 of the overall allocation for pensioners; 1/3 to families and 1/3 for local discretion reducing the amount that could be disbursed through schools.
- 'Whit' May/June half term (£15 per child)
  - Summer holiday (£50 per child)
- 3.4 For the period October 2022 to March 2023, Education Service were allocated £1,540,000 to support families in receipt of Free School Meals (FSM) for the holiday periods October half term 2022; Christmas / New Year 2022/23; February half term 2023; and Easter 2023, continuing the existing process of disbursing vouchers via schools for use in a supermarket. The supermarket is chosen by each school. The allocation was increased to reflect the increasing numbers of families eligible for Free School Meals (FSM) and the increased cost of living. The allocation was expected to support 14,230 families, this number will be confirmed within the monitoring report provided to DWP once the funding period ends.
- 3.5 It is proposed that £3,080,000 is provided for the provision of funding for school holiday periods for the year 1 April 2023 to 31 March 2024. This equates to the same amount available for Household Support Fund Round 3.

#### **4. STREAM 2**

- 4.1 An open application process, utilising an online application form, face to face 'drop in' support based in Tameside One and telephone support administered by a team of Assessment Officers has been successfully used to deliver the direct application element of Household Support Fund (HSF) Round 3 and it is proposed that this is continued into Round 4.
- 4.2 A further report will be brought to fully consider the options for how this element of the funding can be disbursed, whilst noting that an application based process must form part of this as stated in the guidance.

#### **5. STREAM 3**

- 5.1 Household Support Fund (HSF) Round 1 included disbursing funds via Action Together to enable a rapid response within the timeframe available. This was not continued in Rounds 2 and 3 due to the increased Management Information (MI) requirements from DWP however research is demonstrating the use of food banks is outweighing donation levels due to cost of living impacting previous regular donators. To respond to these difficulties it will be proposed that an element of the fund is used to provide direct emergency support to the community and this will be further explored in the follow up report.

#### **6. RECOMMENDATIONS**

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

# APPENDIX 1

## Household Support Fund for Greater Manchester Combined Authorities summary of research:

Oldham council have used their funding in the following manner: providing food vouchers for children and young people, these consist of £15 per week for the October, February and Easter holidays, these do not have to be applied for as the council is working with schools and colleges to identify the eligible families and issue the voucher online. Vouchers will also be accessible via the Evouchers website but they cannot be exchanged for cash. Currently this support is only available until spring 2023 with Easter holidays being last.

Oldham council also have a Warm homes Oldham division which offer advice on how to reduce energy use around the home and use heating controls effectively, help with switching energy supplier or tariff, claiming the warm homes discount and registering on the extra care register, small energy saving measures (like draught-proofing, LED light bulbs and reflective radiator foils), oil filled radiators in an emergency no heat situation. In addition to this there are a variety of schemes that the council can refer people to, who are in need of extra help such as: Auriga services, BBC children in need emergency essentials, Evouchers, Food bank Oldham, Age UK Oldham, E.ON energy solutions.

In addition, the Oldham council is also carrying out a holiday activities and food programme which will also support those entitled to means tested free school meals. Also, they have put money towards food banks, energy price guarantee, energy bills support scheme, winter fuel payments, cold weather payments and local welfare provision. The household support fund also provides fuel vouchers for those in emergency need and the provision of a boiler repair/ replacement service. The council is also working with Action together and other voluntary, community, faith and social enterprise partners to provide support in: warm clothing and bedding, support for those struggling but unable to claim benefits, essential items for the elderly including food, additional funding for Age UK to support older people with fuel payments.

Rochdale council are using the funding allocated to them in the following manner, food vouchers for the rest of spring up until the Easter holidays. These are £30 voucher per each eligible child. No application needed, vouchers will be sent automatically to children who are eligible, vouchers are usually for Iceland or Aldi but if posted to the resident's home address will be for Aldi. If you're a Rochdale borough resident who is 66 years or older and were in receipt of Council Tax Support on the 1 November 2022 a payment of £60 will be made to you from the Household Support Fund. Additional money has been put towards food banks within Rochdale in which residents can access food, essential supplies, cleaning products, nappies, baby food and sanitary products. Also, Additional money has been allocated towards Groundwork which offers a free service to help you with your bills, repair heating systems, and install energy efficiency measures, offer advice on energy-saving measures and more.

Bury council have stated that they were awarded the money to help low-income households experiencing financial hardship, for the period 1 October 2022 to 31 March 2023. The Council are considering how to target certain residents who may need it the most. So far they have been supporting care leavers and ethnic minority groups with money. Alongside this, they are now accepting referrals from trusted organisations/support services in other to work with those who are most vulnerable.

Manchester city council free school meal (FSM) and holiday activity fund (HAF) sectors are to distribute some funding towards targeted people in receipts of housing benefit (HB) not in receipt of any other benefit, also they are putting larger amounts this time with £190,000 being put towards holiday activity fund, School holiday funding has a £15 weekly payment for each eligible child for the autumn and spring half term, money is distributed to households on a pupil basis by Manchester schools. The council is supporting care leavers with £10 a week for 26 weeks. Additional payments are also being made to foster carers.

In addition support for charity and voluntary sector- £500,000 has been provided to advise agencies and the third sector in the city, including the Manchester food partnership and support provided through Manchester care and repair. There is also targeted help those working or pension age households will receive £220. Pension age households who receive council tax support who do not receive pension credit will receive £150. This money can either be directly paid into people's accounts or they can be issued a post office voucher. A different division of council called Welfare provision scheme- support for energy and wider household costs.

Salford council are also providing support for their residents of which they can apply online for. The support is distributed by Salford City Council's Salford Assist team by way of a grant payment (via vouchers) to those eligible. The funding is not issued via a cash payment and is focused on food, fuel, and energy, furniture and white goods to residents in financial hardship. Salford Assist will also help with referrals to other agencies to ensure you are getting the help you need. Furthermore, funding was allocated to families on Free School Meal, families using Early Years Services, support for residents via Salford Adult Social Care teams, Welfare Rights and Debt Advice service, Salford Citizen's Advice and voluntary organisations, young people via Youth Provision Services, residents with rents arrears via Housing Benefits, residents via Community Food Schemes.

Stockport council household support fund, the support someone can get will depend on their individual circumstances, previously they administered vouchers but now the work is more targeted and what you might be able to get is: food bank referrals, Local Pantry subscriptions or grocery vouchers, prepayment meter top-ups, bus tickets, high street clothing vouchers, money to help pay for up to 5 weeks of living costs. There is also guidance and referrals to other services who can help you improve your finances. Stockport council have distributed £800,000 to 5 partner organisations to distribute to their cohorts via gifts like boilers, signpost for carers to get some money. Eligibility will depend on employment status, whether you have been made redundant recently, if you get certain benefits, if you have recently left a care home, hospital or prison.

Trafford council is also doing voucher based help, with families entitled to free school meals receiving a £15 per week voucher per child for the Easter holidays and £30 per week voucher for the February holidays. Application is done online with schools sending the eligible families an email with details on how to apply. This council's household support fund is a cash-first scheme but the case of someone not having a bank account they can receive a voucher. The support is for food, fuel and water bills, if successful the award will be credited into the person's account within 3 working days. There is also support for wider essentials, activities and services which will be provided by 6 community response hubs which are hosted by voluntary sector organisations located across Trafford.

Wigan council are doing payments or vouchers towards food, help towards energy and water payments, and other essential items. The people who will receive this support are: families who have children eligible for means tested free school meals, pensioners in receipt of council tax reduction, care leavers who have housing costs, households in receipt of council tax disabled ban reduction will be supported with the rising cost of energy. The application is completed online through the welfare support offer.

Bolton council household support fund is for those in need of help with food, gas, electric or household goods of which you can apply for from Local Welfare Provision. The local welfare provision support in many ways: help in a crisis or emergency, help with basic furniture and help with food or fuel only if you have a prepayment meter, with card or key as no cash payments are being made. Residents do not need to be on specific benefits or on any benefits at all to be entitled to receive this support. The Household Support Fund is also being used to provide grants to a range of community-based organisations via Bolton's Fund (Bolton CVS). These organisations will be providing a range of support across the Borough to residents in financial need. Those who are of state pension age and families with children eligible for free school meals will receive a voucher. There is also the support with referrals to a different service such as urban outreach and money skills.

# Agenda Item 7

<b>Report to:</b>	<b>EXECUTIVE CABINET</b>
<b>Date:</b>	26 April 2023
<b>Executive Member:</b>	Councillor Bill Fairfoull, Deputy Executive Leader (Children and Families)
<b>Reporting Officer:</b>	Paula Sumner, Assistant Director – Early Help and Partnerships
<b>Subject:</b>	<b>FAMILY HUBS AND START FOR LIFE PROGRAMME - UPDATES AND FURTHER COMMISSIONING INTENTIONS</b>
<b>Report Summary:</b>	<p>The report provides key updates on the delivery of the ongoing Family Hubs and Best Start for Life Programme and furthermore to seek approval on further commissioning intentions to meet the requirements of the programme framework.</p> <p>The Family Hub and Best Start for Life allocation from the Department for Education has been agreed for Tameside over 3 financial years.</p> <p>Allocated agreed overall budget - £3,325,216:</p> <ul style="list-style-type: none"><li>• 2022/23 - £831,712</li><li>• 2023/24 - £1,354,644</li><li>• 2024/25 - £1,138,860</li></ul>
<b>Recommendations:</b>	<p>That Executive Cabinet be recommended to:</p> <ol style="list-style-type: none"><li>(i) Note the delivery plan approval from the Department of Education;</li><li>(ii) Acknowledge and note progression made against the delivery plan;</li><li>(iii) Agree the proposed commissioning intentions as outlined in section 3 of the report;</li><li>(iv) Agree to receive a further report detailing progression and further spending plans in December 2023.</li></ol>
<b>Corporate Plan:</b>	The Family Hubs programme aligns with the Corporate Plan priorities 1. Very Best Start in Life and Resilient Families and Supportive Networks to Grow our Young People, the Locality Plan as the approach intended supports: the neighbourhood model, the integration of health and social care and the development of new relationship between public services, citizens and communities.
<b>Policy Implications:</b>	The proposal aligns to the Council's key policies in supporting the most vulnerable families in our community. An Equality Impact Assessment has been completed (appendix A)
<b>Financial Implications: (Authorised by the statutory Section 151 Officer)</b>	This report details planned commissioning expenditure of £1,266,000. There is sufficient grant available to meet these commitments. Due to the timings of this report there is a possibility that some activities profiled for spend in 2022-23 will slip into future financial years. Officers have received assurances from the DfE that they will be permitted to use these funds in future years.

The use of 2 year fixed term contracts to recruit staff for this project limits the councils potential exposure to future displacement costs.

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

The ambitions and expectations of the Family Hubs and Best Start for Life Programme are clearly articulated in the main body of the report together with the expected benefits for the council and residents of Tameside. A condition for the funding was to submit a programme plan which has now been accepted by the DfE.

The project officers have worked closely with partners and the DfE to develop the programme and positive feedback has been received from the DfE.

Given the aspirations of the council the programme is challenging but is also considered achievable. This is important as the DfE will be reviewing the progress made to deliver the programme and monitoring the project in accordance with the terms of the Memorandum of Understanding already entered into by the council.

Under the terms of the Memorandum of Understanding the DfE can withhold future funding if the council fails to progress the plan as intended or the overall objectives of the programme are not being met. The project team is confident that through the robust project management and governance this situation should not arise.

Furthermore, both the Council and the DfE acknowledge that the programme plan is a living document which will develop over time and in collaboration with all partners and the DfE.

With regards to the capital spend, advice is continually sought from procurement to ensure that any commissioning is undertaken compliantly and represents best value for the project and the council.

As the work programme progresses further advice is and will be sought as and when required and both legal and financial services are part of the project's working group in order to provide assistance and assurance when required.

Importantly, an Equality Impact Assessment has been undertaken with no negative implications arising. The project team have also undertaken consultation as and when required.

**Risk Management:**

The Council will work closely with commissioning and STAR procurement to manage any risks.

Family Hubs Steering Group has been established to identify, manage and mitigate risk, working closely with the DfE Advisor.

**Background Information:**

The background papers relating to this report can be inspected by contacting Lorraine Hopkins, Head of Early Help and Early Years



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## 1. INTRODUCTION

- 1.1 In May 2022, Tameside Council was one of seventy-five (75) Local Authorities identified to receive a share of the £301.75 million (a joint venture from the Department for Education (DfE) and Department of Health and Social Care (DHSC) to implement the Family Hubs and Best Start for Life Programme in the years 2022-25.
- 1.2 Following approval at Executive Cabinet on 26 October 2022, Tameside Council submitted the sign up form to the DfE, which was formally accepted on 24 November 2022 that resulted in Tameside Council entering into a Memorandum of Understanding with the DfE.
- 1.3 Subsequently, following approval at Executive Cabinet on 5 December 2022, Tameside Council submitted the Delivery Plan to the DfE, outlining proposed spend and commissioning intentions to ensure we meet the key criteria of the programme and this was formally assessed as meeting the minimum threshold and accepted on 27 January 2023 by DfE. It was agreed April 2023, that a further update on revised commissioning intentions would be submitted for approval from Executive Cabinet
- 1.4 For the purpose of reference, Tameside Council's confirmed allocation aligned to each strand of the Programme is tabled as following (Table 1):

	Department for Education Funding Allocation					
		2022-23	2023-24		2024-25	
Strand	%		Lower	Upper	Lower	Upper
Family Hubs Programme	19.4%	161,408	263,064	274,062	221,160	231,442
Family Hubs Capital	4.9%	40,768	66,444	69,727	55,860	58,475
Parenting	16%	127,840	207,468	217,719	174,420	182,529
Home-Learning Environment	8%	71,552	116,616	113,840	98,040	102,598
Parent-Infant Relationship and Perinatal Mental Health	31%	259,584	423,072	443,976	355,680	372,216
Infant Feeding	17%	139,776	227,808	239,064	191,520	200,424
Publishing Start for Life Offer and Parent Carer Panels	3.7%	30,784	50,172	52,651	42,180	44,141
<b>Totals</b>	<b>100%</b>	<b>831,712</b>	<b>1,354,644</b>	<b>1,411,039</b>	<b>1,138,860</b>	<b>1,191,826</b>

Table 1 – Tameside Family Hub and Start for Life Funding Allocations

## 2. TAMESIDE'S – FAMILY HUBS AND START FOR LIFE PROGRAMME PROGRESS UPDATE

- 2.1 Tameside Council have undertaken consultation and engagement with staff, partners, and families, between October 2022 and January 2023. This consultation focussed on the branding to be used for Family Hubs physical buildings as well as the proposed sites that will house these services.
- 2.2 An Equality Impact Assessment (EIA) has been undertaken (see appendices 1). There were no negative implications identified through the EIA, however it remains vital to the programme

delivery that the Family Hubs ensure outreach and other relevant factors to reduce inequalities amongst underserved populations in borough.

- 2.3 The agreed model for the Tameside Family Hubs will see the rebranding of the four Children Centres to Family Hubs in each neighbourhood. Each Family Hub will have 'spoke sites' that will support delivery in each neighbourhood. This will support accessibility across the borough for families as well as utilise key buildings that families access currently. These will be launched in each area in April 2023 (see Table 2 below).

Area	Hub	Spokes
North	St Peters Children Centre <b>North Family Hub</b>	Oxford Park Tameside 1 & Ashton Library
East	Ridge Hill Children Centre <b>East Family Hub</b>	Stalybridge Civic Hall Dukinfield Library Mossley Children Centre
South	Hyde Flowery Children Centre <b>South Family Hub</b>	Hattersley Hub & Library Hyde Town Hall
West	Greenside Children Centre <b>West Family Hub</b>	Wellness Centre Denton Town Hall

*Table 2 – Tameside Family Hubs Identified*

- 2.4 Tameside Council has a well-established Family Hubs Steering Group that meets monthly to oversee the delivery and implementation of the Family Hubs in Tameside. This includes a model of accountability and responsibility in regards to finances, risk management and ensuring alignment to the programme guidance. The remit of this Group was described and agreed in the Executive Cabinet report dated the 26 October 2022.
- 2.5 The Tameside Family Hubs Programme Team and identified Lead Officers for each of the programme strands, work against a detailed project plan that sits underneath the Delivery Plan. At each of the Family Hubs Steering Group meetings, lead Officers provide a highlight report outlining progress against their specific strand of work.
- 2.6 A DfE Advisor has been identified for Tameside Council specifically linked to this programme, and there are monthly 'Keeping in Touch' meetings (KiT) in place to ensure delivery of the programme is on track. There are currently no concerns from the DfE.
- 2.7 Tameside Council was notified on the 25 November 2022, that they were successful in their application to have support from the Early Intervention Foundation (EIF) in the planning and evaluation of the Programme.
- 2.8 The EIF support facilitated a workshop in January 2023 and undertook a full self-assessment against the criteria. Following the workshop five further development days will be planned between March and July 2023.
- 2.9 The Family Hubs Programme Guidance stipulates that funding for publishing the Best Start for Life offer and parent-carer panels is dedicated to generate a 'Start for Life' offer that lays out the services and support available to families in the local area during the critical first 1,001 days. This funding is also to be used for the provision of feedback panels; parent-carer panels. In accordance with the Department for Education programme expectations, the delivery and publishing of the Best Start for Life offer will be met by 1 April 2023. This has been built upon the Tameside Early Years Grow Offer and we are currently on track to meet this requirement.
- 2.10 In relation to parent-carer panels, appropriate governance was approved in December 2022 to commission parent-carer panels through an existing provider, Action Together. Currently work is ongoing to seek approval for a direct award for which an exemption is being proposed. All intentions have been advised and guided by STAR Procurement.



### 3. COMMISSIONING INTENTIONS

#### **Commissioning Intentions For The Family Hubs**

3.1 The Family Hubs and Start for Life Programme Guidance set by the Department of Education, states the funding for Family Hubs and Capital is to develop localised services that are:

- More accessible – through clearly branded and communicated hub buildings, virtual offers and outreach.
- Better connected – family hubs drive progress on joining up professionals, services and providers (state, private, voluntary) – through co-location, data sharing, shared outcomes and governance. Moving from services organised for under-fives, to families with children of all ages, reduces fragmentation (even though an emphasis on early years and the ‘Start for Life’ offer will remain).
- Relationship-centred – practice in a family hub builds on family strengths and looks to improve family relationships to address underlying issues.

3.2 A sub group of relevant officers and partner representatives has been formed with regular meetings and positive progress. Given this, the Family Hub developments are making positive progress towards a timely meeting of the minimum expectations of the Department for Education programme guidance.

3.3 In order to continue working and delivering the minimum expectations of Programme Guidance commissioning intentions for the Family Hubs element are outlined in Table 3. These commissioning intentions have been guided by the Family Hub subgroup and all intentions have been advised and guided by STAR Procurement.

#### **Commissioning Intentions For The Home Learning Environments**

3.4 In keeping with programme guidance for Family Hubs, the funding for Early Language and Home Learning Environments (HLE) is allocated to the delivery of targeted, evidence-based interventions that train practitioners in supporting parents with home learning environments. This will support educational recovery and the school readiness of children who were babies during the COVID-19 pandemic.

3.5 The December 2022 Executive Cabinet approved the spending and commissioning intentions of this strand of work. An Early Language and Home Learning Environment subgroup of relevant officers and partner representatives has been formed with regular meetings and positive progress. Furthermore, monthly highlight reports and project plans are reviewed by the Family Hubs Steering Group.

3.6 In order to continue working and delivering the minimum expectations of Programme Guidance further commissioning intentions for the ‘home learning environments’ funding element are outlined in Table 3. All intentions have been advised and guided by STAR Procurement.

#### **Commissioning Intentions For Parenting Support**

3.7 As stipulated by Department for Education expectations, funding for parenting support is dedicated to providing a parenting offer that makes the transition to parenthood as smooth as possible and also stresses the importance of sensitive, responsible caregiving. This includes universal provision as well as more targeted programmes available to parents and carers with further needs.

3.8 A Parenting Support sub-group of relevant officers and partner representatives has been formed with regular meetings and positive progress. Furthermore, monthly highlight reports and project plans are reviewed by the Family Hubs Steering Group.

- 3.9 Funding has been used to invest in further parenting training, this has enabled a wider variety of partners within the community and voluntary sector to be trained to deliver our parenting programmes, particularly Solihull which is the Tameside approach to parenting. This has increased capacity to expand our delivery across the Borough and support a more sustained approach. In addition, two short videos have been produced that will both promote our parenting offer through information sharing and testimonials from families that have benefitted from attending.
- 3.10 In order to continue working and delivering the minimum expectations of Programme Guidance further commissioning intentions for the 'parenting support' funding element are outlined in Table 3. All intentions have been advised and guided by STAR Procurement.

#### **Commissioning Intentions For Parent-Infant Relationships And Perinatal Mental Health Support**

- 3.11 The Family Hubs and Start for Life Programme Guidance set by the Department of Education, states the funding for parent–infant relationships and perinatal mental health support is for parents and carers with mild-moderate mental health needs and/or who would benefit from universal parent-infant support.
- 3.12 Since the report to Executive Cabinet in December 2022, where some of the funding and its commissioning intentions were approved, progression to meet the minimum expectations of Programme Guidance has developed well, with highlight reports produced to the Tameside Family Hubs Steering Group on a monthly basis.
- 3.13 In order to continue working and delivering the minimum expectations of Programme Guidance further commissioning intentions for the 'parent–infant relationships and perinatal mental health support' funding element are outlined in Table 3. These commissioning intentions have been guided by parent-infant relationships subgroup, a workshop that took place on 30 January 2023, and all intentions have been advised and guided by STAR Procurement.

#### **Commissioning Intentions For Infant Feeding Support**

- 3.14 The Family Hubs and Start for Life Programme Guidance set by the Department for Education, states the funding for infant feeding support should be used to promote breastfeeding and support parents to meet their infant feeding goals.
- 3.15 Since the report to Executive Cabinet in December 2022, where some of the funding and its commissioning intentions were approved, progression to meet the minimum expectations of Programme Guidance has developed well, with highlight reports produced to the Tameside Family Hubs Steering Group on a monthly basis. This namely includes an increase (by 30) in the number of breast pumps available in the community loan scheme; launch of the #breastfeedvictories campaign, additional capacity in the Breastfeeding Peer Support Service, ready for additional delivery from April 2023 and evidence-based training to support local General Practices.
- 3.16 In order to continue working and delivering the minimum expectations of Programme Guidance, further commissioning intentions for the 'infant feeding support' funding element are outlined in Table 3. These commissioning intentions have been guided by the infant feeding subgroup and all intentions have been advised and guided by STAR Procurement.

**Table 3 – Commissioning Intentions**

**Family Hubs**

Item	Description	Amount			Comments
		Year 1 2022/2023	Year 2 2023/24	Year 3 2024/25	
Accessibility	Increase the capacity through current provider, Action Together to enable families to access community support.	15,000	30,000	30,000	We are seeking approval to complete a modification to an existing partnership agreement valued at £65,000 for Action Together to increase to the specified Family Hub amount  STAR Procurement have been consulted and have advised on this commissioning.
	Capital works to ensure Family Hubs are able to be accessed and can deliver the variety of support and services.  New signage to all locations	15,000  20,000	10,000	10,000	For works to support colocation of teams Purchase of large furniture and fittings to accommodate teams Repairs to doors to make safe areas/ wall partitions Door access controls for security Removal of excess materials  Approx. signage to all locations, awaiting quotes
Investment within the Early Help Module (EHM)	To work with the current provider Liquid Logic to develop the IT capability within the Early Help Module to enable partners to access the case management system.		15,000	15,000	The EHM is the case management system used within Early Help – This additional investment with our current provider Liquid Logic will allow for the required changes to enable access to the system by key partners. This is critical to increase the volume of early help assessments and for the monitoring of quality of assessments. The DfE programme stipulates the need for a single case management system for the partnership.
	Purchase computers/ tablets to assist community access to IT at each FH and set up.		10,000	10,000	To support communities to access online resources and support at each of the Family Hubs. Upgrade of current IT within each locality – wiring to ensure connectivity Purchase of Smart TVs for each Main Family Hub (rebranded Children Centres) Awaiting quotes

## Home Learning Environment

Item	Description	Amount			Comments
		Year 1 2022/2023	Year 2 2023/24	Year 3 2024/25	
To use the HomeStart Play, Learn and Grow model within Tameside Family Hubs to enhance and complement the HLE offer	The Play, Learn and Grow Programme will be a minimum of 8 courses run within a 12 month period, each course comprises of 8 x 60 minute sessions for parents and their children. This includes an initial assessment visit, where families discuss their children's strengths as well as the areas of development that they may be finding more challenging. This visit also gives the parents chance to reflect on how confident they feel supporting learning and development at home, and enables us to focus in on the areas that parents feel are most helpful to them.	22,000	22,000		<p>The funding will see a PLG Co-ordinator recruited at HomeStart HOST to deliver the programme.</p> <p>Part of this commissioning will be to train all existing Early Year's staff at Tameside Council so that this can become a sustainable model.</p> <p>The funding will be varied into the current HomeStart Peer Support Core Service contract. This does not exceed 50% of the contract variation. All the information is with STAR procurement awaiting approval. Once approved the monitoring of this will be added to the quarterly performance framework with the HomeStart Peer Support Core Service.</p>

## Parenting Support

Item	Description	Amount			Comments
		Year 1 2022/2023	Year 2 2023/24	Year 3 2024/25	
Solihull Parenting Training	To train 12 people – train the trainer model.	22,000			This will allow the Council to train additional staff and ensure that Solihull can continue to be the underpinning approach and to become a sustainable model moving forward.

**Parent–infant Relationships and Perinatal Mental Health Support**

Item	Description	Amount			Comments
		Year 1 2022/2023	Year 2 2023/24	Year 3 2024/25	
Parent–infant Relationships Peer Support Service	To develop and launch a Parent–infant Relationships Peer Support Service, which will provide antenatal classes in conjunction with Maternity Support Worker below, provide peer support groups (both Perinatal Peer Support Groups and Parent- Infant Relationship Support Groups) delivered out of the Family Hubs, as well as increase capacity to ensure delivery in encompassing for Fathers and Co-parents.		152,645	91,355	Funding shall be awarded to HomeStart HOST, via a waiver on the 'Integrated Parent Infant Mental Health Pathway' contract that is held between HomeStart and the Greater Manchester Integrated Care Board. The Council will become co-commissioner through the funding.  STAR Procurement have been consulted and have advised on this commission.

Early Attachment Service	<p>To provider clinical expertise and leadership into the Start for Life Programme, by providing and expanding on supervision and reflection practice models to Services commissioned, and deliver a training package for staff within Family Hubs.</p> <p>The Service will deliver leadership on the content development and roll out of the 'Your Baby and You' and 'Your Toddler and You' Resource.</p> <p>The Service will deliver an Early Start postpartum programme for parents in each Family Hubs.</p>		141,000	141,000	<p>To award a direct contract to the Early Attachment Service, Pennine Care, as the only provider in the borough to provide this clinical leadership and delivery.</p> <p>STAR Procurement have been consulted and have advised on this commission.</p>
Maternity Support Worker	<p>To recruit a Maternity Support Worker at the Tameside and Glossop Integrated Care NHS Foundation Trust, to work alongside the Specialist Parent Infant Mental Health Midwife to expand the current offer for families with mild to moderate needs, including the introduction of Parent–infant Relationships in antenatal classes.</p>		28,000	28,000	<p>Funding shall be awarded to the Tameside and Glossop Integrated Care NHS Foundation Trust, via a contract variation on NHS Block Contract, where the Greater Manchester Integrated Care Board is the Commissioner, and the Council co-commissioner.</p>

Community Grants Scheme	To launch a small Community Grants Scheme to enable grass root community groups to build on their provision to support expecting parents and new parents with their mental wellbeing, and relationship with their baby/ infant (mild to moderate need), and reduce stigma of mental health.	150,000			<p>To award a direct contract to Action Together for the full amount. Action Together will be awarded 10% of the funding for the administration, management and monitoring the Scheme, whilst the other 90% will be grants to various community groups as part of the Scheme.</p> <p>Action Together are the best placed organisation to manage the Scheme as they are the only infrastructure organisation for the voluntary, community, faith and social enterprise (VCFSE) sector in Tameside, and hold a kite mark for their quality of delivery with IVAR for grant schemes.</p> <p>STAR Procurement have been consulted and have advised on this commission.</p>
Your Toddler and You Animations	The universal resource 'Your Toddler and You' is being developed with the leadership of the Early Attachment Service. Similarly to the resource 'Your Baby and You', a series of video/animations will be required to support learning styles of families. The series of videos/animations will ensure the Council is providing a digital offer as outlined in the minimum expectations of the Programme Guidance.	36,000			<p>The Council will go out to the Market for a least 3 quotes to ensure value for money and quality of product.</p> <p>STAR Procurement have been consulted and have advised on this commission.</p>
Training	To refresh the evidence based training - Newborn	12,000			The funding will permit 25 places, training will take place in year 2 of delivery. Selection will be through consultation

	Behavioural Observations (NBO) and Neonatal Behavioural Assessment Scale (NBAS) for Health Visiting, Early Attachment Service and TMBC Children's Staff.				Brazelton Centre UK are the only provider of this training.
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### Infant Feeding Support

Item	Description	Amount			Comments
		Year 1 2022/2023	Year 2 2023/24	Year 3 2024/25	
Integrated Infant Feeding Team	To develop an Integrated Infant Feeding Team at the Tameside and Glossop Integrated Care NHS Foundation Trust, enabling the leadership and capacity to work towards Baby Friendly Accreditation, reduce waiting times for tongue-tie and widening the antenatal offer.		120,000	120,000	Funding shall be awarded to the Tameside and Glossop Integrated Care NHS Foundation Trust, via a contract variation on NHS Block Contract, where the Greater Manchester Integrated Care Board is the Commissioner, and the Council co-commissioner.



#### **4. CONCLUSION**

- 4.1 Tameside Council and partners have now had formal approval of the delivery plan form from the DfE and are now required to submit a self-assessment and data requirement form on the required template provided.
- 4.2 The DfE Delivery Plan has and continues to be developed in partnership with members of the Family Hubs Steering Group, and therefore it is important to acknowledge the detail in the plan is subject to change.
- 4.3 Tameside Council and its partners are on track to deliver the full expectations of the programme and expenditure within the timeframes required, and are working closely with the DfE Advisor, and the Early Intervention Foundation

#### **5. RECOMMENDATIONS**

- 5.1 As outlined at the front of the report.

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**Tameside Council  
Equality Impact Assessment (EIA) Form**

<b>Subject / Title</b>		Family Hubs and Start for Life Programme	
<b>Team</b>	<b>Department</b>	<b>Directorate</b>	
Early Years, Early Help and Partnerships	Early Help and Partnerships	Children's Services	
<b>Start Date</b>		<b>Completion Date</b>	
17/01/2023		01/03/2023	
<b>Project Lead Officer</b>	Lorraine Hopkins, Head of Service - Early Help, Neighbourhoods and Early Years		
<b>Contract / Commissioning Manager</b>	Lorraine Hopkins, Head of Service - Early Help, Neighbourhoods and Early Years		
<b>Assistant Director/ Director</b>	Paula Sumner, Assistant Director of Early Help and Partnerships		
<b>EIA Group</b>	<b>Job title</b>	<b>Service</b>	
(Head contact first)			
Lorraine Hopkins	Head of Service - Early Help, Neighbourhoods and Early Years	Children's Services	
Paula Sumner	Assistant Director of Early Help and Partnerships	Children's Services	
Roseanna Wain-Basaran	Policy Officer	Policy, Performance and Intelligence	
Charlotte Lee	Population Health Programme Manager	Population Health	

**PART 1 – INITIAL SCREENING**

*An Equality Impact Assessment (EIA) is required for all formal decisions that involve changes to service delivery and/or provision. Note: all other changes – whether a formal decision or not – require consideration for an EIA.*

*The Initial screening is a quick and easy process which aims to identify:*

- *those projects, proposals and service or contract changes which require a full EIA by looking at the potential impact on, or relevance to, any of the equality groups*
- *prioritise if and when a full EIA should be completed*
- *explain and record the reasons why it is deemed a full EIA is not required*

*A full EIA should always be undertaken if the project, proposal and service / contract change is likely to have an impact upon, or relevance to, people with a protected characteristic. This should be undertaken irrespective of whether the impact or relevancy is major or minor, or on a large or small group of people. If the initial screening concludes a full EIA is not required, please fully explain the reasons for this at 1e and ensure this form is signed off by the relevant Contract / Commissioning Manager and the Assistant Director / Director.*

**Tameside Council  
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<b>1a.</b>	<b>What is the project, proposal or service / contract change?</b>	Family Hubs Programme and Start for Life Offer
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<p>1b.</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 55</p>	<p><b>What are the main aims of the project, proposal or service / contract change?</b></p>	<p>Tameside MBC has been awarded £3,295,000 of funding from the Family Hubs and Best Start for Life Fund (a joint venture by the Department for Education and Department for Health and Social Care) for delivery over three years (2022-25) to work with partners to establish Family Hubs across Tameside. A breakdown of spending allocations is shown below.</p>							<p>The range of services delivered through the Family Hubs includes as examples but not exclusive:</p>
		<b>Department for Education Funding Allocation</b>							
				<b>2022-23</b>	<b>2023-24</b>		<b>2024-25</b>		
		<b>Strand</b>	<b>%</b>		<b>Lower</b>	<b>Upper</b>	<b>Lower</b>	<b>Upper</b>	
		Family Hubs Programme	19.4%	161,408	263,064	274,062	221,160	231,442	
		Family Hubs Capital	4.9%	40,768	66,444	69,727	55,860	58,475	
		Parenting	16%	127,840	207,468	217,719	174,420	182,529	
		Home-Learning Environment	8%	71,552	116,616	113,840	98,040	102,598	
		Parent-Infant Relationship and Perinatal Mental Health	31%	259,584	423,072	443,976	355,680	372,216	
		Infant Feeding	17%	139,776	227,808	239,064	191,520	200,424	
Publishing Start for Life Offer and Parent Carer Panels	3.7%	30,784	50,172	52,651	42,180	44,141			
<b>Totals</b>	<b>100%</b>	<b>831,712</b>	<b>1,354,644</b>	<b>1,411,039</b>	<b>1,138,860</b>	<b>1,191,826</b>			
<ul style="list-style-type: none"> <li>• <b>Antenatal and Postnatal Support</b> – Midwifery Clinics, Healthy Child Clinics, Baby Social Groups, First Foods Session, Antenatal and Postnatal Parenting Support – Solihull Parenting Courses, Baby Incredible Years. Targeted Antenatal/Postnatal Support. Strengthening Families project. Health Promotion – Safe Sleep, ICON. Infant Feeding Support – UNICEF Gold Accredited, HomeStart.</li> <li>• <b>Early Help Locality Teams</b>– Part of the multi-agency safeguarding hub (Bridge). Early Help Practitioners allocated as lead professionals. Family Partnership Model Helping Process. Early Help Assessments, Team Around Family, Family Group Conference, Healthy Young Minds.</li> <li>• <b>Team Around School</b> – Neighbourhood Co-ordinators, Multi Agency Safeguarding Hub.</li> <li>• <b>Youth Services</b> – 1:1 support. Targeted project work, youth crime, risky behaviours. Universal youth provision,</li> </ul>									

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Page 56	<p>youth clubs, YJS, Active Tameside, Parenting Co-ordinators, Groundwork, Tameside Arts.</p> <ul style="list-style-type: none"> <li>• <b>Relationship Support</b> – Parental Conflict GM Toolkit Intervention, Bridges, Tameside Women’s Centre.</li> <li>• <b>Parenting Support</b> – Solihull online parenting courses, Incredible Years and Triple P for Teenagers, Riding the Rapids, CABS, The Leap Centre, Infinity Initiatives, Action Together.</li> <li>• <b>SEND provision</b> - Early Support and Portage, Neurodevelopment Pathway, ISCAN, OKE.</li> <li>• <b>Adult and Child Mental Health Support</b> – PIMH Pathway, Thrive, TOG Minds.</li> <li>• <b>Strengthening Families</b> – recurrent care proceedings and vulnerable parents.</li> <li>• <b>Welfare Rights Service</b> – debt and welfare advice services</li> </ul> <p>Family Hubs will take a hub and spoke model, with hubs being present in each of the four neighbourhoods. Family Hubs will operate over the same footprint as children’s centres, providing joined up support to families with children and young people aged 0-19 (up to 25 with special educational needs and disabilities).</p> <p>The North Family Hub will be located at St Peters Children Centre, serving Ashton Hurst, Ashton Waterloo, Ashton St Michael’s and Ashton St Peter’s wards. There will be spokes at Oxford Park and Tameside One and Ashton Library.</p> <p>The East Family Hub will be located at Ridge Hill Children Centre, serving Mossley, Stalybridge North, Stalybridge South, Dukinfield Stalybridge and Dukinfield. There will be spokes at Staylbridge Civic Hall, Dukinfield Library and Mossley Children Centre.</p> <p>The South Family Hub will be located at Hyde Flowery Children Centre, serving Hyde Newton, Hyde Godley, Hyde Werneth and Longendale. There will be spokes at Hattersley Hub &amp; Library and Hyde Town Hall.</p> <p>The West Family Hub will be located at Greenside Children Centre, serving Droylsden West, Droylsden East, Audenshaw, Denton West, Denton North East and Denton South. There will be spokes at Wellness Centre and Denton Town Hall.</p>
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<p><b>1c. Will the project, proposal or service / contract change have either a direct or indirect impact on, or relevance to, any groups of people with protected equality characteristics?</b>  <b>Where there is a direct or indirect impact on, or relevance to, a group of people with protected equality characteristics as a result of the project, proposal or service / contract change please explain why and how that group of people will be affected.</b></p>				
Protected Characteristic	Direct Impact / Relevance	Indirect Impact / Relevance	Little / No Impact/Relevance	Explanation

**Tameside Council  
Equality Impact Assessment (EIA) Form**

Age	x			<p>In Tameside, there are 231,063 people in total. The total breakdown based on age is shown below.</p> <table border="1" data-bbox="1153 327 2049 790"> <thead> <tr> <th colspan="3">Census 2021</th> </tr> <tr> <th>Age Group</th> <th>% Tameside</th> <th>% England and Wales</th> </tr> </thead> <tbody> <tr><td>0-9</td><td>12.3</td><td>11.3</td></tr> <tr><td>10-19</td><td>11.8</td><td>11.6</td></tr> <tr><td>20-29</td><td>11.6</td><td>12.7</td></tr> <tr><td>30-39</td><td>14.0</td><td>13.7</td></tr> <tr><td>40-49</td><td>12.6</td><td>12.7</td></tr> <tr><td>50-59</td><td>14.2</td><td>13.8</td></tr> <tr><td>60-69</td><td>10.8</td><td>10.7</td></tr> <tr><td>70-79</td><td>8.5</td><td>8.6</td></tr> <tr><td>80-89</td><td>3.6</td><td>4.0</td></tr> <tr><td>90+</td><td>0.6</td><td>0.8</td></tr> </tbody> </table> <p>0-19 year olds make up 24.1% of residents in Tameside. Within Tameside, since 2011 there has been an increase of 8.5% in children aged under 15 years.</p> <p>The age demographics differ by neighbourhood, with the North neighbourhood having the highest proportion of residents aged 0-19 (26%), followed by the South (24.9%), East (23.5%), West (22.6%).</p> <p>The North and the South Neighbourhoods have the highest percentage of households with children (42.4% and 41.4%, respectively), followed by the East (40.3%) and the West (39.5%). Therefore, there may be an increased demand for services from Family Hubs in the North and South.</p> <p>The Family Hubs and Start for Life programme is a place based project which offers support to families with children from age 0-19 or up to 25 for those with special educational needs. Therefore, there is a direct impact on those aged 0-25. There will also be a direct impact upon family members who may be any age given that whole family support will be provided as part of the programme.</p> <p>Data for the ages of carers attending children’s centres is recorded therefore this can provide an indication of other age groups which may be accessing</p>	Census 2021			Age Group	% Tameside	% England and Wales	0-9	12.3	11.3	10-19	11.8	11.6	20-29	11.6	12.7	30-39	14.0	13.7	40-49	12.6	12.7	50-59	14.2	13.8	60-69	10.8	10.7	70-79	8.5	8.6	80-89	3.6	4.0	90+	0.6	0.8
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				<p>services at children’s centres most frequently. This can be used as a proxy indicator for the visitor numbers and demographics we could expect to see at Family Hubs. The largest proportion of carers attending St Peters and Greenside are aged between 16-35 (43.2% and 38.4%). However, at Hyde and Ridgehill, the largest proportion of carers are aged between 36-45 (41.2% and 42.2%), with the smallest proportion of carers being aged 46+ for all sites.</p> <table border="1"> <thead> <tr> <th colspan="5">Children’s Centres Visitor Ages (2022)</th> </tr> <tr> <th colspan="5">Greenside (West)</th> </tr> <tr> <th>Carer Age 16-35</th> <th>Carer Age 36-45</th> <th>Carer Age 46+</th> <th>Age</th> <th>Blank</th> </tr> </thead> <tbody> <tr> <td>1649</td> <td>1639</td> <td>449</td> <td></td> <td>557</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="5">Children’s Centres Visitor Ages (2022)</th> </tr> <tr> <th colspan="5">Ridgehill (East)</th> </tr> <tr> <th>Carer Age 16-35</th> <th>Carer Age 36-45</th> <th>Carer Age 46+</th> <th>Age</th> <th>Blank</th> </tr> </thead> <tbody> <tr> <td>1176</td> <td>1293</td> <td>254</td> <td></td> <td>344</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="5">Children’s Centres Visitor Ages (2022)</th> </tr> <tr> <th colspan="5">Hyde (South)</th> </tr> <tr> <th>Carer Age 16-35</th> <th>Carer Age 36-45</th> <th>Carer Age 46+</th> <th>Age</th> <th>Blank</th> </tr> </thead> <tbody> <tr> <td>2236</td> <td>2336</td> <td>574</td> <td></td> <td>523</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="5">Children’s Centres Visitor Ages (2022)</th> </tr> <tr> <th colspan="5">St Peters (North)</th> </tr> <tr> <th>Carer Age 16-35</th> <th>Carer Age 36-45</th> <th>Carer Age 46+</th> <th>Age</th> <th>Blank</th> </tr> </thead> <tbody> <tr> <td>2165</td> <td>1915</td> <td>468</td> <td></td> <td>461</td> </tr> </tbody> </table>	Children’s Centres Visitor Ages (2022)					Greenside (West)					Carer Age 16-35	Carer Age 36-45	Carer Age 46+	Age	Blank	1649	1639	449		557	Children’s Centres Visitor Ages (2022)					Ridgehill (East)					Carer Age 16-35	Carer Age 36-45	Carer Age 46+	Age	Blank	1176	1293	254		344	Children’s Centres Visitor Ages (2022)					Hyde (South)					Carer Age 16-35	Carer Age 36-45	Carer Age 46+	Age	Blank	2236	2336	574		523	Children’s Centres Visitor Ages (2022)					St Peters (North)					Carer Age 16-35	Carer Age 36-45	Carer Age 46+	Age	Blank	2165	1915	468		461
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Disability	x			<p>Based on the latest census (2021), the East has the highest proportion of residents with a disability (20.44%), followed by the North (20.26%), South (20.04%), West (19.53%). Data from the 2021 Census shows that 20% of Tameside residents are considered to be disabled under the Equality Act. Of those, 10.8% find their day-to-day activities “limited a little” while 9.1%</p>																																																																																



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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 59</p>				<p>find their day-to-day activities “limited a lot”.</p> <p>14.2% of children in Tameside are identified as having a Special Educational Need or Disability compared to 12.3% of children in England (2021/2022). 2.1% of children have and Education, Health and Care Plan (EHCP) compared to 3.9% of Children in England. Although lower than the national average this figure is rising. 13% of Tameside children have an Education, Health Care Plan due to difficulties arising from their Social, Emotional and Mental Health (2021/2022).</p> <p>As access to family hubs is extended up to age 25 for children with special educational needs and disabilities, the family hubs and start for life programme will be accessible to families with disabled children until the child reaches 25. Buildings used as Family Hubs and Spokes will be investigated to identify whether they are accessible for disabled residents. Head of Service for Early Help, Neighbourhood and Early Years Service has provided assurances as to the accessibility of Family Hub and spoke locations.</p>
<p>ethnicity</p>		<p>x</p>		<p>Family Hubs and the Start for Life Programme are aimed at everyone, regardless of ethnicity. However, there are inequalities of outcome for children from minority ethnic groups, therefore it is vital that family hubs are designed to help all families deal with challenges.<sup>1</sup></p> <p>In terms of neighbourhood demographics at Family Hub locations, the North Neighbourhood has the most ethnic diversity, followed by the South, West and East. Research also suggests that areas with the highest BAME populations in Greater Manchester are often those with the highest child poverty rates.<sup>2</sup></p> <p>In the North Neighbourhood, 71.95% of people identify as White, 21.20% of people identify as Asian, Asian British, or Asian Welsh, 3.26% identify as Black, Black British, Black Welsh, Caribbean or African, 2.15% identify as Mixed or Multiple ethnic groups, 1.44% identify as another ethnic group. The North also had the highest proportion of people identifying as ‘White: Other White’ (3.96%).</p>

<sup>1</sup> [Improving the way family support services work for minority ethnic families | Early Intervention Foundation \(eif.org.uk\)](https://www.eif.org.uk/improving-the-way-family-support-services-work-for-minority-ethnic-families)

<sup>2</sup> [Poverty-monitor-child-poverty-and-ethnicity-table.pdf \(gmpovertyaction.org\)](https://www.gmpovertyaction.org/poverty-monitor-child-poverty-and-ethnicity-table.pdf)

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Page 60				<p>The North Neighbourhood also has both the highest proportion of resident's who's main language is not English and cannot speak English well (2.97%) and who'd main language is English and cannot speak English (0.63%) in Tameside.</p> <p>In the South Neighbourhood, 85.89% of people identified as White, 10.05% of residents identified as Asian, Asian British or Asian Welsh, 1.51% identified as Black British, Black Welsh, Caribbean or African, 1.88% as Mixed or Multiple Ethnic Groups, 0.87% identified as another ethnic groups. In the South, 1.28% of people do not have English as their first language and cannot speak English well and 0.27% of residents cannot speak English. In the West Neighbourhood, 89.25% of people identify as White, 4.49% identify as Asian, Asian British, or Asian Welsh, 2.81% identify as Black, Black British, Black Welsh, Caribbean or African, 2.64% identify as mixed or multiple ethnic groups, 0.82% identify as another ethnic group. 0.57% of people within this area cannot speak English well and 0.27% cannot speak English.</p> <p>In the East Neighbourhood, 92.65% of people identify as White, 3.53% of people identify as Asian, Asian British, or Asian Welsh, 1.51% of people identify as Black British, Black Welsh, Caribbean or African, 1.78% of people identify as mixed or multiple ethnic groups, 0.53% of people identify as another ethnic group. 0.57% cannot speak English well, 0.10% of people cannot speak English at all.</p> <p>In the North 12.69% of those identifying as Asian identify as Pakistani and 2.52% identify as Bangladeshi, in the South 7.87% identified as Bangladeshi.</p> <p>Nationally, poverty rates for Bangladeshi and Pakistani ethnic groups are higher than for all other ethnicities. Poverty rates were also significantly higher for Black ethnic groups and people from Other Asian backgrounds than white groups.<sup>3</sup> Therefore, the family hub and Start for Life Offer in each locality will need to ensure that it meets the needs of their demographics, recognising multiple disadvantages faced by particular groups. Recognising that areas with higher levels of ethnic diversity in Tameside tend to have a slightly higher percentage of residents whose main language is not English</p>
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<sup>3</sup> [uk\\_poverty\\_2023 - the essential guide to understanding poverty in the uk 0 0.pdf \(jrf.org.uk\)](https://www.jrf.org.uk/essential-guide-to-understanding-poverty-in-the-uk-0-0.pdf)

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Page 61				and cannot speak English well, family hubs in such neighbourhoods will have to take steps to remove barriers to understanding and access e.g.																																																																																																																			
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	<b>Bangladeshi</b>	9	7	238	85																																																																																																																		
	<b>Caribbean</b>	6	4	4	7																																																																																																																		
	<b>Chinese</b>	80	660	22	29																																																																																																																		
	<b>Gypsy Roma</b>	0	0	0	1																																																																																																																		
	<b>Indian</b>	18	7	28	132																																																																																																																		
	<b>Mixed white/Black African</b>	12	4	4	13																																																																																																																		
	<b>Mixed white/Black Caribbean</b>	25	10	8	5																																																																																																																		
	<b>Mixed white/Asian</b>	6	8	13	18																																																																																																																		
	<b>Pakistani</b>	55	660	57	628																																																																																																																		
	<b>white British</b>	3438	2688	4452	3021																																																																																																																		
	<b>white Irish</b>	13	11	7	7																																																																																																																		
	<b>white other</b>	57	42	70	225																																																																																																																		
	<b>Any</b>	9	1	2	4																																																																																																																		
	<b>Any other Asian background</b>	57	16	50	96																																																																																																																		
	<b>Any other Black background</b>	25	10	23	19																																																																																																																		
	<b>Any other Ethnic Group</b>	53	27	85	25																																																																																																																		
	<b>Any other Mixed background</b>	25	12	25	39																																																																																																																		
	<b>Any other White background</b>	16	4	11	5																																																																																																																		
	<b>Information not available</b>	94	45	281	240																																																																																																																		
	<b>Information not declared</b>	265	123	374	218																																																																																																																		
	<b>Left Blank</b>	163	105	156	150																																																																																																																		
				through translation services. Latest available data (2022) for the ethnicity of Children’s Centre users is available below:																																																																																																																			

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<p>Sex</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 62</p>	<p><b>X</b></p>			<p>Family Hubs and the Start for life programme are available to people regardless of sex or gender.</p> <p>However, data from Children’s Centres shows service users are predominantly women. For instance, at St Peter’s Children’s Centre 3604 women and 1424 men used the centre in 2022. Therefore, women may be disproportionately affected by the transformation of Children’s Centres into Family Hubs and the expansion of services within.</p> <p>Some of the programmes will have a direct impact on women, such as the investment in infant feeding support services, which are intended by the Department for Education to “deliver a blended offer of advice and support that will help all mothers to understand the benefits of breastfeeding and meet their infant goals.”<sup>4</sup></p> <p>The Family Hubs and Start for Life programme: local authority guide produced by the Department for Education also recognises the benefits of expanding interventions to include fathers and co-parents. For instance, the guidance suggests the expansion of peer support groups to men , investment in perinatal health services for fathers, staff training on father and co-parent inclusive practice in the perinatal period as ‘go further’ options for areas already meeting the minimum expectations for the programme.</p> <p>Tameside (13.8%) has a higher percentage of lone parent families than the national average (11.1%). The highest proportion of lone parent families is in the North Neighbourhood (15%) followed by the South (13.8%), West (13.6%) and East (13.2%). National data suggests that lone parent mothers account for 86% of this family type.<sup>5</sup> Lone parent families often face disadvantage, for instance, lone parent families are the most likely of any family type to experience poverty.<sup>6</sup> Therefore, this group may benefit directly by some of the increased support on offer through the Family Hubs and Start for Life Programme e.g. welfare and debt advice.</p> <p>Children’s Centres service user data is available below:</p>
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<sup>4</sup> [Family Hubs and Start for Life Programme Guide \(publishing.service.gov.uk\)](https://publishing.service.gov.uk), 15.

<sup>5</sup> [Families and households in the UK - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

<sup>6</sup> [uk poverty 2023 - the essential guide to understanding poverty in the uk 0 0.pdf \(jrf.org.uk\)](https://jrf.org.uk)

## Tameside Council Equality Impact Assessment (EIA) Form

					Greenside	Ridgehill	Hyde	St Peters																																																								
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Religion or Belief		X		<p>Family Hubs and the services connected to the family hub are available to everyone. The implementation of the programme must be culturally sensitive and take into account cultural or religious influences on family dynamics. Data on religion of children's centre service users was not available. The 2021 census data for each neighbourhood is available below:</p> <table border="1"> <thead> <tr> <th>Religion/Belief</th> <th>Tameside</th> <th>North</th> <th>East</th> <th>South</th> <th>West</th> </tr> </thead> <tbody> <tr> <td>No religion</td> <td>40.0%</td> <td>31.5%</td> <td>49.2%</td> <td>40.7%</td> <td>52.4%</td> </tr> <tr> <td>Christian</td> <td>50.3%</td> <td>42.0%</td> <td>58.7%</td> <td>43.3%</td> <td>74.4%</td> </tr> <tr> <td>Buddhist</td> <td>0.3%</td> <td>0.2%</td> <td>0.3%</td> <td>0.3%</td> <td>0.4%</td> </tr> <tr> <td>Hindu</td> <td>1.4%</td> <td>4.0%</td> <td>0.9%</td> <td>0.5%</td> <td>0.8%</td> </tr> <tr> <td>Jewish</td> <td>0.0%</td> <td>0.0%</td> <td>0.0%</td> <td>0.0%</td> <td>0.1%</td> </tr> <tr> <td>Muslim</td> <td>7.7%</td> <td>17.0%</td> <td>2.9%</td> <td>9.2%</td> <td>4.5%</td> </tr> <tr> <td>Sikh</td> <td>0.1%</td> <td>0.2%</td> <td>0.1%</td> <td>0.0%</td> <td>0.1%</td> </tr> <tr> <td>Other Religion</td> <td>0.4%</td> <td>0.4%</td> <td>0.5%</td> <td>0.4%</td> <td>0.4%</td> </tr> <tr> <td>Not Answered</td> <td>4.9%</td> <td>4.7%</td> <td>5.9%</td> <td>5.0%</td> <td>5.9%</td> </tr> </tbody> </table>	Religion/Belief	Tameside	North	East	South	West	No religion	40.0%	31.5%	49.2%	40.7%	52.4%	Christian	50.3%	42.0%	58.7%	43.3%	74.4%	Buddhist	0.3%	0.2%	0.3%	0.3%	0.4%	Hindu	1.4%	4.0%	0.9%	0.5%	0.8%	Jewish	0.0%	0.0%	0.0%	0.0%	0.1%	Muslim	7.7%	17.0%	2.9%	9.2%	4.5%	Sikh	0.1%	0.2%	0.1%	0.0%	0.1%	Other Religion	0.4%	0.4%	0.5%	0.4%	0.4%	Not Answered	4.9%	4.7%	5.9%	5.0%	5.9%
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Sexual Orientation			x	<p>Family Hubs and the services connected to the family hub are available to everyone, regardless of sexual orientation. The implementation of the programme must take into account the needs of all families and family types. It is not anticipated that the Family Hubs and Start for Life Programme will have a disproportionate impact on residents on the basis of sexual orientation.</p> <p>As per the 'go-further' options within the Department for Education Local Authority Guidance, particular projects such as the Peer Support Groups should offer support to a diverse range of parents and carers (e.g., fathers, families with SEND, LGBTQI+ families and those from culturally diverse backgrounds). Therefore, it is intended that Family Hubs should be a welcoming space for all residents.</p> <p>Data on the sexual orientation of service users of children's centres was not</p>																																																												

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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 64</p>				<p>available.</p> <table border="1"> <thead> <tr> <th colspan="3">Census 2021 (Tameside)</th> </tr> <tr> <th>Sexual Orientation</th> <th>Number of Residents</th> <th>% of Residents</th> </tr> </thead> <tbody> <tr> <td>Straight Heterosexual</td> <td>168,142</td> <td>90.8</td> </tr> <tr> <td>Gay or Lesbian</td> <td>3,315</td> <td>1.8</td> </tr> <tr> <td>Bisexual</td> <td>2,081</td> <td>1.1</td> </tr> <tr> <td>Pansexual</td> <td>407</td> <td>0.2</td> </tr> <tr> <td>Asexual</td> <td>140</td> <td>0.1</td> </tr> <tr> <td>Queer</td> <td>27</td> <td>0.0</td> </tr> <tr> <td>All other sexual orientations</td> <td>38</td> <td>0.0</td> </tr> <tr> <td>Not answered</td> <td>10,985</td> <td>5.9</td> </tr> </tbody> </table>	Census 2021 (Tameside)			Sexual Orientation	Number of Residents	% of Residents	Straight Heterosexual	168,142	90.8	Gay or Lesbian	3,315	1.8	Bisexual	2,081	1.1	Pansexual	407	0.2	Asexual	140	0.1	Queer	27	0.0	All other sexual orientations	38	0.0	Not answered	10,985	5.9
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Page 65				<table border="1"> <tr> <td>Gender identity different from sex registered at birth but no specific identity given</td> <td>450</td> <td>0.2</td> </tr> <tr> <td>Trans woman</td> <td>180</td> <td>0.1</td> </tr> <tr> <td>Trans man</td> <td>157</td> <td>0.1</td> </tr> <tr> <td>All other gender identities</td> <td>167</td> <td>0.1</td> </tr> <tr> <td>Not answered</td> <td>8,781</td> <td>4.7</td> </tr> </table> <p>In Tameside, a slightly higher percentage of residents identified as the same gender they were assigned at birth (94.7%), than the national average (93%). Children's Centres service user data is available below:</p> <table border="1"> <thead> <tr> <th></th> <th>Greenside</th> <th>Ridgehill</th> <th>Hyde</th> <th>St Peters</th> </tr> </thead> <tbody> <tr> <td>Total Users</td> <td>4433</td> <td>3168</td> <td>5953</td> <td>5071</td> </tr> <tr> <td>Female</td> <td>3275</td> <td>2486</td> <td>4348</td> <td>3604</td> </tr> <tr> <td>Male</td> <td>1108</td> <td>660</td> <td>1534</td> <td>1424</td> </tr> <tr> <td>Unknown</td> <td>50</td> <td>22</td> <td>71</td> <td>43</td> </tr> </tbody> </table>	Gender identity different from sex registered at birth but no specific identity given	450	0.2	Trans woman	180	0.1	Trans man	157	0.1	All other gender identities	167	0.1	Not answered	8,781	4.7		Greenside	Ridgehill	Hyde	St Peters	Total Users	4433	3168	5953	5071	Female	3275	2486	4348	3604	Male	1108	660	1534	1424	Unknown	50	22	71	43
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Pregnancy & Maternity	X			<p>Family Hubs will provide services for pregnant people. The Start for life offer will include services including maternity; health visiting; breastfeeding; parent-infant relationships and perinatal mental health; SEND and safeguarding, directly. Therefore, there will be a direct impact on this group. The number of live births in Tameside in 2021 was 2,525.<sup>7</sup> The crude birth rate for Tameside (10.9) was higher than the rate for England (10.5), indicating that Tameside has a slightly higher number of births per 1,000 people than the national average. Nationally, perinatal mental illness affects up to 27% of new and expectant mums and covers a wide range of</p>																																								

<sup>7</sup> [Live births in England and Wales : birth rates down to local authority areas - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://www.nomisweb.co.uk)

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				<p>conditions.<sup>8</sup></p> <p>Additionally, as a minimum expectation through the Parent and Carer Panels, it is expected that pregnant women (or the partner of a pregnant woman) should be members of the panel. Therefore, the delivery of the Family Hubs and Start for Life programme will have a direct impact on this group.</p> <p>Furthermore, there will be a funded perinatal mental health strand, accessible to parent and carers from pregnancy till the first 2 years of the baby's life, directly impacting residents on the grounds of pregnancy and maternity.</p>
Marriage & Civil Partnership			x	<p>27.1% of households in Tameside are married or civil partnered.<sup>9</sup></p> <p>It is not anticipated that the Family Hub and Start for Life Programme or its implementation will have a disproportionate or direct impact on the basis of a resident's marital status. The services within Family Hubs will be accessible to residents with children aged 0-19 (or 25 with SEND).</p>
<b>Other protected groups determined locally by Tameside and Glossop Strategic Commission?</b>				
Group (please state)	Direct Impact/Relevance	Indirect Impact/Relevance	Little / No Impact/Relevance	Explanation
Mental Health	x			<p>The Family Hubs programme has a funded perinatal mental health programme delivery strand and therefore there will be a direct benefit to people experiencing mental health issues from pregnancy and during the babies first two years.</p> <p>6.8% of children in Tameside are known to have a mental health problem (2018) It is estimated that 19.5% of the population aged over 16 years have a common mental disorder, higher than the national average (16.9%) (2017). 11% of children in Tameside are known to have an Eating Disorder (2020) Hospital admissions due to self-harm are higher in Tameside than the England average. (2020/2021)</p>

<sup>8</sup> [NHS England » Perinatal mental health](#)

<sup>9</sup> [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](#)



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				<p>Hospital admissions due to mental health conditions are higher in Tameside than the England average (2020/2021)</p> <p>Across the Pennine Care Foundation Trust footprint there was an 80% increase in referrals for support/treatment for Eating Disorders in 2021/2022. This reflects the national picture where there was an 81% increase</p> <p>Given that the Family Hubs programme is intended to provide holistic support to families, including through close working with adult and children's mental health services, residents experiencing mental health problems will be directly impacted by the implementation of this programme.</p>
Carers	<input checked="" type="checkbox"/>			<p>The Family Hubs and Start for Life Offer is directed towards parents and carers, with the primary objective being that services are joined up and enhanced within local authority areas to ensure parents and carers can access support when needed.</p> <p>Data from the 2021 census shows that 9.5% of residents in Tameside provide some level of unpaid care, with 3.1% providing 50hours or more unpaid care.<sup>10</sup> Given that the programmes and services to be delivered under the Family Hubs and Start For Life Offer are targeted towards those with caring responsibilities for a child aged 0-19(up to 25 with SEND), carers will be directly impacted by the change.</p>
Military Veterans			<input checked="" type="checkbox"/>	<p>3.6% people in Tameside aged 16 or over previously served in the armed forces, which is slightly lower than the national average (3.8%) for England and Wales. It is not anticipated that the Family Hub and Start for Life Programme or its implementation will have a disproportionate or direct impact on the basis of military veteran status. The services within Family Hubs will be accessible to military veterans with children aged 0-19 (or 25 with SEND) who are residents in Tameside.</p>
Breast Feeding	<input checked="" type="checkbox"/>			<p>In Tameside, breast-feeding rates are significantly lower than the national average. In Tameside, 53.3% of babies are breastfed as their first feed, significantly lower than the North West and England averages, 62.4% and 67.4% respectively.</p> <p>Additionally, only 36.6% of babies in Tameside were breastfeeding at 6-</p>

<sup>10</sup> [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://www.nomisweb.co.uk/)

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				<p>8weeks, compared to the England average of 49.3%.<sup>11</sup>          The Family Hubs and Start for Life Programme Guidance set by the Department of Education, states the funding for infant feeding support should be used to promote breastfeeding and support parents to meet their infant feeding goals. Therefore, support and information around breast feeding will be delivered through Family Hubs and the Start for Life Offer          Since December 2022, as part of the programme, there has been an increase in the number of breast pumps available (by 30) through the community loan scheme, the launch of the #breastfeedvictories campaign and increased capacity within the Breastfeeding Peer Support Service. The increase in equipment, expansion of support and delivery of campaigns to promote breastfeeding through the Family Hubs and Start for Life Programme will positively impact breast-feeding mothers and parents in Tameside.</p>
<p><b>Are there any other groups who you feel may be impacted by the project, proposal or service/contract change or which it may have relevance to? (e.g. vulnerable residents, isolated residents, those who are homeless)</b></p>				
Group (please state)	Direct Impact/Relevance	Indirect Impact/Relevance	Little / No Impact/Relevance	Explanation
Low or no income groups	x			<p>To meet minimum expectations under the programme, the local authority is required to support disadvantaged families, therefore the implementation of the programme will directly impact low income groups.          Tameside is the 37<sup>th</sup> most income deprived local authority in England, 17.5% of the population was income deprived in 2019. <sup>12</sup> As of July 2022, 4.8% of people in Tameside were in receipt of benefits, compared to just 3.7% of people in Great Britain.<sup>13</sup>          17 out of 19 wards in Tameside have income deprivation in excess of the</p>

<sup>11</sup> [Public health profiles - OHID \(phe.org.uk\)](https://www.phe.org.uk)

<sup>12</sup> [Exploring local income deprivation \(ons.gov.uk\)](https://ons.gov.uk)

<sup>13</sup> NOMIS, Official Census and Labour Market Statistics “Labour Market Profile –Tameside, Claimant Count by age”, July 2022, <https://www.nomisweb.co.uk/reports/lmp/la/1946157088/report.aspx?town=tameside>

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Page 69				<p>national average (12.9%).<sup>14</sup>Based on LSOA scores from the Index for Multiple Deprivation (2019) St Peter's is the most deprived ward in Tameside followed by Ashton St Michael's and Hyde Godley. Around 1/3rd LSOAs within the North Neighbourhood (32%) are within 10% most deprived in England.</p> <p>A commonly used indicator for low income is the relative child poverty measure which tells us how many children were living in a household with an income below 60% of the median. In Tameside, 22.3% of children are living in relative poverty, significantly higher than the England average (17.1%).<sup>15</sup> The rate of child poverty differs by ward.</p> <p>According to analysis by Greater Manchester Poverty Action, the rank of relative child poverty by ward in Tameside is as follows:</p> <ol style="list-style-type: none"> <li>1. St Peter's (43.3%)</li> <li>2. Hyde Werneth (30.1%)</li> <li>3. Longendale (27.7%)</li> <li>4. Ashton Waterloo (26.6%)</li> <li>5. Ashton St Michael's (26.4%)</li> <li>6. Hyde Godley (25.7%)</li> <li>7. Ashton Hurst (22.6%)</li> <li>8. Hyde Newton (20.6%)</li> <li>9. Droylsden West (20.3%)</li> <li>10. Dukinfield (19.8%)</li> <li>11. Stalybridge North (19.6%)</li> <li>12. Denton South (19%)</li> <li>13. Denton North East (18.7%)</li> <li>14. Audenshaw (17.2%)</li> <li>15. Droylsden East (16.9%)</li> <li>16. Dukinfield Stalybridge (16.6%)</li> <li>17. Staylbridge South (14.9%)</li> <li>18. Mossley (13.5%)</li> <li>19. Denton West (12.4%).</li> </ol>
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<sup>14</sup> Office for Health Improvement and Disparities, 2019 [https://www.localhealth.org.uk/#c=indicator&i=t1.income\\_dep&view=map12](https://www.localhealth.org.uk/#c=indicator&i=t1.income_dep&view=map12)

<sup>15</sup> [Public health profiles - OHID \(phe.org.uk\)](https://www.phe.org.uk/public-health-profiles)

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Page 70				<p>Poverty is detrimental to children’s life chances and research indicates that children growing up in poorer families are more likely to have worse health outcomes<sup>16</sup> and have substantially lower levels of educational attainment than their peers.<sup>17</sup></p> <p>Based on the above census data, the North Family Hub and the South Family Hub will be serving the areas with the highest rates of child poverty and therefore may be accessed disproportionately by low income families.</p> <p>As per the Department for Education’s Family Hubs and Start for Life programme: local authority guide, a joint strategic needs assessment will have to be undertaken within the first year of the programme to inform the delivery and resource allocation of the Family Hubs and Start for Life Programme. A focus on poverty and deprivation is a requirement under the guidance as part of the needs assessment. For instance, the Home Learning Environment programme is required to be targeted at disadvantaged families and as such the guidance states that the needs assessment must “consider data on the location of disadvantaged eligible children”.</p> <p>The number of babies born to mothers living in poverty is explicitly mentioned as an example of relevant data for the needs assessment which indicates a risk factor.</p> <p>In Tameside, the latest data available for the Spring 2023 term suggests 82% of eligible 2 year olds were registered for the 15-hour free childcare entitlement, significantly surpassing the national uptake (72%).<sup>18</sup> The delivery of the Family Hubs programme and Start for Life Offer will compliment and strengthen our approach towards securing a high rate of take up.</p>
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*“Low or no income groups” should be included as a key consideration when assessing the impact of your project, proposal, policy or service/contract change. Wherever a direct or indirect impact or relevance has been identified you should consider undertaking a full EIA or be able to adequately explain your reasoning for not doing so. Where little / no impact or relevance is anticipated, this can be explored in more detail when undertaking a full EIA.*

<sup>16</sup> [Health Equity in England: The Marmot Review 10 Years On - The Health Foundation](#)

<sup>17</sup> [Poorer children’s educational attainment: How important are attitudes and behaviour? \(jrf.org.uk\)](#)

<sup>18</sup> [Education provision: children under 5 years of age, Reporting Year 2022 – Explore education statistics – GOV.UK \(explore-education-statistics.service.gov.uk\)](#)

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1d.	<b>Does the project, proposal or service / contract change require a full EIA?</b>	<b>Yes</b>	<b>No</b>
		X	
1e.	<b>What are your reasons for the decision made at 1d?</b>	<p>Direct impacts of the delivery of the Family Hubs and Start for Life Programme have been identified on the basis of age, disability, sex, pregnancy /maternity, mental health, carers, breastfeeding and low income status. Indirect impacts of the delivery of the Family Hubs and Start for Life Programme have been identified on the basis of ethnicity and religion.</p> <p>As it has been identified that there will be disproportionate impacts upon the above grounds, we have carried out a full equality impact assessment.</p>	

*If a full EIA is required please progress to Part 2.*

**PART 2 – FULL EQUALITY IMPACT ASSESSMENT**

**2a. Summary**

The equality impact assessment was undertaken to assess the effects of implementing the Family Hubs and Start for Life Programme 2022-2025. The programme has expectations which have to be reached within each year of funding, starting from the first half of 2023 within which the family hub locations are expected to be open and be delivering visible change, requiring changes to be carried out at pace.

It is intended that the authority will meet all minimum expectations for delivery in line with Annex E and F: Family Hub Service Expectations, Family Hubs and Start for Life Programme guide.<sup>19</sup>

The Family Hubs and Start for Life Programme Guidance set by the Department of Education, states the funding for Family Hubs and Capital is to develop localised services that are:

- More accessible – through clearly branded and communicated hub buildings, virtual offers and outreach.
- Better connected – family hubs drive progress on joining up professionals, services and providers (state, private, voluntary) – through co-location, data

<sup>19</sup> [Annex E - Family Hub Model Framework \(publishing.service.gov.uk\)](https://publishing.service.gov.uk); [Family Hub Service Expectations \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

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sharing, shared outcomes and governance. Moving from services organised for under-fives, to families with children of all ages, reduces fragmentation (even though an emphasis on early years and the 'Start for Life' offer will remain).

- Relationship-centred – practice in a family hub builds on family strengths and looks to improve family relationships to address underlying issues.

There are expectations for the physical family hub and virtual family hub offer relating to:

- Activities for children aged 0-5;
- Birth registration;
- Debt and Welfare advice;
- Domestic abuse support;
- Early Childhood Education and Care (ECEC) and financial support (Tax-Free Childcare, Universal Credit Childcare);
- Health visiting 0-5;
- Housing;
- Intensive targeted family support services, including those funded by the Supporting Families Programme;
- Local authority 0-19 public health services, based on local needs assessments;
- Mental health services (beyond Start for Life parent-infant mental health);
- Midwifery/maternity;
- Nutrition and weight management;
- Oral health improvement;
- Reducing Parental Conflict;
- SEND support and services (inclusive of the Start for Life period);
- Stop smoking support;
- Substance (alcohol/drug) misuse support;
- Support for separating and separated parents;
- Youth Justice Service
- Youth Services – universal and targeted.

Minimum expectations will also need to be met when delivering the funded services and activities under the programme, namely:

- Parenting support,
- Parent Infant relationships and perinatal mental health support,
- Early language and the Home Learning Environment,
- infant feeding,
- Parent and Carer Panels,
- Publishing the Start for Life offer.

The agreed model for the Tameside Family Hubs will see the rebranding of the four Children Centres to Family Hub in each neighbourhood. Each Family Hub will have spokes to support delivery in each neighbourhood. This will support accessibility across the Borough for families and utilise key building where

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families access currently. These will be launched in each area by 1 April 2023. The Family Hub model will build upon the well-established offer within Children's Centres. There are currently four main Children's Centres in Tameside: St Peter's Children's Centre; Hyde Children's Centre; Ridgehill Children's Centre (Stalybridge), Greenside Children's Centre (Droylsden). Children's Centres currently offer a range of services including:

- Universal access Early Years Sessions for Parents and Children ranging from Birth-3years
- Baby Group B-9
- Mini Explorers 9-15mths
- Little Explorers 15mths-2years
- Targeted sessions for children who require support with Speech and Language development and Physical Development
- Baby Babble B-9
- Small Talk 9-18mths
- Toddler Talk 18-30mth
- Move and Play B-9
- Move and Play 9-18
- Move and Play 18-30
- Portage
- Baby Weigh Clinic
- Development Checks
- Enjoy your baby
- Freedom
- Midwife Drop in
- Parenting clinic
- Riding the rapids
- Solihull parenting
- Solihull teens
- Weaning parties
- Family Time / Contact

As part of the Family Hubs and Start for Life Programme, it is required that participating local authorities move beyond 0-5 services, towards a 0-19 (25 with SEND) model, begin co-locating with a wider range of services aligned to the expectations under the programme, agree new partnerships with VCSFE sector, involve partners within the delivery of services to families. This will transform the current offer available at children's centres, moving towards a model with greater involvement from VCSFE sector and a broader shift in focus away from early years specific activities and services towards a better offer spanning 0-19 (25 with SEND).

Direct impacts of the delivery of the Family Hubs and Start for Life Programme have been identified on the basis of age, disability, sex, pregnancy /maternity, mental health, carers, breastfeeding and low income status.

Indirect impacts of the delivery of the Family Hubs and Start for Life Programme have been identified on the basis of ethnicity and religion.

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No effect was identified on the basis of sexual orientation, gender reassignment or military veteran status. The following issues and mitigations were identified:

**Ethnicity** – Limited English Language Skills, concentrated in some geographical locations may cause a barrier for accessing services. Translation services will be accessible to staff within Family Hubs. Literature relating to Family Hubs and Start for Life Offer can be translated into commonly spoken languages at each Family Hub location, reflecting the demographic at that location. Sessions in particular commonly spoken languages, reflecting the demographic within each family hubs location could be looked into.

**Disability** – Access to Family Hubs in localities. Buildings identified as Family Hub or Spoke Sites will be investigated to ensure they are accessible for people with disabilities. Materials and resources in accessible formats e.g. large print, braille, easy-read. Data relating to disability and service users at Children’s Centres was not available at time of writing.

**Sexual Orientation/Religion** – Data on these characteristics for children’s centre users not recorded. Data relating to these characteristics for Family Hub and Spoke users where there is a lawful basis to do so in accordance with UK GDPR and Data Protection Act 2018 could be recorded.

**Low Income** – Particular areas within neighbourhoods may require tailored offers to meet needs e.g. additional welfare related support. An in-depth needs assessment will be carried out in 2022-23 to identify these areas and their needs more specifically. The ‘Family Hubs and Start for Life programme: Local Authority Guidance’ identifies that as a minimum expectation Staff in the family hubs are able to provide guidance about available financial support and are connected to appropriate support within the network including VCS organisations such as Money Helper, Acas, Step Change, Citizens Advice, Christians Against Poverty. Go further options also suggest having co-located services and a Supporting Families Employment Advisor within the Hub.

**Mental Health** – Lack of local data relating to perinatal mental health. Improve access to information locally around perinatal mental health through improved information sharing during the course of the programme.

**2b. Issues to Consider**

The proposed changes under the Family Hubs and Start for Life Programme’s implementation and delivery are in accordance with the requirements of the programme as set out by the Family Hubs and Start for Life programme: local authority guide.

Tameside Family Hub model branding was consulted on via Survey Monkey which was open from 1/12/2022 – 31/01/23. The feedback from the consultation was used to inform the final family hubs branding design. The development of the family hubs model will include engagement, co-production, adaptations and signage so that they are visible in communities, and the Family Hubs Model will be further developed over the funding period.

A multi-agency approach has been taken to the oversight of the delivery of the Family Hubs and Start for Life Programme, through the Family Hubs Steering group, engaging colleagues from health (NHS, ICB), VCSFE Sector, Police, Education, Active Tameside, Children’s services, Department for Work and Pensions and Council services. As part of the programme, a Parent Carer Panels will be established to enable parents and carers to work together with local service commissioners to co-design and evaluate services, ensuring that families are at the



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heart of service design and delivery.

Furthermore, within the first year of the programme (2022-23) a local population needs assessment will be carried out, considering the needs of parents and families (accounting for factors such as age, deprivation, ethnicity, substance misuse, domestic violence, and other protected characteristics) to inform the family hubs transformation and the funded services delivery.<sup>20</sup>

Consideration of protected characteristics:

**Age** – The number of residents aged 0-19 years old (24.1%) in Tameside and within each neighbourhood was taken into account during our assessment of impact as this age group is intended to directly benefit from the Family Hub and Start for Life Programme. Additionally, this was supported by consideration of the number of households with children in each neighbourhood to ensure this can be reflected in monitoring of capacity and demand at each Family Hub and spoke.

**Ethnicity** – Census data (2021) around the ethnicity of residents living in each of the four localities was reviewed to acknowledge culturally sensitive delivery of the Programme will be required and to highlight additional barriers faced by particular groups relating to their ethnicity. In addition, census data (2021) relating to language was reviewed for each neighbourhood to acknowledge that all residents must be able to access the services on offer through the Family Hub and Start for Life Programme and that for residents whose main language is not English and who may not be able to speak English well or cannot speak English at all this could pose a barrier. It was identified that out of the four neighbourhoods, the neighbourhoods with the highest proportion of residents whose main language is not English and who may not be able to speak English well or cannot speak English at all were the North and South. Therefore, a mitigation to ensure accessibility and to ensure the multiple disadvantaged effecting families at particular locations are responded to is required.

**Disability** – As the Family Hub and Start for Life Programme is accessible to families with children aged 0-25 with special educational needs and disabilities, this group is likely to directly benefit from the programme. Census data was reviewed to identify any trends relating to disability within Tameside as a whole and within each neighbourhood. This identified that a higher proportion of residents in Tameside are disabled than the national average (20%, national average is 17.7%) and that the East neighbourhood has the highest proportion of disabled residents, followed by the North, South and West. Furthermore, data accessed through population health identified that a higher proportion of children in Tameside have a Special Educational Need or Disability than the national average (14.2%, compared with 12.3%) (2021/22). Therefore consideration of measures to ensure disabled residents can access the offer through the Family Hubs and Start for Life Programme both physically and virtually is required. Data relating to disabilities regarding Children’s Centres service users was not currently available.

**Sex** – The Family Hubs and the Start for life programme is available to people regardless of sex or gender. However, some of the services under the programme will have a direct impact on women, such as the infant feeding support services which are intended to “help mothers to understand the benefits of breastfeeding and meet their infant goals”. Additionally, service user data from children’s centres indicates that

<sup>20</sup> [Family Hubs and Start for Life Programme Guide \(publishing.service.gov.uk\)](https://publishing.service.gov.uk), 74.

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mothers are more likely to use their services, indicating that women may be disproportionately directly affected by the transformation of Children’s Centres into Family Hubs and the expansion of services available. As lone parents are predominantly women and are the family group identified as most at risk of poverty, it was identified that this group may also directly benefit from the expansion of services on offer. To acknowledge that men are less likely to use children’s centres and therefore may also be less likely to use family hubs, targeted communications may be required.

**Religion / Belief** - Family Hubs and the services connected to the family hub are available to everyone. The implementation of the programme must be culturally sensitive and take into account cultural or religious influences on family dynamics. There are no anticipated disproportionate impacts on the basis of religion or belief.

**Sexual Orientation** - Family Hubs and the services connected to the family hub are available to everyone, regardless of sexual orientation. The implementation of the programme must take into account the needs of all families and family types. It is not anticipated that the Family Hubs and Start for Life Programme will have a disproportionate impact on residents on the basis of sexual orientation. However, it is acknowledged within the programme that an advanced model would include peer support groups for a diverse range of parents and carers including LGBTQI+.

**Gender Reassignment** - Family Hubs and the services connected to the family hub are available to everyone, regardless of gender identity or gender reassignment. The implementation of the programme must take into account the needs of all families and family types. It is not anticipated that the Family Hubs and Start for Life Programme will have a disproportionate impact on residents on this basis.

**Pregnancy and Maternity** - Family Hubs will provide services for pregnant people. The Start for life offer will include services including maternity; health visiting; breastfeeding; parent-infant relationships and perinatal mental health; SEND and safeguarding. Additionally, local authorities will be required to have pregnant women (or their partners) as members of Parent and Carer Panels, directly impacting this group. Furthermore, there through the programme there is a funded perinatal mental health programme which will enhance the offer currently available to people experiencing pregnancy or maternity.

**Marriage & Civil Partnership** - It is not anticipated that the Family Hub and Start for Life Programme or its implementation will have a disproportionate or direct impact on the basis of a resident’s marital status.

**Mental health** - Given than the Family Hubs programme is intended to provide holistic support to families, including through close working with adult and children’s mental health services, residents experiencing mental health problems will be directly impacted by the implementation of this programme. Furthermore, there through the programme there is a funded perinatal mental health programme which will enhance the offer currently available to people experiencing pregnancy or maternity.

**Carers** - Given that the programmes and services to be delivered under the Family Hubs and Start For Life Offer are targeted towards those with caring responsibilities for a child aged 0-19(up to 25 with SEND), carers will be directly impacted by the delivery of the programme. As there will be a greater range of services that can be accessed by carers and their families and it is intended that services will be better connected this should positively impact carers. Additionally, as parents and carers will be engaged through Parent and Carer Panels, they will help to co-design the form of the Family Hubs and Start for Life offer in Tameside.

**Breastfeeding** - In Tameside, breastfeeding rates are significantly lower than the national average. In Tameside, 53.3% of babies are breastfed as their first feed, significantly lower than the North West and England averages, 62.4% and 67.4% respectively. Additionally, only

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36.6% of babies in Tameside were breastfeeding at 6-8weeks, compared to the England average of 49.3%.<sup>21</sup> The Family Hubs and Start for Life Programme Guidance set by the Department of Education, states the funding for infant feeding support should be used to promote breastfeeding and support parents to meet their infant feeding goals. Therefore, support and information around breast feeding will be delivered through Family Hubs and the Start for Life Offer, meaning that people who breastfeed will likely disproportionately benefit from the additional breast-feeding information and support under the programme, however, non-breastfeeding parents and carers will also benefit from the additional support relating to infant nutrition.

**Low income** – To meet minimum expectations under the programme, the local authority is required to support disadvantaged families, therefore the implementation of the programme will directly impact low income groups. Tameside is the 37<sup>th</sup> most income deprived local authority in England, 17.5% of the population was income deprived in 2019. <sup>22</sup> In Tameside, 22.3% of children are living in relative poverty, significantly higher than the England average (17.1%).<sup>23</sup> Child poverty is concentrated in particular wards and neighbourhoods and based on this data the North and South Family Hubs will be serving the areas with the highest rates of child poverty. Therefore, the offer within these localities will need to be tailored to meet the needs of disadvantaged families e.g. by improved connection to advice and welfare support as required under the programme guidance. As the Family Hubs have physical locations within each neighbourhood this should reduce the distance families will have to travel to get in-person support, reducing the associated travel costs for families. Low income families are less likely to have access to cars and therefore may be more dependent on public transport such as buses. Census data indicates that 33.40% of households in the North neighbourhood do not have access to a car or van, 24% in the East, 24.2% in the South and 24.19% in the West, overall 26.1% of Tameside households do not have access to cars or vans.<sup>24</sup>

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**2c. Impact/Relevance**

As highlighted in Section A, the delivery of the Family Hubs and Start for Life Programme will have a direct impact on the basis of age, disability, sex, pregnancy /maternity, mental health, carers, breastfeeding and low income status. Indirect impacts of the delivery of the Family Hubs and Start for Life Programme have been identified on the basis of ethnicity and religion. No effect was identified on the basis of sexual orientation, gender reassignment, military veteran status.

<sup>21</sup> [Public health profiles - OHID \(phe.org.uk\)](http://phe.org.uk)

<sup>22</sup> [Exploring local income deprivation \(ons.gov.uk\)](http://ons.gov.uk)

<sup>23</sup> [Public health profiles - OHID \(phe.org.uk\)](http://phe.org.uk)

<sup>24</sup> [Number of cars or vans - Census Maps, ONS](http://ons.gov.uk)

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The disproportionate direct effects are in line with the aims under the Programme. This is because, the groups who will be affected will be intended to benefit from the enhanced offer for parents and carers through the Family Hubs and Start for Life Programme.

**Age** – Residents aged 0-19 (up to 25 with SEND) will be disproportionately affected by the services offered under the Family Hub and Start for Life Offer. This is because there will be a broader offer to support children and families.

**Disability** - As the Family Hub and Start for Life Programme is accessible to families with children aged 0-25 with special educational needs and disabilities, extending eligibility to services for this cohort, this group is likely to directly benefit from the programme. However, consideration of measures to ensure disabled residents can access the offer through the Family Hubs and Start for Life Programme both physically and virtually is required.

**Sex** – The Family Hubs and the Start for life programme is available to people regardless of sex or gender. However, some of the services under the programme will have a direct impact on women, such as the infant feeding support services which are intended to “help mothers understand the benefits of breastfeeding and meet their infant goals”. It was also identified that women access the already available services at children’s centre’s more than men. Therefore, women may benefit from the expansion of services through the Family Hubs and the Start for life programme disproportionately.

**Pregnancy and Maternity** - Family Hubs will provide services for pregnant people. The Start for life offer will include services including maternity; health visiting; breastfeeding; parent-infant relationships and perinatal mental health; SEND and safeguarding. Additionally, local authorities will be required to have pregnant women (or their partners) as members of Parent and Carer Panels, directly impacting this group. Furthermore, there through the programme there is a funded perinatal mental health programme which will enhance the offer currently available to people experiencing pregnancy or maternity.

**Mental health** - Given that the Family Hubs programme is intended to provide holistic support to families, including through close working with adult and children’s mental health services, residents experiencing mental health problems will be directly impacted by the implementation of this programme. Furthermore, there through the programme there is a funded perinatal mental health programme which will enhance the offer currently available to people experiencing pregnancy or maternity.

**Carers** - Given that the programmes and services to be delivered under the Family Hubs and Start For Life Offer are targeted towards those with caring responsibilities for a child aged 0-19 (up to 25 with SEND), carers will be directly impacted by the delivery of the programme. As there will be a greater range of services that can be accessed by carers and their families and it is intended that services will be better connected this should positively impact carers. Additionally, as parents and carers will be engaged through Parent and Carer Panels, they will help to co-design the form of the Family Hubs and Start for Life offer in Tameside.

**Breastfeeding** - In Tameside, breastfeeding rates are significantly lower than the national average. In Tameside, 53.3% of babies are breastfed as their first feed, significantly lower than the North West and England averages, 62.4% and 67.4% respectively. Additionally, only

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36.6% of babies in Tameside were breastfeeding at 6-8weeks, compared to the England average of 49.3%.<sup>25</sup> The Family Hubs and Start for Life Programme Guidance set by the Department of Education, states the funding for infant feeding support should be used to promote breastfeeding and support parents to meet their infant feeding goals. Therefore, support and information around breast feeding will be delivered through Family Hubs and the Start for Life Offer, meaning that people who breastfeed will likely disproportionately benefit from the additional breast-feeding information and support under the programme, however, non-breastfeeding parents and carers will also benefit from the additional support relating to infant nutrition.

**Low income groups** – To meet minimum expectations under the programme, the local authority is required to support disadvantaged families, therefore the implementation of the programme will directly impact low income groups. For instance, the Home Learning Environment programme is required to be targeted at disadvantaged families and as such the guidance states that the needs assessment must “consider data on the location of disadvantaged eligible children”, ensuring low income groups will benefit from the increased support under the programme.

**2d. Mitigations** (Where you have identified an impact/relevance, what can be done to reduce or mitigate it?)

<p>Ethnicity – Limited English Language Skills, concentrated in some geographical locations may cause a barrier for accessing services</p>	<ul style="list-style-type: none"> <li>- Translation services will be accessible to staff within Family Hubs</li> <li>- Literature translated into commonly spoken languages at each Family Hub location, reflecting the demographic at that location to be considered.</li> <li>- Sessions in particular commonly spoken languages, reflecting the demographic within each family hubs location could be considered.</li> </ul>
<p>Disability – Access to Family Hubs in localities</p>	<ul style="list-style-type: none"> <li>- Buildings identified as Family Hub or Spoke Sites will be investigated to ensure they are accessible for people with disabilities.</li> <li>- Materials and resources in accessible formats e.g. large print, braille, easy-read.</li> </ul>
<p>Sexual Orientation/Religion/ Disability – Data on these characteristics for children’s centre users not recorded</p>	<ul style="list-style-type: none"> <li>- Record these characteristics for Family Hub and Spoke users where there is a lawful basis to do so in accordance with UK GDPR and Data Protection Act 2018.</li> <li>- Ensuring that Family Hubs are welcoming spaces for all parents, children and families.</li> </ul>
<p>Low Income – Particular areas within neighbourhoods may require additional welfare related support</p>	<ul style="list-style-type: none"> <li>- An in-depth needs assessment will be carried out in 2022-23 to identify these areas and their needs more specifically</li> <li>- The ‘Family Hubs and Start for Life programme: Local Authority Guidance’ identifies that as a minimum expectation Staff in the family hubs are able to provide guidance about available financial support and are connected to appropriate support within the network including VCS organisations such as Money Helper, Acas, Step Change, Citizens Advice, Christians Against Poverty. Go further options also suggest having</li> </ul>

<sup>25</sup> [Public health profiles - OHID \(phe.org.uk\)](http://publichealthprofiles.org.uk)

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	co-located services and a Supporting Families Employment Advisor within the Hub.
Mental Health – lack of local data relating to perinatal mental health	- Better access to information locally around perinatal mental health through improved information sharing
Sex / Gender Reassignment– Ensuring all residents, regardless of gender are able to access Family Hubs and Start for Life Offer	<ul style="list-style-type: none"> <li>- Men may be less likely to use Family Hubs so there may be a need to have targeted communications towards this group to promote use of Family Hubs.</li> <li>- Ensuring that Family Hubs are welcoming spaces for transgender and non-binary parents, children and families.</li> </ul>

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**9e. Evidence Sources**

[Tameside population change, Census 2021 – ONS](#)  
[Improving the way family support services work for minority ethnic families | Early Intervention Foundation \(eif.org.uk\)](#)  
[Poverty-monitor-child-poverty-and-ethnicity-table.pdf \(gmpovertyaction.org\)](#)  
[uk poverty 2023 - the essential guide to understanding poverty in the uk 0 0.pdf \(jrf.org.uk\)](#)  
[Family Hubs and Start for Life Programme Guide \(publishing.service.gov.uk\)](#), 15.  
[Families and households in the UK - Office for National Statistics \(ons.gov.uk\)](#)  
[uk poverty 2023 - the essential guide to understanding poverty in the uk 0 0.pdf \(jrf.org.uk\)](#)  
[Live births in England and Wales : birth rates down to local authority areas - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](#)  
[Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](#)  
[Mental Health and Wellbeing JSNA - OHID \(phe.org.uk\)](#)  
[Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](#)  
[Public health profiles - OHID \(phe.org.uk\)](#)  
[Exploring local income deprivation \(ons.gov.uk\)](#)  
 NOMIS, Official Census and Labour Market Statistics “Labour Market Profile –Tameside, Claimant Count by age”, July 2022, <https://www.nomisweb.co.uk/reports/lmp/la/1946157088/report.aspx?town=tameside>  
 Office for Health Improvement and Disparities, 2019 [https://www.localhealth.org.uk/#c=indicator&i=t1.income\\_dep&view=map12](https://www.localhealth.org.uk/#c=indicator&i=t1.income_dep&view=map12)  
[Public health profiles - OHID \(phe.org.uk\)](#)  
[Health Equity in England: The Marmot Review 10 Years On - The Health Foundation](#)  
[Poorer children’s educational attainment: How important are attitudes and behaviour? \(jrf.org.uk\)](#)  
[CYP-JSNA-final-report.pdf \(tameside.gov.uk\)](#)



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2022 Children's Centre Data

**2f. Monitoring progress**

Issue / Action	Lead officer	Timescale
Monitoring will be carried out through the Family Hubs Steering Group, meeting every 6 weeks.	Paula Sumner/Lorraine Hopkins	Every six weeks
Project highlight reports produced for each funded project streams will feed into the steering group, every 6 weeks.	Lorraine Hopkins	Every six weeks
There are monthly Keeping In Touch Meetings with the Department for Education to monitor our progress against our delivery plan.	Paula Sumner/Lorraine Hopkins	Monthly
Early Intervention Foundation meetings to support the delivery of our workforce development plan this will continue until July 2023.	Lorraine Hopkins	Monthly
We are updating cabinet 6 monthly to update on delivery of the programme.	Paula Sumner/Lorraine Hopkins	Every six weeks

Signature of Contract / Commissioning Manager	Date
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	7/03/2023
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Signature of Assistant Director / Director	Date
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	02.03.23
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# Agenda Item 8

**Report to:** EXECUTIVE CABINET

**Date:** 26 April 2023

**Executive Member:** Councillor Vimal Choksi, Executive Member Towns & Communities.

**Reporting Officer:** Emma Varnam, Assistant Director, Operations & Neighbourhoods.

**Subject:** CIVIC EVENTS REPORT 2023

**Report Summary:** The Council support and programmes a vibrant and affordable calendar of events, generally free at the point of delivery. Key parts of this annual calendar are Whit Friday Brass Band Contests, Armed Forces Day, Remembrance Services and Parades and the Borough's Christmas celebrations. Significant national or local commemoration events compliment the calendar which in 2023 includes plans to mark and celebrate the Coronation of King Charles III. This report sets out a vision for these key events and activities in 2023. The proposed model takes into account the financial, organisational challenges facing the Council and the lessons learnt from staging/supporting civic events in the past.

**Recommendations:** That Executive Cabinet be recommended to agree:

- (i) The plans for Whit Friday are noted.
- (ii) The plans for Armed Forces Day are noted.
- (iii) The plans and revenue budget (section 2.16 refers) for Remembrance Sunday and the associated Services and Parades are noted.
- (iv) The proposal relating to Tameside's corporate festive Lantern Parade 2023 is agreed.
- (v) It is agreed that Ashton as the economic centre reverts to being the annual host of the corporate lantern parade.
- (vi) The dates for the Town Christmas events 2023 are agreed.
- (vii) The support package for the Town Christmas events is agreed.
- (viii) The revenue budget of £18,000 (section 3.12 refers) to support the core Christmas package is noted.
- (ix) The proposals for marking and celebrating the Coronation of King Charles III are noted.
- (x) The additional highlighted events programme is noted.

**Corporate Plan:** Tameside's civic events and cultural events programme significantly adds to the borough's communities sense of pride, our place and shared heritage. It increases opportunities for people to participate, learn new skills and fulfil their potential. It can increase aspirations and hope through learning, moving with confidence from childhood and into adulthood. It can support levels of self-care through a social prescription of cultural participation.

**Policy Implications:** It is essential that any proposals demonstrate value for money and make a clear contribution to Council priorities.

Where possible the events and associated plans will take the Council's Environmental strategy into account through recycling,

restricted use of plastic and impact on the environment is considered for each event.

**Financial Implications:  
(Authorised by the  
statutory Section 151  
Officer & Chief Finance  
Officer)**

This report sets out the proposed calendar of events across Tameside during 2023. Section 6 outlines the anticipated costs, all of which are to be funded from the existing Cultural and Customer Services revenue budget within Operations and Neighbourhoods. The core expenditure budget, excluding staffing, for Arts and Events in 2023/24 is £108,420, subject to approval of the 2023/24 Budget Report.

There are a number of bids for external funding ongoing and, if successful, the service should ensure that appropriate governance is sought to accept any grant awards and that expenditure is carried out within and grant conditions that might be attached.

It is essential that the expenditure remains within the available budget and that the service continue to explore further grant and sponsorship opportunities to reduce the cost implications for the Council's revenue budget.

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

This report provides a helpful overview of the proposed civic events. The events themselves will be subject to the necessary risk assessments and planning which should identify other requirements such as insurance cover and temporary road closures which will be supported by legal services.

**Risk Management:**

Outdoor events come with organisation and significant risk due to adverse weather conditions. This can require last minute decisions to cancel or alter events to ensure these are safe for audiences, staff, performers and equipment alike.

Risk to raising funds for community groups to deliver Christmas Switch ON events – the report proposes that a basic Christmas Switch On package be available to all town Switch On events.

Without additional budgets requested for Town Christmas events and Remembrance Services and Parades it is likely that these will pose additional risks to audience safety and meeting our statutory duties regarding highways. In the worst case scenario some of these may need to be cancelled or significantly altered to reduce the risk especially in relation to road safety, this could impact negatively on the Council's reputation.

All events and activities are subject to changes through unforeseen circumstances and as such this can mean last minute alterations and both the reputational and financial implications of this also needs to be considered.

**Background Information:**

The background papers relating to this report can be inspected by contacting Marie Holland, Arts and Engagement Manager, Cultural and Customer Services



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## **1. INTRODUCTION**

- 1.1 The Council supports and delivers a varied, innovative and generally free cultural events and activities programme in Tameside. Integral to the Council's programme are a number of key civic events: Whit Friday Brass Band Contests, Armed Forces Day, the annual Lantern Parade and the borough's Christmas celebrations. These are all commonly welcomed and supported by residents ensuring a sense of community, wellbeing and civic pride.
- 1.2 Historically Christmas celebrations in Tameside have consisted of a number of small to medium sized 'Switch On' events (approximately eight) with one large scale corporate event staged alternatively in Ashton, Denton, Stalybridge and Hyde. All events are traditionally staged outdoors, in the early evening, with music, often entertainment provided by local groups and finally a countdown to the Christmas lights.
- 1.3 The traditional free Christmas package was continued for Christmas event organisers in 2022. This resulted in all nine events being supported with the required elements from the package for their events such as: a free Christmas tree and Christmas tree lights and marketing. 2022 also saw an increased focus on the health and safety of the events with lessons learnt from across the world in terms of audience safety and fairground equipment. This meant that additional support was available for barriers, medics, road closures and event management support.
- 1.4 Tameside's large corporate Winter Lantern Parade has been set into a pattern of rotating between Ashton, Denton, Stalybridge and Hyde as these town centres have been deemed sufficiently large to accommodate the parade. The parade in 2022 took place in Ashton and was renamed the Tameside Christmas celebration. It comprised a large scale lantern parade, illuminations of the key market square buildings, a festive window trail, the civic large Christmas tree being decorated by the town's schools and a specially commissioned star for the top of the tree, a stage programme of community content and additionally the adjacent trees in Fletcher square being adorned with festive lighting.
- 1.5 This report sets out the Event Panel's full programme of civic events: Whit Friday Brass Band Contests, Armed Forces Day, Remembrance Parades and Services, the civic festive Lantern Parade as well as the proposals for the Christmas Switch On events. Additionally it sets out the plans for marking the Coronation of King Charles III: a nationally significant event.

## **2. 2023 CIVIC EVENTS PROGRAMME**

- 2.1 The civic events programme spans a full 12 months of a calendar year and features the key events: Whit Friday Brass Band Contests, Armed Forces Day, Remembrance Services and Parades and the corporate festive lantern parade and town Christmas Switch On events.
- 2.2 Each year these events have drawn huge crowds, raised the profile of the borough and enabled residents to come together to celebrate and mark all that is great about Tameside. However, it is worth noting that the implications of the pandemic in terms of community support for key events such as Remembrance and the Brass Band Contests are still being felt as well as the impact across event infrastructure companies in terms of staff drain and increased expenses.

### **Tameside Whit Friday Brass Band Contest**

- 2.3 Tameside Whit Friday brass band contests take place on Whit Friday each year. This is considered the first brass band contest in the country charting its routes back to the 1870s in Stalybridge and Mossley. It is an essential part of the borough's heritage and a well-known national occasion. The contest brings communities together to celebrate a great local tradition and the opportunity to hear and see some of the greatest brass bands the country has to offer for free.

- 2.4 The Tameside Brass Band Contest will take place on 2 June 2023. The contest has usually been made up from 11 individual competitions. Each contest is run by the individual venue; they all have their own prizes covering the different sections with awards and is judged by nationally recognised judges. After the contest has taken place all results are gathered together and the overall winners and runners up in each section are announced. These overall awards are financed by the Council (see **appendix 1** for venues and the Council's Tameside Prize fund).
- 2.5 The contest is coordinated by the Brass Band Committee but due to its high profile it has remained a key feature of the borough's annual calendar and has consistently been supported by the Council through eleven prizes and event support from the Council's Arts and Engagement Team. This allows for the contest to continue to attract the most bands in addition to high calibre bands from across the country and internationally. It also ensures that the contest can continue to compete with the Saddleworth Brass Band contests taking place on the same date.
- 2.6 However, the contests were cancelled by the Brass Band Committee in 2020 and 2021 and online contests was held instead due to Covid restrictions and the bands not having been able to come together and practice face to face. The online presence brought Tameside MBC a strong reputation as a supporter of the competitions and their future.
- 2.7 2022 therefore saw the first live brass band contest in 3 years. Whilst this was gratefully appreciated and everyone involved were excited to be returning to the band circuits and contests after the hiatus and complications relating to the pandemic it did also mean that there were only 9 contests in the borough instead of the previous years' 11 individual contests. Whilst the committee is working closely with the Council to ensure that these 9 will remain as contests this year and continues to encourage new community organisers to come on-board there is a risk that further contests may falter due to lack of community organisers coming forwards.
- 2.8 The Event Panel proposes that the Council continues to support this high profile locally and nationally significant event through the ongoing support from the Arts and Events Team and wider operations and Neighbourhood Directorate. Additionally the Panel proposes that the annual prize funds of £7,350 (paid since 1989) remains the same and if there are less contests the prize monies are split accordingly rather than reduce the total prize fund.

### **Armed Forces Day**

- 2.9 Armed Forces Day takes place on the last Saturday of June annually. It is a nationally recognised event. The day offers a chance for the Council and all its residents to show their support for the Armed Forces community; from serving troops to service families, veterans and cadets.
- 2.10 Tameside has celebrated Armed Forces Day annually since 2008. Traditionally this has involved the Council inviting veterans and their families to a Civic lunch with the Civic Mayor in Denton Jubilee Square. This has been followed by a family fun day in Victoria Park involving arts activities, music on the bandstand, information stands, theatre, obstacle courses and traditional cream teas being serviced in the adjacent Victoria Park Community Centre. The day brings on average 5000 people together in the park to share in the celebrations, to find out more about Tameside's Armed Forces Community and the important job they do and have done in the past.
- 2.11 2022 saw Armed Forces Day return to its usual format after 2 years' of online presence only due to Covid restrictions. The event was attended by 5000 people and was warmly welcomed back into the park by Tameside's Armed Forces community and audiences alike.
- 2.12 The events panel proposes that Armed Forces Day takes place in Victoria Park, Denton on Saturday 24 June 2023 in line with national celebrations. It also suggests that the event will

continue to follow the same format as in previous years; with the borough's veterans invited to a lunch served within a marquee in Denton Jubilee Square followed by a family fun day of activities, music and Armed Services Information stalls.

### **Remembrance Services and Parades**

- 2.13 Tameside has a rich, proud and full history of marking Remembrance Sunday through Services and Parades. Annually Tameside hosts approximately 22 Services and 11 Parades across the borough during Remembrance weekend. In 2022 these had a combined audience of over 10,000 people. These Services and Parades are part of a long and important tradition in the borough for commemorating the fallen. The Services bring communities together around a shared past and a joint future.
- 2.14 However, it was also noted that at the larger scale Parades organised by the Council in Ashton, Denton and Hyde there were increased number of particularly elderly and frail members of the public attending. In order to facilitate the Parades and Services safely the Panel recommends that revenue budget is set aside to fund medical cover at these larger scale Parades.
- 2.15 The Events Panel together with Democratic Services propose that the Services and Parades continue to take place in 2023 in their usual format with community and RBL support. The Events Panel proposes the continued partnership between the Operations and Neighbourhood Directorate and the Civic Mayor's Office to support the delivery of all Services and Parades taking place during the Remembrance Weekend 11-12 November 2023. Additionally the Panel proposes that a corporate Act of Remembrance takes place Saturday 11 November 2023 at 11am outside Dukinfield Town Hall.
- 2.16 The Panel is aware that the Authority has a statutory duty in relation to its highways and the associated safety of all its users and therefore it is necessary to put measures in place to facilitate the Parades safely and in line with their traditional routes where possible. Based on the success of 2022 the Panel is therefore recommending that £7,000 is set aside from the Arts and Engagement's revenue budget to key high risk road closures and medical cover for the larger events as required.

## **3. CHRISTMAS CELEBRATIONS 2023**

- 3.1 The programme of Christmas activities from the corporate festive Lantern Parade to the town based Switch Ons are the most high profile events the Council either organises or supports. They are very well attended, have local support, provide additional footfall to our town centres and therefore support businesses during their Christmas trading. They bring communities together and ensure that all areas of the borough feel included and part of the festive season. Lessons learnt from previous years have resulted in the following proposals being put forward for 2023.

### **The Tameside Lantern Parade**

- 3.2 Traditionally the corporate Tameside Lantern Parade has been staged in Ashton but due to the ongoing building works it was agreed in the 2022 Civic Events Report that the Parade would alternate between Ashton, Denton, Stalybridge and Hyde. These Towns were considered to have sufficient space to host such large scale events and had safe and secure routes for the lantern parade to take place.
- 3.3 The parade in 2022 therefore took place in Ashton on the 19 November and was renamed the Tameside Christmas Celebrations and was put together with input from the Town Team and Ashton Councillors. The parade was the largest yet with over 1500 people, all of whom had taken part in the making of lanterns, creating dances and the large scale puppets which formed part of the parade. The Parade was created by Cabasa CIC, a carnival organisation based in Tameside, Handmade Parade just over the border in Yorkshire and the Council's

Arts and Engagement Team. On the evening 5500 attended the parade and light Switch On in Ashton Town centre.

- 3.4 The Ashton event also benefitted from a festive Town window trail which saw 12 local artists working in partnership with businesses in Ashton to create festive window displays. The trail was launched on the evening and was created as a countdown to the 1st December and to provide additional motivations for residents to come into Ashton Town Centre over the festive period thereby supporting businesses and the Town Centre. The trail was warmly received and businesses were keen to be involved.
- 3.5 With development of Tameside One, the ongoing landscaping of the town centre. Ashton is core economic centre for Tameside. It has easy access and transport links with the rest of Tameside and further afield. The town centre square is the biggest in the borough and enables to Council to develop and increase the festive offer on the day of the lantern parade thereby benefitting more businesses and residents. It is therefore proposed that the lantern parade ceases its rotation of the 4 towns and remains an annual event for Tameside taking place in Ashton. This will enable more forward planning, develop the event as a tourism offer and key part of Greater Manchester's winter lights events programme. It will allow for the event to grow to encompass a full day of activities bringing a festive market offer, food and drinks and entertainment to the borough. It is proposed that Tameside's central event in will lead the Christmas celebrations as in previous years and take place in Ashton Town Centre on Saturday 18 November 2023. The event will be managed and coordinated by the Operations and Neighbourhood's Directorate's Cultural Services and produced by a professional Carnival organisation with support from community groups and local schools.
- 3.6 Such a large scale event as this which is unique to Tameside has attracted inward investment since 2015; the Arts Council has awarded a total of £121,000 towards the creative element of the parade, however the Council was advised in 2022 that it would not be possible for ACE to continue that level of investment. £11,000 was secured from GMCA's Cultural and Social Investment Fund via GMArts which the Cultural Services is a member of. In 2023 however there is currently no external funding agreed for the Lantern Parade. However, as this Report is being written GMCA has confirmed that the Council has been awarded UK Shared Prosperity Funding. Within this bid the Council did propose that some of the Cultural Organisational Development funding would be used to support the creative content of this large scale event. Additionally GMArts has submitted a bid to GMCA's Cultural and Social Investment Fund, and if this is agreed it will also leverage in funding to support the creative content of the Lantern Parade. It is also expected that the Council will commit £25,000 of the revenue budget for Arts and Engagement towards the production of the Parade to ensure the high quality can be maintained. The Events Panel is therefore not proposing that additional funding is found to support the Parade. A market offer and associated entertainment programme on the day is not going to incur the Council any costs bar staffing and security costs which can be incorporated into the Lantern Parade costs.

#### **Town Christmas Switch On events**

- 3.7 Town Christmas Switch On events are a unique and festive feature of the Christmas programme in Tameside. Each town has its own traditions for the event and the Event Panel recognises that it is not possible to apply the same conditions whilst maintaining the individual nature of these events.
- 3.8 Town Christmas event have historically been organised by community groups, Town Teams, Town Councils and charities with some support from the Council. The local organising teams are encouraged to fully fund their own events through sponsorships etc. Any funding shortfall is not automatically met by the Council but in-kind support is available through marketing, technical and event management support and sponsorship advice.
- 3.9 In 2022 all 9 towns took up either the full or part of the Christmas package offer which included a free Christmas tree, Christmas tree lights and installation of these elements and

logistical and production support for their events. This made for a smooth process which enabled the Arts and Events team to tailor their support to the unique nature of the events. It also meant that events were signed off and considered safe when paperwork was submitted to Licensing by the Event organisers.

- 3.10 The Events Panel is very cognisant of the cost of living crisis and the impact this has on local residents and the Council alike. However the Events Panel was pleased to see that the Council did not reduce its support for the town Switch On events and that these were in fact attended by an on average higher audience number than in previous years. The Panel believes this is due to residents staying locally and looking for more free festive opportunities and it believes that this will be the same in 2023.
- 3.11 The Events Panel therefore proposes that the Council again offers the towns a free cut Christmas tree and associated lights including installation and de-installation in 2023. There are three exceptions to this plan. Firstly Droylsden will be offered to retain the refurbished metal tree purchased by the Town Team in commemoration of the previous Leader Councillor Kieran Quinn. Secondly a living tree has been planted by the Hub in Hattersley so a newly purchased tree will not be required but the remaining offer will still be made. Thirdly the fir tree growing adjacent to the cut tree location in Audenshaw is now taller than the cut tree would be so in 2022 it was agreed with the Christmas Switch On organisers there that the growing tree would be lit instead. Again, the offer of lights would remain in place. The Panel is aware that the cost of Christmas trees have gone up but with the above exceptions it will be possible for the Council to fund the purchase of the trees. But the Panel is also aware that there will be an increase in costs due to higher energy and fuel prices impacting on the installation, de-installation and energy consumption.
- 3.12 If the above proposal is approved the Events Panel proposes that £18,000 is allocated from the revenue budget to cover the costs associated with the trees, assuming that all towns take up the offer. The Panel recommends that the Arts and Engagement Team explore further sponsorship opportunities to support the Town Christmas Switch On events both as individual events and as a package to maintain the logistical support offer. The Panel also proposes that the following Town Christmas Switch On dates are agreed in order to ensure that the Council is able to provide sufficient engineer cover for the events whilst allowing for the best spread of dates to ensure as many people as possible have the opportunity to attend as many of the Switch One events as they choose.
- Ashton (Tameside corporate Christmas event) 18 November 2023
  - Audenshaw 24 November 2023 tbc
  - Stalybridge 24 November 2023 tbc
  - Dukinfield 24 November 2023 tbc
  - Denton 25 November 2023 tbc
  - Mossley 25 November 2023 tbc
  - Hyde 25 November 2023 tbc
  - Droylsden 2 December 2023 tbc
  - Hattersley 2 December 2023 tbc
- 3.13 However, there were also some instances on unsafe practices observed at these events in 2022 where advice and recommendations put forward had not been taken into account. The Panel therefore believes that to continue to make the best use of the monies allocated it must be mandatory for the Christmas Event organisers to attend a specially designed Christmas Switch On event management training session in July 2023. At this session organisers will be supported in understanding the risks and implications of additionalities such as fairground rides, gazebos, stages and entertainment. They will be introduced to new templates making the process of organising their events easier and there will be sufficient Council staff present to talk through their plans for Christmas 2023. Whilst organisers only have to attend one session, the following two dates have already been identified by the Council's Health and Safety Team and Arts and Engagement Team:

- Monday 10 July 2023 at Tameside Local Studies and Archives Centre
- Monday 17 July 2023 at Tameside Local Studies and Archives Centre

3.14 Finally the Panel proposes that all Christmas Switch On plans are submitted to Licensing via the Event Notification process no later than 7 September 2023 in order to benefit from the above offer. This will leave enough time to assess and triage the notifications as well as sufficient time to procure logistical equipment, medical cover and put road closure orders in place etc.

#### **4. NATIONALLY SIGNIFICANT EVENTS**

4.1 Occasionally there will be annual events of national and local significance which the Events Panel proposes that the Council marks corporately and or through community engagement activity. The activities below represents the events which the Event Panel proposes the Council marks in 2023.

##### **Pride**

4.2 Pride events and parades take place across the country and internationally, they are seen as celebratory activities and events which champion LGBTQIA+ communities, equality and diversity. Tameside Pride campaigns for LGBTQIA+: celebrates LGBTQIA+ life and creates opportunities that engage LGBTQIA+ people so that they can thrive. There is a desire by community groups in Tameside to celebrate the diverse LGBTQIA+ communities at a local level. The Events Panel will ensure that the Council offers support to develop these community led plans. Tameside Council stands in solidarity and pride with our LGBTQIA+ community and believes in equality for all.

##### **King Charles III Coronation**

4.3 Whilst King Charles III ascended to the throne following the death of his mother, the late Queen Elizabeth II on the 8 September 2022 the formal investiture of a monarch's regal powers will take place on Saturday 6 May 2023. Camilla, the Queen Consort, will also be crowned at the same time. There are now some official plans for how communities across the Country can mark this significant and historical moment, these involve encouraging communities to hold Big Lunches and also to get involved in volunteering. A National Bank Holiday has been agreed for Monday 8 May 2023, whilst still retaining the 1 May Bank Holiday also.

4.4 At the Queen's Coronation and indeed at the Platinum Jubilee in 2022 Street parties were a national way of celebrating and marking these historical moments. The Events Panel therefore proposes that a specially designed Street Party guidance pack is designed to support communities to organise their own special celebrations over the bank holiday weekend in line with national celebratory recommendations for a Big Coronation Lunch.

4.5 Additionally the Panel proposes that the Arts and Engagement team continues to explore what plans may be announced nationally by the Pageant Master's Office in order for Tameside to support national initiatives where applicable and practicable in dialogue with the Events Panel.

##### **Stalybridge Town of Culture legacy Arts Festival 2023**

4.6 Whilst Stalybridge Town of Culture 2022 officially came to a close in December 2022, there were plans put in place to support the legacy of the 2022 programme. Therefore, the Bridge, the Cultural Consortium, set up as part of the Stalybridge Heritage Action Zone programme bid for an opportunity to work with the arts organisation Emergency Exit Arts to deliver an arts festival in Stalybridge in 2023.

4.7 The bid was successful and will bring £42,000 of creative content developed together with the Bridge to Stalybridge on Saturday 9 September 2023 to coincide with Heritage Month



and the Canal festival initially planned for 2022 but sadly cancelled due to the mourning of the late Queen Elizabeth II.

- 4.8 The Arts and Engagement Team is currently working with the Bridge on a legacy Arts Council bid to support the above project and other legacy creative content following the Town of Culture year. If successful it will enable to community partners to enhance and develop more creative content for the 9 September and throughout 2023.
- 4.9 The Events Panel proposes that the Arts and Engagement Team continues to work with the community organisers and support them with event management and logistical advice.

## **5. ADDITIONAL CULTURAL EVENTS AND ACTIVITIES**

- 5.1 The Events Panel recognises that the Operations and Neighbourhood Directorate's Cultural Services delivers a wide, diverse and engaging programme of cultural activities across the borough throughout the year in Museums, Local Studies, Libraries, community venues, outdoors in our parks and town centres and often in partnership with other external and internal partners. Whilst it is not possible to include all activity the Panel believes that the following events and activities are reflective of some of the free high quality opportunities which are available to Tameside residents.

### **Summer Theatre**

- 5.2 Since 2011 summer theatre has been a key feature of the Council's free summer offer for families in Tameside. In 2022 ten productions were performed and fully booked in Tameside's parks and green spaces The programme received high praise and notably spectators commented that to have free events to attend during August had been extra important to them as they couldn't afford to go further afield. The Events Panel recognises the challenges Tameside residents are experiencing and believes that families will be increasingly looking towards local entertainment and opportunities in the years ahead. It believes that the Council should continue to host a free programme of family holiday activities and also believes that local businesses will benefit from residents' spending and remaining locally. The summer Theatre programme is free to all families and often attracts over 500 people in a day to see the nationally recognised theatre companies perform live in our parks. It is envisaged that there will be 10 performances taking place across Tameside's parks during the August summer holiday in 2023 also. Locations will be:
- Mossley Park, Old Brow Mossley
  - Hyde Park
  - Hollingworth Primary school
  - Cheetham's Park, Stalybridge
  - Ryecroft Hall, Audenshaw

### **Summer Reading Challenge**

- 5.3 The Summer Reading Challenge is a national initiative presented by The Reading Agency and funded by Arts Council England, which encourages children, aged 4 to 11 to set themselves a reading challenge to help prevent the summer reading 'dip'. Tameside Library Service takes part in the initiative each year. In Tameside 1119 young people signed up to the challenge in libraries which included 460 new sign ups to the library service by young people. The theme was *Gadgeteers*, and as well as encouraging children to read up to 6 books, staff in libraries put on a significant number of activities over the summer holidays, including author events and craft sessions.

### **Tameside Heritage Month**

- 5.4 Nationally Heritage Open Days take place in September over two weekends. These weekends encourage buildings and natural sites not traditionally open to the public to be made accessible for tours and general visitors. The theme for 2023 has not yet been set but once announced Local History groups together with Tameside Local Studies will begin to

plan activities during the weekends. Alongside the Heritage Open Day events other activities are being programmed to highlight and celebrate the borough's heritage. In 2023 this will include walks, talks and tours across the borough but with a particular focus stories and the rich heritage and history of Tameside.

## **6. BUDGET**

### **Christmas**

6.1 The community Christmas Switch On events support proposal relies on key members of staff in Operations and Neighbourhoods being able to support the organisers with their events and plans. This will be funded through allocated revenue funding as part of core activities eg street cleansing. Cultural and Customer Services have set aside £18,000 to cover the cost of the free Christmas package comprising a tree, lights and the associated costs of install and removal from their core revenue budget. However the panel is proposing that an additional focus is put on sponsorship opportunities to further support event organisers with event logistics.

6.2 Existing revenue budget of £25,000 from Arts and Engagement is allocated to support the corporate Christmas event. Additionally and once governance is in place it is envisaged the UKSPF funding will support the creative content of the Parade. Should GMArts be successful in their funding bid, additional creative content will also be developed for the Parade.

6.3 Other than the details above no budget provision is available to deliver additional activity at the local 'switch on' events. It is envisaged that each event will be funded, insured and event managed by local organising groups/committees.

### **Remembrance Parades and Services**

6.4 The event panel has recognised the toll it has taken on Remembrance Event organisers and the increased focus on Counter Terrorism which has resulted in less safe events and gaps in the organisation of these. To rectify this the panel is proposing that £7,000 of revenue budget is allocated for medical support and professionally managed road closures where required.

### **Armed Forces Day**

6.5 Tameside Armed Forces day will be funded through the existing revenue budget from Arts and Engagement to the total of £7,000.

### **Whit Friday**

6.6 The total prize fund of £7,350 for Tameside Council's Whit Friday Brass Band Contest remains allocated from the Arts and Engagement revenue funding.

### **King Charles III Coronation**

6.7 The proposals put forward in this report regarding the Street party lunches will be covered through existing revenue budgets.

### **Pride**

6.8 Any support offered for Tameside Pride will be covered within core revenue budgets.

### **Additional Budget information in table format**

6.9 Due the complex nature of the budget requirements for the Civic events programme the table below sets out the revenue budget allocation proposed by the Events Panel for the above mentioned events.

**Table 1**

<b>Revenue Budget Allocation</b>	<b>Amount</b>
Whit Friday Brass Band Contest Prize money	£7,350
Armed Forces Day	£7,000
Remembrance support and additional road closure management and medical cover	£7,000
Tameside festive Lantern Parade	£25,000
Tameside Town Christmas support package for trees and lights	£18,000
<b>Total revenue allocation</b>	<b>£64,350</b>

## 7. RISK

- 7.1 Outdoor Events can and do post significant organisational and technical challenges due to their location, occasionally unkind weather conditions and large crowd numbers often involving a high level of children. If an event is not properly organised and managed due in part to a lack of experience and expertise then there is a risk to public safety and ultimately the reputation of the Council should an accident or incident occur.
- 7.2 In order to protect the public and for the safe management of an event, only experienced event officers will manage the events and support community organisers with advice. In addition to this the Council operates an Event Notification process whereby organisers Risk Assessments and Event Management plans are carefully considered by appropriate Council staff.
- 7.3 There is a risk that a number of Town Christmas organising groups will not be able to raise the required funding to stage their choice of an event. In order to mitigate the risk the Council will work with the event organisers to support them to deliver their events within their budgets.
- 7.4 There is an increased focus and awareness of the need for public Tameside events to run safely. For this to happen the Council needs to put extra measures in place to safeguard the public whilst they are parading or taking part in Christmas events. In order for these events to be delivered safely additional funding is required to support both the community organised Remembrance Services and Parades and the borough's Town Christmas switch on events or there is a real risk that these events may be cancelled due to safety concerns.

## 8. CONCLUSION

- 8.1 The Council's annual key civic events programme is widely welcomed and enjoyed by residents of Tameside. With an increased focus on the Council's finances and the desire to continue to deliver events which are vibrant, safe and affordable the Events Panel was created to oversee key civic events from Whit Friday Brass Band Contest, Armed Forces Day and Remembrance Services to the Borough's flagship Lantern Parade and its Town Christmas Switch On events. The Panel proposes that the civic event dates put forward in the report are noted and adopted.
- 8.2 The Events Panel fully recognises that these are by no means the sole cultural activities in the Borough and whilst it will not spearhead all activities it will support where required and where gaps are identified. Equally as different years bring different commemorations and celebrations the Panel will lead and advise on the Council's response to these such as the Coronation of King Charles III in 2023.
- 8.3 The Panel proposes the plans to deliver Remembrance Services and Parades in line with 2022 are adopted and the revenue budget allocations are noted to ensure these can run safely in 2023.

- 8.4 Significantly this report also includes the proposed plans for the corporate Lantern Parade to cease rotating between the four towns but return to Ashton annually as this is the economic centre and is easily accessible for all residents. This would mean that Ashton will host the lantern parade from 2023 onwards.
- 8.5 With regard to the borough's Town Christmas Switch On, the Events Panel is recommending that the named towns on their allocated dates all receive a free Christmas tree, tree lights and the install and removal of these. The panel also recommends that further sponsorship opportunities are explored to further support organisers with logistics following their mandatory Christmas Switch On training and compliance with Event Notifications being submitted by the 7 September 2023. These recommendations will ensure that the Town Christmas Switch On Events continue to be safe and affordable whilst also highlighting the Council's commitment to supporting Community events and town centres where possible.

## **9. RECOMMENDATIONS**

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

# APPENDIX 1

## 1. Prizes & Venues

### 1.1 Whit Friday Brass Band Contest Prizes

#### Tameside Council overall 2023 Overall Prizes

Prize name	Prize fund allocation
Open 1 <sup>st</sup> Prize	£2,000 and receipt of the Tameside Rose Bowl Trophy
Open 2 <sup>nd</sup> Prize	£1,000
Open 3 <sup>rd</sup> Prize	£750
Overall 1 <sup>st</sup> Section Prize	£500
Overall 2 <sup>nd</sup> Section Prize	£400
Overall 3 <sup>rd</sup> Section Prize	£350
Overall 4 <sup>th</sup> Section Prize	£300
Local 1 <sup>st</sup> Prize	£750 and receipt of The Brian Hill Memorial Trophy.
Local 2 <sup>nd</sup> Prize	£600
Local 3 <sup>rd</sup> Prize	£400
Youth 1 <sup>st</sup> Prize	£200
Youth 2 <sup>nd</sup> Prize	£100
Total prize fund	£7,350

### 1.2 Whit Friday Brass Band Contest to be confirmed venues 2023

Contest	Venue
ASHTON, BROADOAK	ASHTON RUGBY CLUB
DENTON,	DENTON CRICKET CLUB
DUKINFIELD,	THE TAME VALLEY HOTEL
HEROD	HEYROD VILLAGE HALL
HURST VILLAGE, ASHTON UFC	ASHTON UNITED FOOTBALL CLUB
STALYBRIDGE, CARRBROOK	CARRBROOK VILLAGE
STALYBRIDGE CELTIC	BOWER FOLD
STALYBRIDGE LABOUR	STALYBRIDGE NEW LABOUR CLUB
MOSSLEY	SEEL PARK

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# Agenda Item 9

<b>Report to:</b>	<b>EXECUTIVE CABINET</b>
<b>Date:</b>	26 April 2023
<b>Executive Member:</b>	Councillor Denise Ward, Executive Member (Climate Emergency and Environmental Services)
<b>Reporting Officer:</b>	Jo Oliver, Head of Waste Management and Fleet Services
<b>Subject:</b>	<b>NATIONAL RESOURCES AND WASTE STRATEGY</b>
<b>Report Summary:</b>	To update members on recent progress by the Department for Environment, Food and Rural Affairs (Defra) on the Resources and Waste Strategy and the implications for Tameside Council.
<b>Recommendations:</b>	That members note the report and that a further report will be submitted when more detail on funding and the consistency framework for household waste collections is known.
<b>Corporate Plan:</b>	Reducing the tonnes of waste sent for disposal and increasing the proportion recycled is a priority in the Corporate Plan. The new schemes detailed below should help us deliver on this priority.
<b>Policy Implications:</b>	The introduction of a deposit return scheme for beverage containers and the roll out of food waste collections to all properties will help in achieving targets in the council's Climate Change and Environment Strategy.
<b>Financial Implications: (Authorised by the statutory Section 151 Officer)</b>	<p>This report provides an update on the proposed National Waste Strategy and the implications for Tameside. Whilst the proposals are likely to have financial implications, there is not yet sufficient detail from Department for Environment, Food and Rural Affairs (Defra). The report outlines the four main components of the strategy.</p> <p><u>The introduction of a Deposit Return Scheme (DRS) for beverage containers</u></p> <p>This potentially reduces the volume of bottles and metal containers from our current roadside collections, which, in turn could reduce Tameside's recycling rates. This would have an impact on recycling rebates paid to the Council via the Waste Levy.</p> <p><u>Extended Producer Responsibility (EPR) for packaging</u></p> <p>Local Authorities will potentially receive financial support for the collection, recycling, treatment and disposal of packaging with payments based on DEFRA modelled costs (yet to be confirmed). Initial details of the model are expected in spring 2023 with guidance on how local authorities will be assessed for efficiency and effectiveness expected in summer 2023.</p> <p><u>Collection of food waste on a separate, weekly basis</u></p> <p>The Council has expressed a preference to continue with weekly comingled food and garden waste collections. This will be subject to the TEEP (Technical, environmental, economically practicable) assessment referenced in sections 4.3 to 4.5. If</p>

Tameside meets the criteria of the assessment, there is a proposal to offer a co-mingled food and garden waste collection service to the remaining 12% (approximately 12,000) properties that aren't currently in receipt of such collections. The Council would potentially qualify for New Burdens funding from the government to support the additional roll out of these collections. It is not clear at this stage what level of funding the government will provide, if this will include revenue costs as well as capital investment, or whether the funding will cover the full cost of these additional collections.

#### Consistency framework for household waste collections

This is yet to be published, however, indications are the Framework will set a minimum collection frequency for all waste streams. Potential financial implications will be modelled once further detail is confirmed by DEFRA.

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

It is important that consideration is be given to the duties and future regulations brought in by Environment Act 2021. For instant s.50 which relates to power of Secretary of State to make producer responsibility regulations;

Section.54 of the said Act relates to the power to make regulations relating to deposit schemes and s.57 amends the Environment Protection Act 1990 in relation to separate collection of household waste and weekly collections of food waste. It also refers to the issuing of guidance following consultation which will need to be considered.

The Council will also need to consider future due diligence in consultation with GMCA once the proposals are more fixed in relation to any of the existing contracts for waste disposal and whether there needs to be procurement of any new contracts depending on the Council's requirements (with appropriate advice from STAR Procurement) in order to achieve best value.

In addition the report states that the consultation paper has not yet be issued by the Government and therefore we need to ensure that whatever systems are put in place are in direct compliance with these.

#### **Risk Management:**

It is possible that some of dates for implementation may be delayed by government. With a large number of local authorities going out to procurement at the same time this may increase prices and result in delays in supply of vehicles and containers. Further detail on the TEEP (Technical, environmental, economically practicable) assessment required to demonstrate our current system of collecting food and garden waste is the most suitable has yet to be published.

#### **Background Information:**

The background papers relating to this report can be inspected by contacting Jo Oliver, Head of Waste Management



Telephone: 0161 342 3173



e-mail: [jo.oliver@tameside.gov.uk](mailto:jo.oliver@tameside.gov.uk)



## **1. INTRODUCTION**

- 1.1 The four main elements of the Resources and Waste Strategy are;
- The introduction of a deposit return scheme (DRS) for beverage containers,
  - Extended Producer Responsibility (EPR) for packaging,
  - The collection of food waste on a separate, weekly basis, and
  - Consistency framework for household waste collections.
- 1.2 The Department for Environment, Food and Rural Affairs (Defra) have recently provided further information on the deposit return scheme, extended producer responsibility for packaging and the requirement to collect food waste separately and weekly. The approach taken by Defra is to look at each area separately and to release consultation responses as they become available. This means we do not have a complete picture on the impacts and how each element will interact on others.

## **2. DEPOSIT RETURN SCHEME (DRS)**

- 2.1 The government published its consultation response in late January 2023 and this set out the how the scheme is likely to work. Polyethylene terephthalate (PET) bottles, steel and aluminium cans between 50ml and 3 litres will be included in the scheme. Glass bottles are not included. The deposit rate is yet to be set but is likely to be 20p per container. A commencement date of 1 October 2025 has been set.
- 2.2 Containers will include an identification marker that can be read at the scheme return point. Retailers selling in scope containers will be obliged to host a return point and receive a handling fee. Small retailers may apply for an exception from hosting a return point. The government is looking at additional permitted development rights for reverse vending machines. Local authorities can separate out any containers in its waste stream and redeem the deposit on them, provided they meet the quality required for return i.e. the QR or barcode is readable. This will be technically challenging.
- 2.3 The implications of the scheme for Tameside are the diversion of PET bottles and metal drinks cans away from kerbside collections. This will in turn reduce the income levels we receive via the Waste Levy and our reported recycling rate. It is not possible to put any figures to the impact but if a similar scheme goes ahead in Scotland as expected this summer it will provide real world data that can be used to model expected outcomes. There is likely to be some confusion with the public on what types of container will be part of the deposit return scheme. It is expected the scheme will reduce the amount of litter and may even encourage people to litter pick their area in order to redeem deposits.

## **3. EXTENDED PRODUCER RESPONSIBILITY FOR PACKING (EPR)**

- 3.1 Extended Producer Responsibility will see local authorities receiving financial support for the collection, recycling, treatment and disposal of packaging with payments based on modelled costs. Defra is running a series of workshops and webinars with local authorities so the modelling accurately captures costs flows within waste collection and disposal authorities. Payments will be based on efficient and effective collections and processing of waste and recycling by local authorities. Defra is also engaged with the packaging industry who will be charged according to the amount of packaging materials they place on the market as this will be used to provide financial support to local authorities.
- 3.2 The first issue of the model outputs is expected in spring 2023 with guidance on how local authorities will be assessed for efficiency and effectiveness expected in summer 2023.

## **4. COLLECTION OF WEEKLY SEPARATE FOOD WASTE**

- 4.1 The Environment Act requires waste collection authorities to collect separate food waste each week from **all** households by 2025. At Tameside we currently collect food waste weekly comingled with garden waste from approx. 88% of properties. Properties such as flats and those on the rural collection round do not receive a food or garden waste collection.
- 4.2 Defra contacted GMCA as the waste disposal authority in late January 2023 to gather information on the impact of introducing weekly separate food waste collections on residual waste treatment contracts. This was so Defra could detail which waste collection authorities required Transition Arrangements and they could be named in the Regulations thus delaying implementation of separate food waste collections. The GMCA waste disposal contract ends in 2034. The deadline to submit support for Transition Arrangements was 9 March 2023 so it was not possible to take the decision through our usual governance process.
- 4.3 Tameside had two options; to support the application for Transition Arrangements and delay any changes to food waste collections until 2034 or look to introduce weekly food waste collections to all properties by 2025 and rely on a TEEP (Technical, environmental, economically practicable) assessment to demonstrate our current collection method is the most suitable for Tameside.
- 4.4 Following discussion with the Leader and Chief Executive on 9 March 2023 it was agreed we wish to continue with our weekly comingled food and garden waste collections. Tameside along with Stockport and Trafford councils have opted to rely on TEEP and not apply for Transition Arrangements. We believe we have a strong case that our current collection arrangements deliver a good capture rate of waste food from households and is the most economic and practical way for collections to take place in our borough. The government is due to issue a consultation document on TEEP and this will be used to develop our case for remaining on our current comingled food and garden waste service and rolling out the same service to other properties. The Council will qualify for New Burdens funding from the government to support the roll out of food waste collections to the remaining 12% of properties who do not currently receive them. It is not clear what level of funding the government will provide and if this will include revenue costs as well as capital.
- 4.5 From discussions with Defra it was not clear that if we had opted for Transition Arrangements funding would still be available in 2034 to roll out a food waste collection service to all our remaining properties. It is also uncertain if a TEEP assessment could be made to continue with our existing comingled food and garden waste collection arrangements and we may have been forced to move to weekly separate food waste collections, which would require a significant number of additional vehicles and new bins for food waste.

## **5. CONSISTENCY FRAMEWORK FOR HOUSEHOLD COLLECTIONS**

- 5.1 Defra has yet to publish a consultation response to this but we are told this is imminent. This is expected to set a minimum collection frequency for all waste streams, include dates for when pots, tubs and trays (PTTs) and flexible plastic wrapping will need to be collected from the kerbside and if councils can continue to charge for separate garden waste collections.

## **6. CONCLUSIONS**

- 6.1 There will be significant changes in how and what recycling we collect from households in the next few years and how we receive funding to provide this service. By opting to roll out food waste recycling to more households this links into our Climate Change and Environment Strategy.

**7. RECOMMENDATIONS**

7.1 As set out at the front of the report.

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<b>Report to:</b>	<b>EXECUTIVE CABINET</b>
<b>Date:</b>	26 April 2023
<b>Executive Member:</b>	Councillor David Sweeton, Executive Member (Inclusive Growth, Business & Employment)
<b>Reporting Officer:</b>	Julian Jackson, Director of Place
<b>Subject:</b>	<b>FUTURE ST PETERSFIELD DELIVERY STRATEGY</b>
<b>Report Summary:</b>	The report provides an update on the preparation of the Delivery Strategy for the Future St Petersfield Masterplan area and the preferred route to market to deliver the nine identified plots for a mixed development scheme in Ashton Town Centre.
<b>Recommendations:</b>	<p>That Executive Cabinet be recommended to:</p> <ul style="list-style-type: none"><li>(i) Note the progress on the approach to delivery since the adoption of the masterplan for St Petersfield in January 2022.</li><li>(ii) Review the options considered and feedback received from the recent Expressions of Interest exercise in regards to the alternative routes to delivering a scheme for St Petersfield.</li><li>(iii) Approve the delivery strategy including the preferred route to market for procurement of a private sector developer partner in accordance with the Public Contracts Regulations (2015), through a competitive tendering process utilising a streamlined framework such as the Pagabo Framework;</li><li>(iv) Approve the allocation of £70,000 to progress the St Petersfield Masterplan proposals and resolve historical matters to be financed via the non-recurrent Council's Growth and Investment reserve sum as set out in <b>Appendix 4</b>. The expenditure is to be financed via the reserve sum of £200,000 that was approved for the St Petersfield development in a report to the Executive Cabinet on 28 April 2021. A balance of £74,000 remains at 1 April 2022.</li></ul>
<b>Corporate Plan:</b>	Key aims of the Corporate Plan are to provide opportunities for people to fulfil their potential through work, skills and enterprise and to ensure modern infrastructure and a sustainable environment that works for all generations and future generations. Future development at St Petersfield will deliver against these aims in the areas of job creation, modern infrastructure and a sustainable environment.
<b>Policy Implications:</b>	The proposed interventions to create the Future St Petersfield scheme will support the policy aims of the Council's Corporate Plan, proposals within Places for Everyone agreed at Council 20 July 2021, the Tameside Inclusive Growth Strategy 2021, Tameside Climate Change & Environment Strategy, the Council's growth priorities agreed at Council February 2020 and the Council's Unitary Development Plan.

**Financial Implications:  
(Authorised by the statutory  
Section 151 Officer)**

The report provides an update to the preparation of the delivery strategy for the future St Petersfield Masterplan site and the preferred route to market to deliver the nine identified plots for a mixed development scheme in Ashton Town Centre.

**Appendix 4** provides an update on the actual and proposed committed expenditure relating to the development that is to be financed via the budget allocation of £327,000 approved by the Executive Cabinet on 28 April 2021.

Of this sum £127,000 is supported via Evergreen grant that must be expended and claimed by 31 March 2023 in accordance with the grant conditions. £200,000 is financed via the Council's Growth and Investment reserve. The value of £70,000 stated in recommendation (iv) and referenced in **Appendix 4** is proposed to be financed via this reserve that has a remaining balance of £74,000. Expenditure of £126,000 was financed via the reserve in 2021/22, the details of which are included in **Appendix 4**.

It is essential that advice is sought from STaR on the preferred route to market for the procurement of a private sector developer as referenced in recommendation (iii).

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

As outlined in the report approval is sought for the delivery strategy including the preferred route to market for procurement of a private sector developer partner in accordance with the Public Contracts Regulations (2015), through a competitive tendering process utilising a streamlined framework. Subject to the requisite due diligence being undertaken by STaR Procurement as to whether the framework is suitable for use and the Council is named or otherwise identifiable in the contract notice, frameworks can provide a compliant and effective route to market. STaR Legal would need to advise on the suitability of the terms and conditions of the framework.

**Risk Management:**

A risk register for the project is in place and regularly reviewed. The main risks are summarised in Section Five below.

**Background Information:**

The background papers relating to this report can be inspected by contacting Damien Cutting – Economic Growth Lead



Telephone: 07974 111 756



e-mail: [damien.cutting@tameside.gov.uk](mailto:damien.cutting@tameside.gov.uk)

## 1. INTRODUCTION

- 1.1 The purpose of this report is to provide an update on the Future St Petersfield work primarily, to consider a Delivery Strategy that consider the most appropriate route to market and to review legacy matters outlined in a report to Executive Cabinet on 29 September 2021 which approved the striking off of St Petersfield Management Company along with the establishment of a future approach to the management of the estate within the St. Petersfield development area and associated detail of works involved to carry out this task. Following a review of the legacy matters, £16,000 (inclusive of 50 per cent of the legal costs incurred by Ask Developments) is requested in order to settle 50 percent of historical outstanding financial liabilities relating to the upkeep of the common areas in recent years.
- 1.2 In order to ensure that St Petersfield fulfils its potential as being a location for high quality employment, innovation, design, tech and public realm, the Council are keen to progress with future aspirations associated with St Petersfield. The Phase One St Petersfield Masterplan outlines a proposal for a mixed use development on nine development sites comprising commercial, leisure, new homes and an improved public realm. The masterplan was approved by Executive Cabinet on 9 February 2022 and the report outlined the work that would follow in respect of the preparation of a delivery/partnership strategy included in the St Petersfield Phase Two commission that is currently underway.
- 1.3 Despite the Future St Petersfield work priorities and ambition to see significant regeneration in the area, there were a number of legacy issues identified that require a resolution. If these legacy issues were to remain unresolved, progress could be inhibited and result in St Petersfield not fulfilling its potential and not delivering the economic, environmental and social improvements necessary for Ashton and the rest of the borough. It is therefore vital that the legacy issues are understood and resolved so as to lessen an impact on the Futures work.

## 2. BACKGROUND

- 2.1 As set out in the Tameside Inclusive Growth Strategy (2021), St Petersfield provides a clear opportunity for Tameside to create a modern, tailored development that can provide a hub for the growth of the digital, creative and tech sector in the borough. The installation of a Dark Fibre network into the area, and the completion of a data centre in Ashton Old Baths, ensures digital connectivity to match that available in Media City.
- 2.2 As part of the Eastern Growth Cluster, the recent designation of the Ashton Mayoral Development Zone was approved by Executive Cabinet on 9 February 2022. The Ashton Mayoral Development Zone is a key strategic economic growth opportunity encompassing Ashton-under-Lyne town centre including the St. Petersfield Digital Creative and Tech Hub, and the large scale employment development opportunity of Ashton Moss. The AMDZ comprises three key economic growth projects;
- Ashton-Under-Lyne Levelling Up Fund Project
  - St. Petersfield Digital, Creative and Tech Hub
  - Ashton Moss Advanced Manufacturing Park
- 2.3 The latter two of which form the two ends of the Ashton Innovation Corridor (see map at **Appendix 3**). The scale and location of AMDZ, positioned between the digital hubs of Manchester City Centre, and Leeds, and the advanced manufacturing hubs of Lancashire and South Yorkshire, make it a key opportunity to harness the digital, creative and tech sector and advanced materials strengths of Greater Manchester, to create an economic growth engine in the east of the City region.
- 2.4 The approved Future St Petersfield Masterplan (the Masterplan) (**Appendix 1**) and associated Development Prospectus includes a set of agreed development principles that would ensure a high quality development is delivered in the Masterplan area and enable the

right mix of uses to be delivered including commercial/office, residential, leisure and food and drink. The Development Prospectus has been used as a promotional tool in the Expressions of Interest exercise recently carried out by Tameside Council.

- 2.5 The St Petersfield masterplan comprises a vision for the area which would appeal to the city region's fast growing Digital, Creative and Tech Sector, utilising the boroughs newly installed dark fibre network. A total of nine development plots have been identified and the proposals for each development plot are connected by the improvements to the public realm and highways.
- 2.6 An extensive market appraisal, led by CBRE, has identified a need for a choice of high quality, healthy workspaces which offer a variety of floorplates, working environments and amenity space.
- 2.7 A branding strategy prepared alongside the masterplan proposals establishes a place identity that people of Ashton will recognise and related to. 'Weaving Ashton's rich history with new patterns of working' ensures that developers are aware from the beginning, the type of development St Petersfield will be which is an exemplar scheme that has sustainability, health & well-being and a new 'hybrid worker' at the core of the proposals. The development prospectus presents the opportunity of St Petersfield and the potential to be part of something special; a unique offer to attract developer interest to this area of Greater Manchester.
- 2.8 The nine development plots include proposals for new homes, commercial/office floorspace, a hotel, and ancillary food and beverage establishments. Along with an improved public realm, this quantum of delivery have the potential to create new jobs, business rates income and an increased GVA for the borough. However, further discussions that have taken place with interested developers has recognised that there could be opportunities to increase the number of new homes and reduce the amount of commercial space identified.
- 2.9 RIBA Stage Two designs carried out on a number of the plots and detail the type and quality of developments that could be accommodated in the area. The designs ensure that sustainability is embedded in the process of development from the start and opportunities to use modern construction methods and innovative design to deliver low/zero carbon development across the St Petersfield area will be explored as the design progresses.
- 2.10 By building on the success of Ashton Old Baths and by ensuring that development is sensitive to the Conservation Area it sits in, a new future for St Petersfield will provide a place for businesses to collaborate and grow, for people to live in a high quality home, to visit and spend time at their leisure in a much improved public realm that better connects St Petersfield to the core of Ashton.
- 2.11 The Masterplan is currently being used as an economic and planning tool to guide and enable the future development and enable more detailed design of the site, in accordance with existing and proposed planning policies.
- 2.12 The Expressions of Interest exercise carried out with the support of specialist agents identified tangible developer interest in the scheme. Face to face discussions were held with interested developers to further understand how they envisaged the approach to delivering a mixed use scheme for St Petersfield. This exercise reaffirms the view that the St Petersfield is optimally positioned to both provide jobs for local people, to attract specialist talent from around the region, to create a step change in the local housing offer, and to provide new amenities for the local community.
- 2.13 Historically, there have been some legacy matters which require resolution. On 26 March 2004, the Council entered into a development agreement with ASK Property Developments Limited. The development agreement related to the redevelopment of St. Petersfield in accordance with an agreed masterplan over a 10-year period.



- 2.14 As part of the legacy associated with the history of St Petersfield, the existing striking off of the existing management company in St Petersfield will create the platform to enable the Council to progress the delivery of the St Petersfield Masterplan.

### **3. ST PETERSFIELD LEGACY PROGRESS UPDATE**

- 3.1 On 29 September 2021, Tameside Council Executive Cabinet approved the striking off of the St Petersfield Management Company and for the authority to enter into a new management agreement with St Petersfield tenants and to take control of the management of the estate going forward.
- 3.2 Funding was approved via a report to the Executive Cabinet on 28 April 2021. **Appendix 4** provides an update of the actual and proposed committed expenditure relating to the development.
- 3.3 In order to resolve the long standing legacy issues and to progress with the striking off of the Management Company, an agreement with Ask Developments is proposed in order to jointly settle historical outstanding invoices in the St Petersfield area. **Appendix 2** includes a breakdown of these costs.
- 3.4 As set out in **Appendix 4**, it is proposed that an allocation of £70,000 is to be utilised to resolve historical liabilities in the St Petersfield area and to enable progress of the St Petersfield Masterplan Delivery Strategy. The expenditure is to be financed via the reserve sum of £200,000 that was approved for the St Petersfield development in a report to the Executive Cabinet on 28 April 2021. A balance of £74,000 remains at 1 April 2022. The Evergreen grant sum of £127,000 is to be claimed by 31 March 2023 from GMCA.
- 3.5 Dialogue has taken place between the Council's Estates and Legal Team and existing tenants. In the main, these discussions have been positive and tenants have provisionally agreed to enter into the process of signing a new Deed of Variation. Once the new DOVs have been signed, the Council will begin to collect the service charge from the tenants which will be utilised for the maintenance and upkeep of the public realm and common areas in the St Petersfield area. Details of these costings and portioned responsibility for costings are included in Executive Cabinet Report dated 29 September 2021 [Item 12](#). These costings will require reviewing since this report.

### **4. FUTURE ST PETERSFIELD DELIVERY STRATEGY**

- 4.1 This section briefly outlines the work that has been undertaken for the St. Petersfield regeneration opportunity including the design and development work, viability and delivery programme assessment and the market engagement analysis which has all helped to inform the approach which Tameside Council can now consider to take the St. Petersfield opportunity to the market to select a development partner. The approved masterplan which outlines the vision and design principles are included in **Appendix 1**.

#### **Developer Days**

- 4.2 A series of developer days were held throughout November and December 2022 in order to meet with those developers who have formally expressed an interest in being involved in the delivery of the St Petersfield opportunity and to provide additional information on how they would approach the delivery. A number of experienced and well known developers were included in these discussions and have a track record of delivering similar schemes.
- 4.3 Those organisations that attended the developer days have an impressive track record in delivering complex urban regeneration projects which are similar in scale to St. Petersfield. They all demonstrate a good understanding of the masterplan and the opportunities and

challenges which the project presents.

- 4.4 Those organisations also see St. Petersfield as a medium to long term partnering opportunity with the Council that requires collaborative working and a flexible approach to delivery. They agreed that they were attracted by the fact that the sites are all in Council ownership and are cleared, with good frontage onto the road network and are serviced, presenting a package of sites which are ready for development, in response to market demand.
- 4.5 The organisations confirmed that they would express an interest in the St. Petersfield opportunity when it comes to the market and had a preference for a streamlined developer selection process over a 3 month period via a Framework. This is opposed to a lengthier procurement route which could involve a competitive dialogue process.
- 4.6 Three alternative delivery approaches have been considered for the St. Petersfield regeneration opportunity by the Council.

**Option 1: Direct development by the Council**

- 4.7 This approach would require the Council to take on a significant level of delivery responsibility and risk which would require considerable staff resources, expertise and finance over the duration of the project and a 10-year commitment.
- 4.8 This option was ruled out at an early stage prior to the market testing exercise as a 'direct development' approach would not meet the project objectives and requirements.

**Option 2 Land sale to a developer or developers**

- 4.9 This would involve the Council selling off the individual plots (there are nine in total) or the entire portfolio, to one or more developers which would provide a land receipt, the size of which would depend upon when the sites were taken to the market for disposal.
- 4.10 It is considered that this approach would not realise the full regeneration potential of the St. Petersfield area which can only be realized through a comprehensive place-based approach to regeneration and investment which would see the area transformed through phased development over a 10-year period. This option was ruled out prior to the market testing exercise as it would not meet the project objectives and requirements.

**Option 3 Procurement of a private sector partner**

- 4.11 This would be undertaken in accordance with the Public Contracts Regulations (2015), through a competitive tendering process by either:

- Option 3.1 - A prescribed developer selection process such as competitive dialogue, or,
  - Option 3.2 - A procurement framework such as Pagabo, STaR, or alternative such as via the Homes England Dynamic Purchasing System (DPS).

**Option 3.1 - A developer selection process such as competitive dialogue**

- 4.12 This would involve a fully compliant procurement exercise to appoint a developer partner in accordance with the Public Contracts Regulations (2015) through a competitive tendering process and is a tried and tested route which can take between 6 and 9 months to complete (or longer), depending on whether a 2 or 3 stage selection process is required.
- 4.13 These processes are usually used for complex regeneration projects where the scope and key outcomes are not clearly defined at the outset and the selection exercise therefore helps both the contracting authority and the bidders shape and refine their approach to the project through discussions at a series of meetings and submissions which are evaluated.
- 4.14 These processes can be time intensive for both the contracting authority and potential delivery partners to participate in and should only be used where they add value to the selection process for all parties.

**Option 3.2 - A procurement framework such as Pagabo, Star or via Homes England's DPS**

- 4.15 Using a public sector procurement framework such as Pagabo, Star, or via the Homes England DPS provides public sector organisations across the UK with OJEU compliant framework agreements which have flexibility and choice in the commissioning process.
- 4.16 While the Homes England DPS has more of a focus on housing rather than mixed use and is therefore not a preferred route for St. Petersfield, the Pagabo and Star frameworks are more flexible in this regard.
- 4.17 The Pagabo procurement framework is however the most advanced and has a major works framework for large scale construction projects and a range of developer-led frameworks with 'lots' covering three contract structures namely:
- a. property development via joint venture and special purpose vehicle;
  - b. long income lease and lease back, and
  - c. property development single site or multiple site programmes under a development agreement which are divided into lot size according to contract value.
- 4.18 The Pagabo developer led framework under a development agreement is probably the most suitable framework for consideration at St. Petersfield. This framework includes all of those developers who have expressed an interest in being involved further.
- 4.19 A competitive selection process using the Pagabo Framework would require a 2 - 3 month period to complete. All the documentation would be prepared prior to the procurement process starting and there are templates available which could be easily adapted to ensure the exercise is fit for St. Petersfield. It would also be a competition that would be confined to the suppliers who are currently on the Framework.

**5. RISK MANAGEMENT**

- 5.1 Table 1 provides a summary of the performance of the various approaches against the project objectives, highlighting the key risks and overall rating together with the strategy for mitigating risk (where possible) and the revised rating. The analysis shows that the Pagabo framework delivery option outperforms the others and is the preferred approach.

**Table 1. Delivery Approaches: Summary of Performance against Objectives**

Option	Broad Approaches to Delivery	Key Risks	Overall Rating	Mitigation Strategy	Revised Rating
1	Direct Development by the Council	High Risk for the Council in terms of committing skills and resource and taking delivery risk on the project.		It was agreed by the Study team that this option would not be considered further.	
2	A Land Sale to Developers	High Risk for the Council as they would lose control over the regeneration opportunity and the sites could remain undeveloped.		It was also agreed by the Study team that this option would not be considered further.	
3.1	Procurement	St. Petersfield is a		Even if the timescales	

	of a private sector developer in accordance with the Public Contracts Regulations (2015), through a competitive tendering process such as competitive dialogue	straightforward procurement exercise which does not require a lengthy selection process of between 6 to 9 months or more.		could be a minimum of 6 months there is no market appetite, and the response, when launched would be poor.	
<b>3.2</b>	A Procurement Framework such as Pagabo, Star or via Homes England's DPS	Shorter and more streamlined processes (of less than 3 months) than under 3.1 but Star and the DPS less appropriate than Pagabo.		The Pagabo framework is the most advanced and includes developers who have attended the development days and is their preferred selection route.	
<b>Legacy</b>	Agree to jointly settle historical unpaid outstanding invoices with Ask Development	If an agreement is not put in place, Council are still liable for unpaid invoices.		Council to allocate sum of monies to settle outstanding invoices as part of a commercial deal with Ask Developments.	
<b>Legacy</b>	Striking off of Management Company	A delay could inhibit progress on the delivery strategy.		Tenants have provisionally agreed to the signing of a new Deed of Variation. Ask Developments required to sign new Deed of Variations	

## 6. CONCLUSION AND NEXT STEPS

- 6.1 The Council remains committed to bring forward the Future St Petersfield masterplan development opportunity as an exemplar mixed use town centre location in Greater Manchester.
- 6.2 The Ashton Mayoral Development Zone will play a key role in the delivery of this opportunity in St Petersfield, and its makeup will reflect the importance of the zones potential for the regeneration and economic growth of the city region. There will be a requirement for a board to be set up that will carry out an important oversight role, providing guidance and facilitating co-ordination and co-operation between the different project elements.
- 6.3 The soft market testing exercise has demonstrated that there is interest from the market and from potential developers to deliver the scheme in partnership with Tameside Council.
- 6.4 As summarised in Table 1, a framework such as the Pagabo framework will enable the

streamlined and efficient process of securing a developer partner on board to deliver the St Petersfield Masterplan.

- 6.5 In respect of legacy matters, the priority for the Council is to enable to striking off of the St Petersfield Management Company which will allow progress on delivering regeneration in the area.

## **7. RECOMMENDATIONS**

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

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# St Petersfield

## Masterplan Vision

### Report







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Version: 3  
 Version date: 5 November 2021  
 Comment: Draft

This document has been prepared and checked in accordance with ISO 9001:2015



# ST. PETERSFIELD

## 01 / Introduction



01 / INTRODUCTION

# Overview

## Purpose of Report

This Masterplan Vision Report is a supporting document that will sit alongside the site wide prospectus document for St Petersfield, Ashton-under-Lyne. The report provides background to the masterplan for the site and defines the key moves which will realise the vision for St Petersfield.

The opportunity for redevelopment in St Petersfield has been identified for some time and previous studies have outlined its future potential as a town centre business district.

This report provides a road map for Tameside Council to further support that vision through a series of design principles and development frameworks, helping to describe the masterplan vision and set design and delivery principles for its future.

## Design Team and Collaborators

The delivery report was assembled by LDA Design for Tameside Borough Council with the help of a team of multi-disciplinary experts.

The following specialist consultants have been integral to the Masterplan Vision Report:

Masterplanning, Planning, Urban Design & Landscape	LDA Design
Architecture	TODD Architects
Town Planning, Property Consultancy and Delivery	CBRE
Infrastructure & Highways	Curtins
Place Branding	Partisan Studio



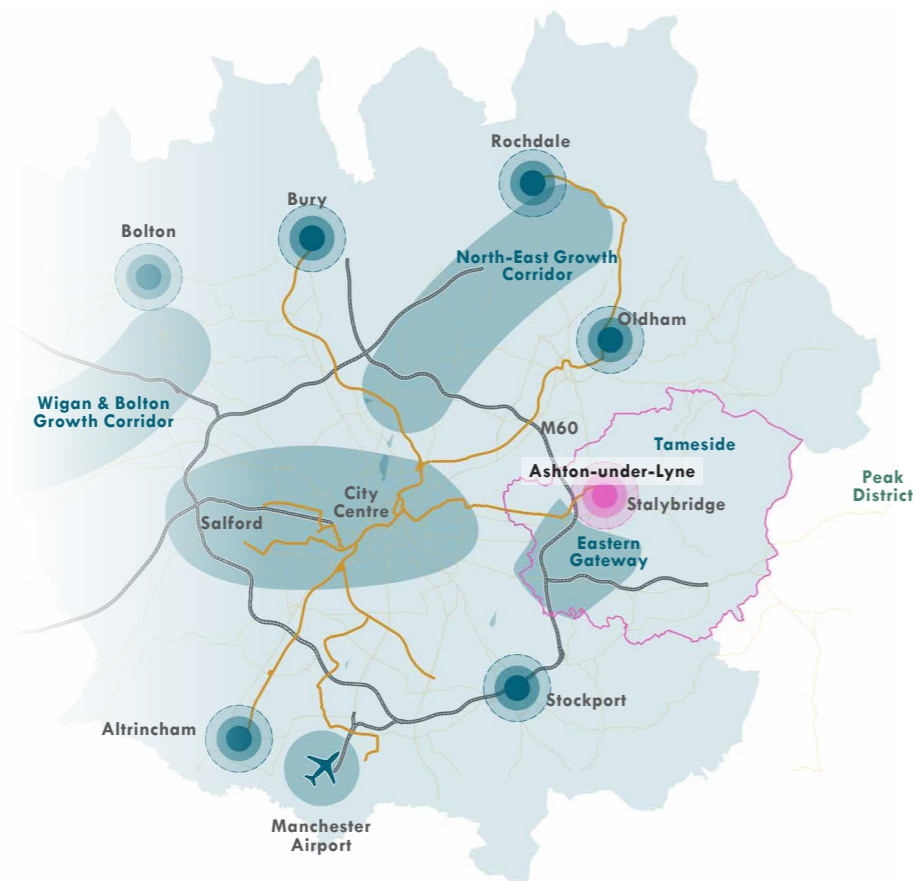


# Strategic Context

St Petersfield and Ashton-under-Lyne are located east of Manchester City Centre, immediately beyond the M60 ring road. It is one of eight "M60 towns" outside of the regional centre. The site and the town is well connected via road, rail, bus and tram. Ashton's public transport interchange, connecting all three forms, is located a 15-minute walk to the north of the site. This makes St Petersfield a highly connected location with the added benefit of easy access to the surrounding countryside, including Saddleworth and the north Peaks.

There are a number of existing and planned areas of strategic investment which will impact St Petersfield:

- The Inclusive Growth Strategy for Tameside sets out plans for the Eastern Growth Corridor which takes in St Petersfield, Ashton Moss and Ashton town centre to deliver high innovation growth
- Investment in Ashton Old Baths with a new data centre, and Dark Fibre infrastructure
- Proposed Beelines cycle network, providing local and city connections for cyclists
- There is planned works in delivering the Quality Bus Transit corridor between Rochdale, Oldham and Ashton-under-Lyne
- Potential extension of the Metrolink to Stalybridge and more frequency of trams to service the town



Ashton-under-Lyne's Strategic location within the Eastern Gateway and Tameside

# Site Context

St Petersfield is located in the Western part of Ashton Town Centre, forming the south western gateway into the town for pedestrians and vehicles. The area is characterised by a range of uses including office, residential, education, civic and health care. The site currently hosts a range of occupiers such as; the Magistrates court; Ashton Old Baths; Tameside College and the Ashton Primary Care Centre which have a notable presence within the site.

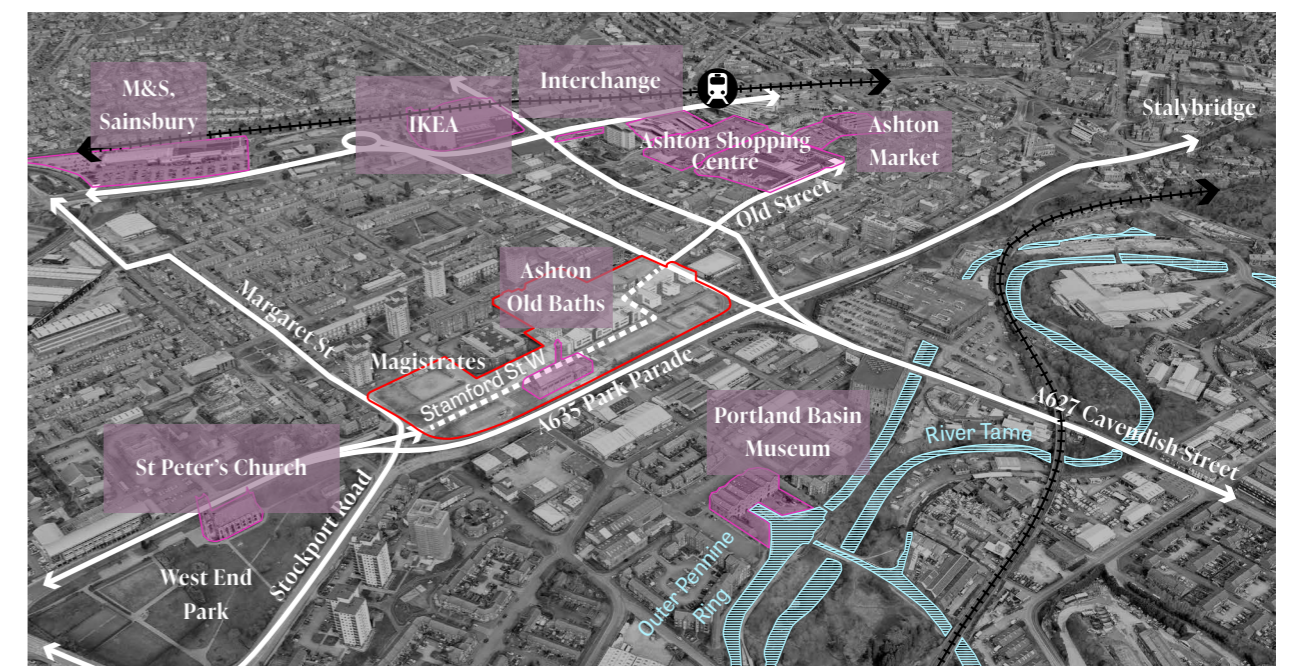
Although the area has benefited from development in recent years, including a new public realm scheme, a large proportion of St Petersfield comprises cleared sites and temporary surface car parking. This, along with the access arrangement, has led to the site being somewhat of a thoroughfare for vehicles.

A large residential community sits to the north of the site, made up of market and social housing, including four prominent towers which overlook the site.

The site is bound to the south by Park Parade, a large dual carriageway connecting the town to the M60 to the west and Stalybridge to the east. An industrial area sits to the south of Park Parade which leads to the canal side residential areas of Portland Basin, which includes the Portland Basin Museum.

St Petersfield is designated as an established employment area and sits within Ashton Town Centre Conservation Area. The general scale of buildings within St Petersfield is approximately 3-4 storeys in height. The Italianate chimney at Ashton Old Baths, which is Grade II\* listed, is a notable presence on the skyline and has a direct relationship with the spire of St Peter's Church to the west.

Soft landscaping is generally limited to the periphery of the site and around the surface level car parking. There is a notable tree belt and a small grassed area to the south of the Magistrates Court and along Old Street.



Site location



# Community and Stakeholder Engagement

This masterplan has been shaped collectively with local members and stakeholders to deliver a plan which is responsive to the challenges and opportunities that exist on a day-to-day basis. It has been used to refresh ideas and relationships developed through the previous masterplanning work and set a new conversation going to define the future of the place.

In May 2021, LDA Design and Tameside Borough Council led a walking tour of St Petersfield, Ashton Old Baths and its surrounding area. The tour included council members, officers, Tameside College and local businesses.



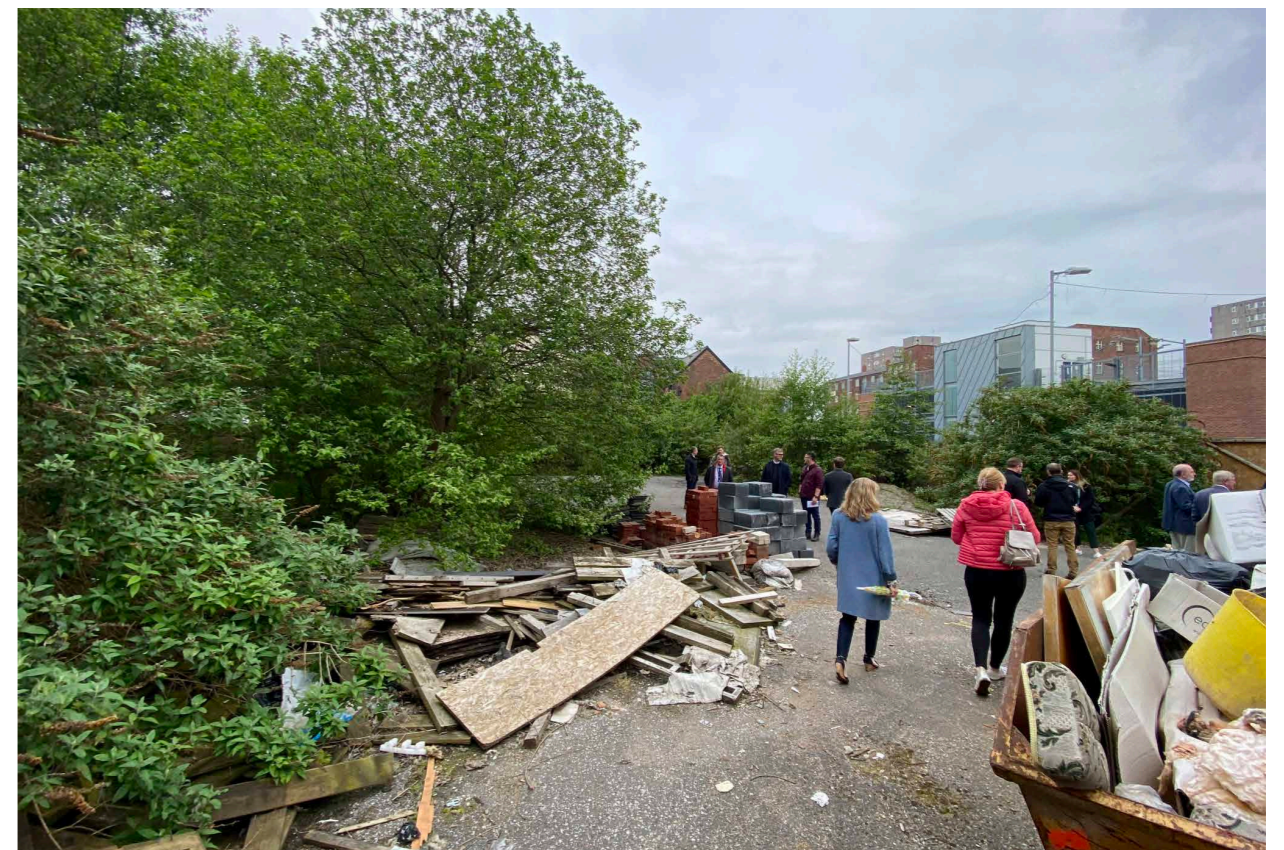
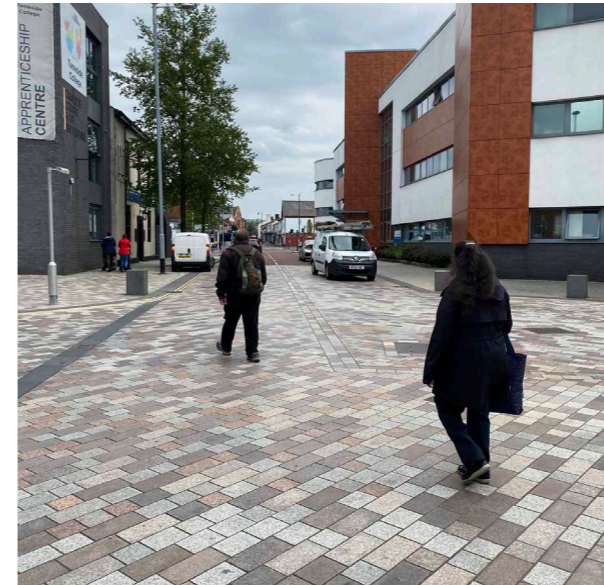
Stakeholder walking tour of St Petersfield

The tour outlined key legacy issues/ challenges and opportunities that the masterplan should address. Discussions with local businesses and the College meant that we could understand pertinent issues which should be addressed through the plan.

Further to this engagement, as part of the market and townscape appraisal our team engaged one-on-one with key stakeholders including Ashton Pioneer Homes, Oxford Innovations, Council Officers (highways, planning, estates, open space, digital), Saffer Cooper Consultancy and local developers.

Further to targeted stakeholder engagement, our team have begun engaging with the local community through Ashton Pioneer Homes. An opportunity to engage the community with St Petersfield was identified through our work, both to help shape the outcome and also ensure their long term engagement with the area going forward.

Early discussion identified the opportunity to develop a community pocket park on vacant land off Old Street/Brookdale Avenue. The land, currently sitting behind hoardings, provides a big opportunity to develop a temporary community space to draw people into St Petersfield and offer a healthy, green space for the community and visitors to St Petersfield. Eventually, the plot is earmarked for development with a new public realm framing access onto Old Street.



The tour included a visit to the potential community space (bottom) and Ashton Old Baths (top right)



# Key Challenges and Opportunities

## Challenges

- Distinct lack of amenity and active uses throughout the site
- Lack of legible connection to town centre and surrounding areas, currently very inward looking site
- Park Parade presents a barrier to pedestrian movement to the south with high volumes of traffic and limited crossing opportunities.
- The majority of the site is dominated by highways, particularly along Stamford Street West, resulting in spaces that are difficult to navigate
- Legacy issues associated with historical development activity
- Existing blank facades and surface car parking form a negative user experience on site
- Retail and commercial uses along Old Street are intermittent and vehicular traffic currently does not provide a strong arrival experience leading into the site
- Henry Square does not currently encourage use as an informal open space and is poorly used by the public
- Current pedestrian and cycle movement from the site lacks legibility, infrastructure and wayfinding
- Access points into the site are uninviting and lack presence
- Swathes of surface car parking provide a negative experience on site

## Opportunities

- To provide an exemplar urban regeneration project for Tameside that incorporates the latest green building standards
- Integrate with the surrounding context through re-use of the historic grid-iron street pattern which connect to the wider public realm along Old Street, Stamford Street West and to Portland Basin
- Enhance Henry Square as a civic square for Ashton, with the potential to host a range of public events
- Potential to provide new homes, leisure, community, cultural and commercial uses to provide activity day and night (24hr economy)
- Grasp development opportunities on site to realise potential
- Bring under-utilised and vacant areas back into life through temporary and meanwhile uses
- Encourage pedestrian and cycle movement into and through the site, providing attractive, safe and legible routes
- Provide a positive outlook onto Park Parade with development that addresses the edges of the site
- Greening of the site to break up areas of hard surfacing, provide sustainable drainage solutions and create green corridors connecting to surrounding parks and open spaces
- Utilising the high-speed fibre connectivity within the Ashton Old Baths data centre to help create jobs and encourage tech companies to grow within this easily accessible location

St Petersfield is an outstanding development opportunity which has potential to become a vibrant urban quarter to complement Ashton's Town Centre. Below is a set of challenges and opportunities that will provide key indicators for success:

## Indicators of Success

- To create an established strategy which clearly identifies the phased delivery of a sustainable and commercially viable development
- To activate the site through a mix of new land uses, active frontages and a high quality public realm
- Create a public realm that is well programmed, managed and curated with formal and informal events taking place year-round within a well maintained landscape
- To provide a plan with ingrained flexibility to allow for development and placemaking to occur based on market, environmental and social need
- Respond to the site's historic context and form, delivering a development synonymous with Ashton
- A development that celebrates and enhances the quality of existing assets, such as Ashton Old Baths
- Create clear connections to and from Ashton town centre, that connect to key destinations and identify any further potential routes to development opportunities within close proximity of the site
- Create high levels of green space that wield an increased biodiversity yield
- Deliver a truly sustainable design that contribute to zero carbon targets that reduce the need to travel by car
- Deliver an accessible site with high levels of pedestrian, cycle and public transport access, that balance the need for vehicular-use, service access and parking on site
- Aim to achieve tangible benefits for the surrounding residential community in terms of access to amenity, public realm and jobs
- Provide an exemplar regeneration project that is deliverable and logically phased, ensuring that realistic quick wins are matched with major advancements

# ST. PETERSFIELD

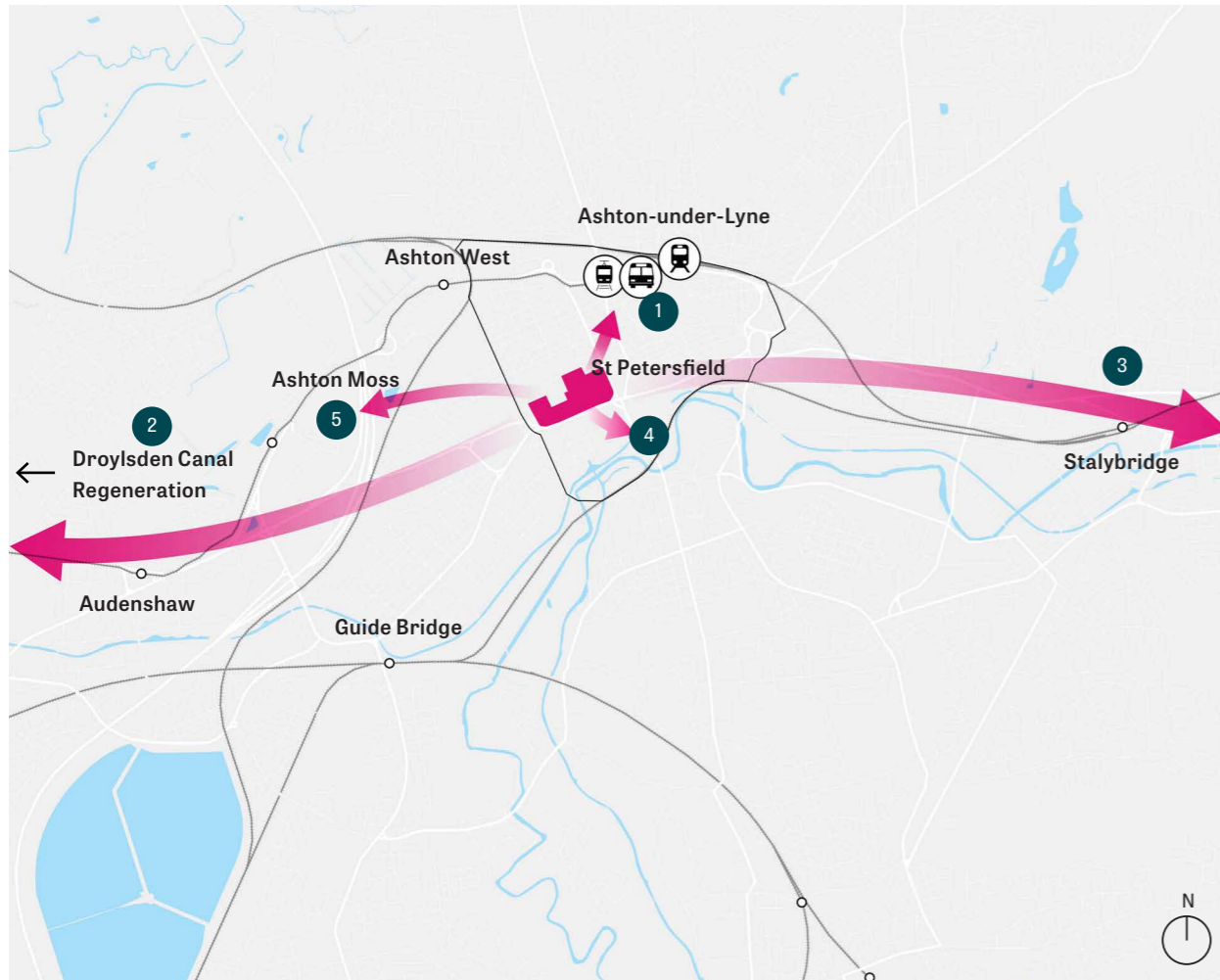
## 02 / Strategic Vision



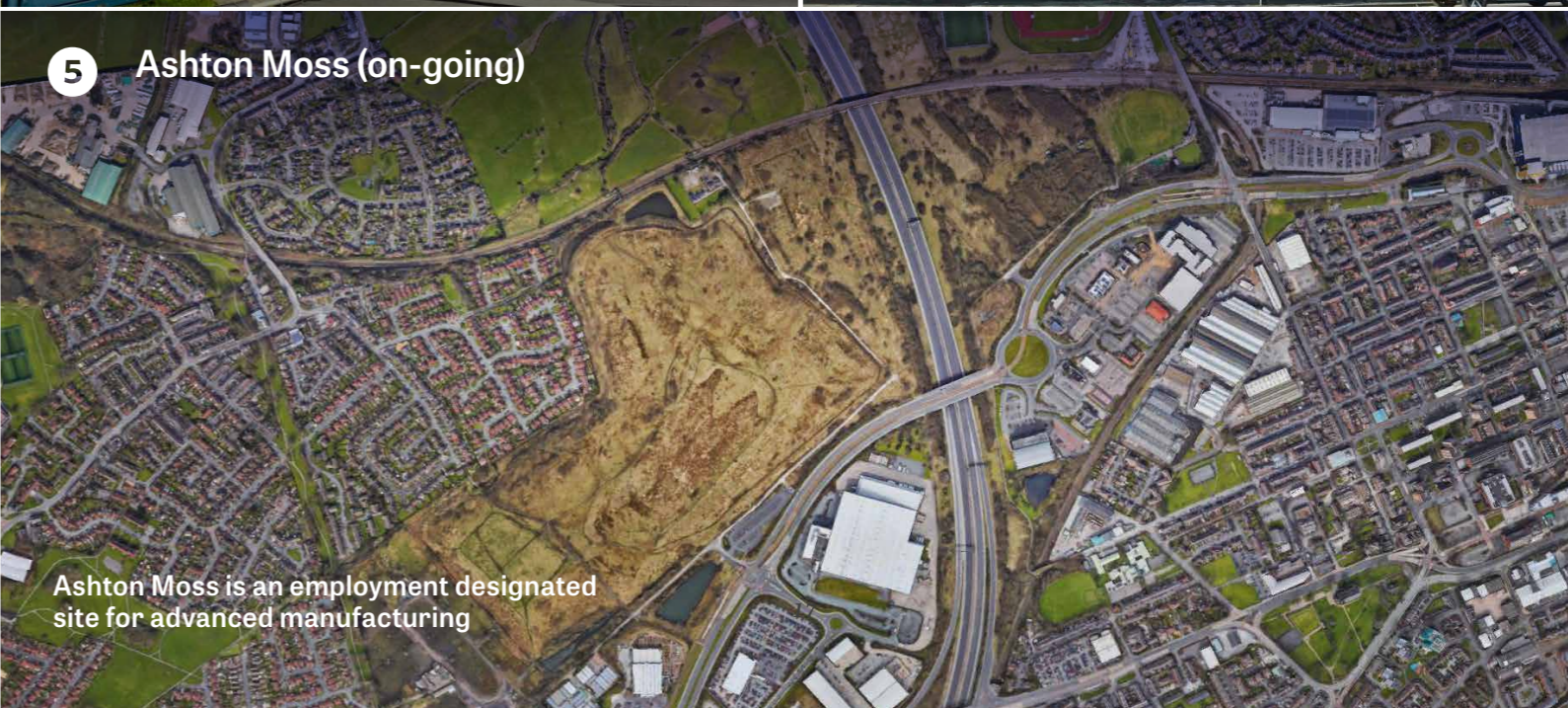
# Regeneration Context

Tameside is targeting a number of key regeneration opportunities amidst a turbulent period for town centres. St Petersfield is ideally located within surrounding key regeneration opportunities and a growing population of residents and complimentary businesses provides a strong rationale for new businesses to develop and grow within the town.

Wider regeneration opportunities such as Ashton Moss, Droylsden Marina and Stalybridge are creating a framework for future development/enhancements which will improve the overall residential and employment offer, making Tameside a more competitive market within Greater Manchester.

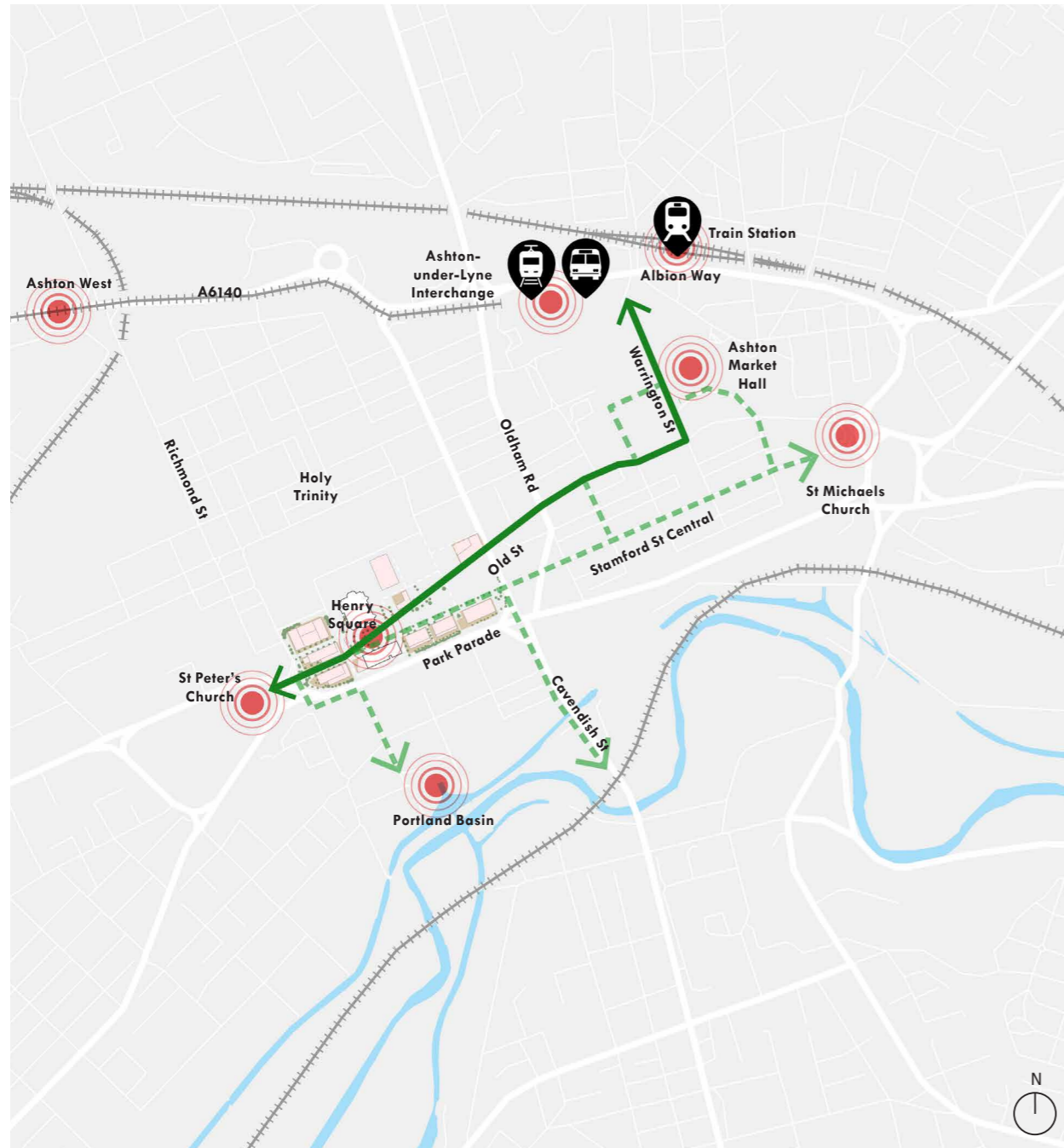


Key:  
█ St Petersfield





# Pedestrian Connections



- Key:
- Key pedestrian route
  - - - Associated pedestrian route
  - Key Town Centre Destination



Ashton Market Square



Stamford Street Central Proposals



Albion Way Proposals



Ashton-under-Lyne Tram stop

One of the key goals of the masterplan is to ensure that St Petersfield knits into the wider town centre through an enhancement of its pedestrian connections.

This will be achieved through prioritising pedestrian movement along key corridors, complementing existing and planned public realm improvements into the wider town centre and out to surrounding communities.

Strengthening pedestrian connectivity should:

- Leverage-off the close proximity to the town centre
- Add value to the town centre by strengthening key arrival points and providing a new entrance into the town
- Prioritise Old Street as the primary pedestrian connection into the town centre, linking St Peters Church to the Station

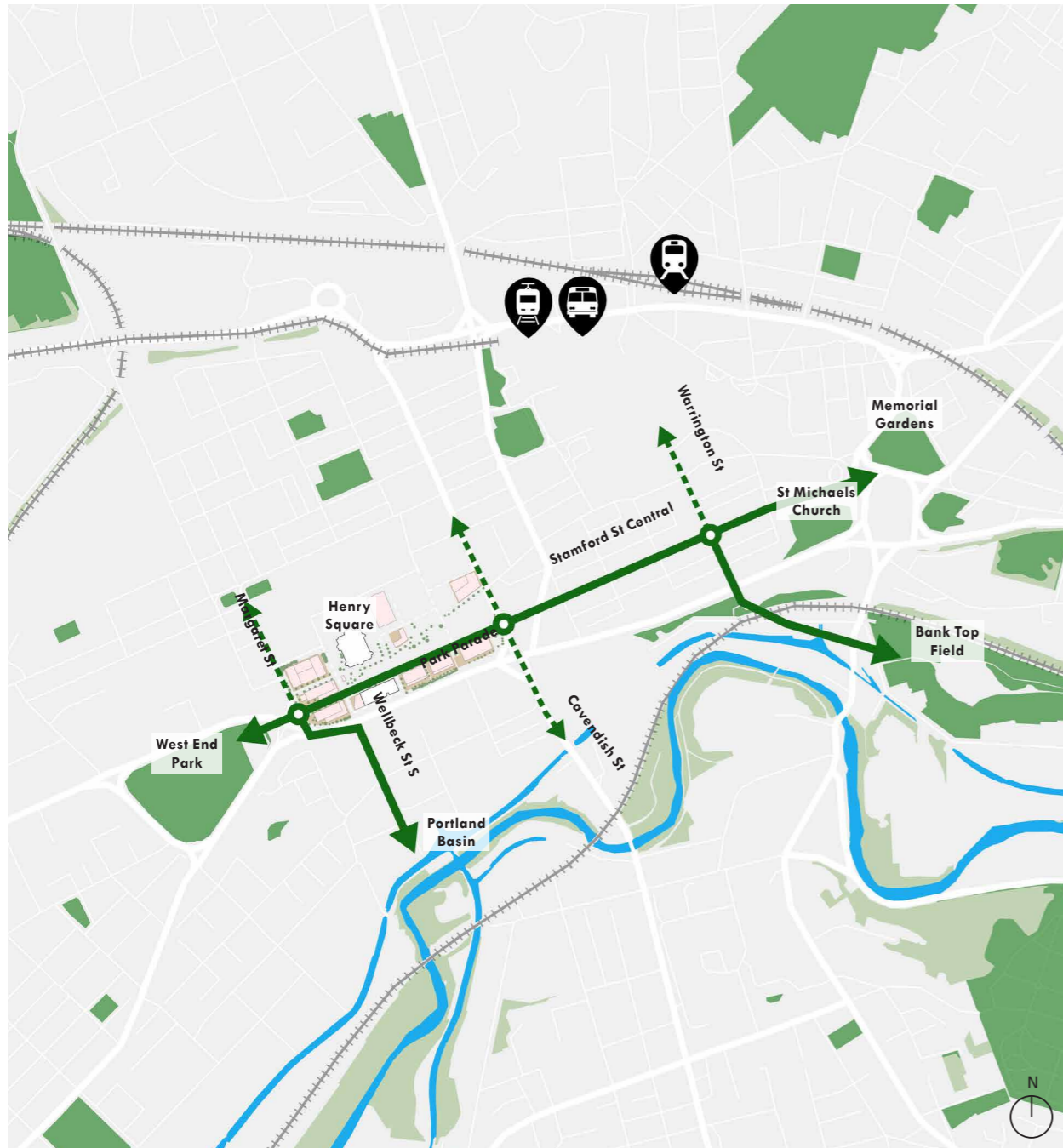
- Create strong east-west connections along Stamford Street West which will re-link the site into the historic, Delamere and Holy Trinity quarters

- Enhance connections from St Petersfield to Portland Basin and Cavendish Mill

**The masterplan will incorporate a network of public realm and routes to encourage active movement to key destinations around the town centre**



# Green Infrastructure



- Key:
- Key corridor
  - - - Secondary links
  - Greenspace



Green corridor



Greenway



St Peter's Church within West End Park



Portland Basin

St Petersfield provides a strategic opportunity to connect the green and blue infrastructure throughout the southern edge of Ashton town centre.

A green corridor along Stamford Street West, Central and East could connect West End Park and St Peter's Church with St Michael's Church and the Memorial Gardens, while secondary green routes promote access north-south from the town centre towards River Tame.

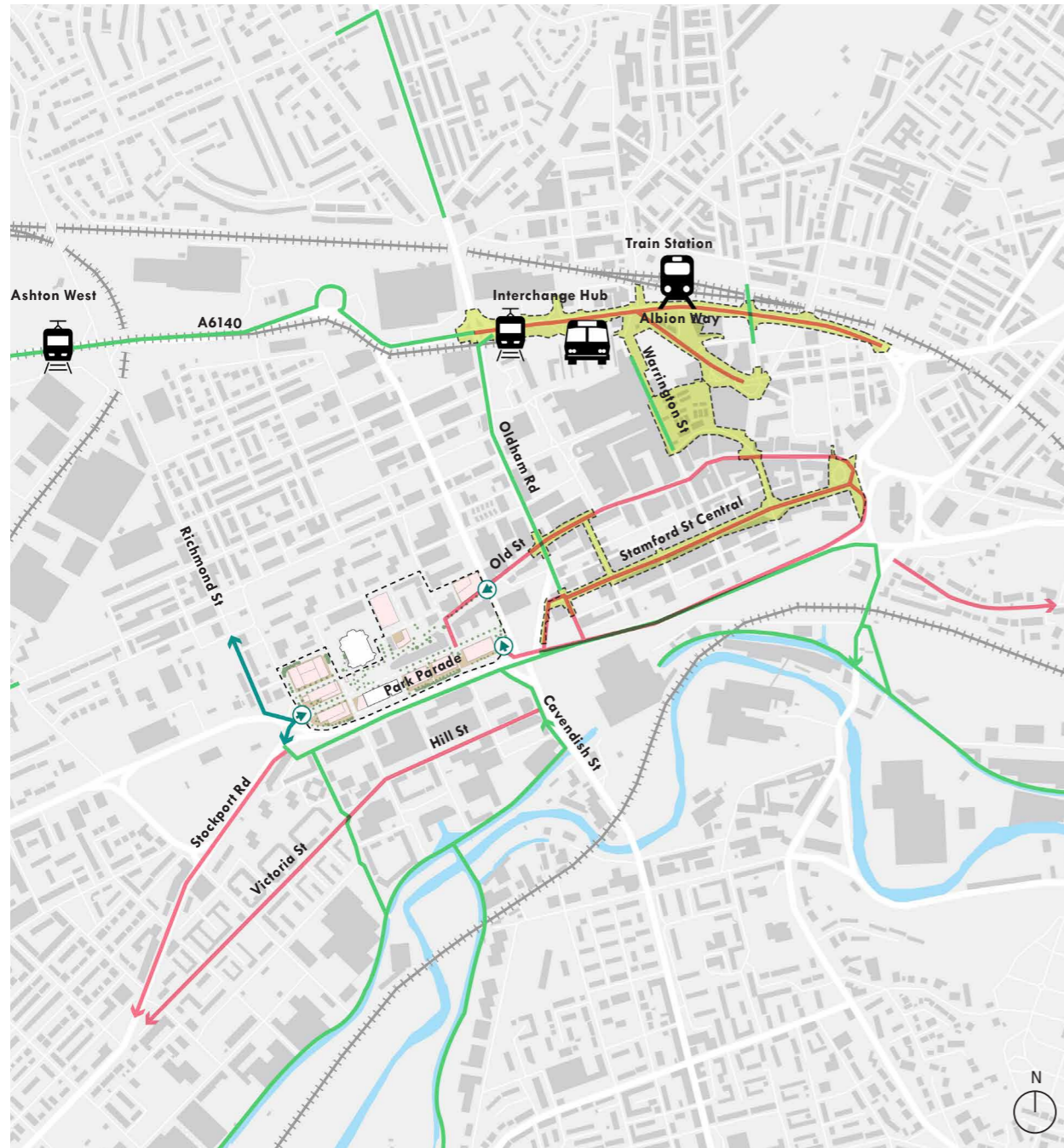
Green corridors should:

- Incorporate greening of key corridors, particularly along pedestrian and cycle connections which promote biodiversity and wellness
- Provide legible and user-friendly routes with pause-spaces and green verges

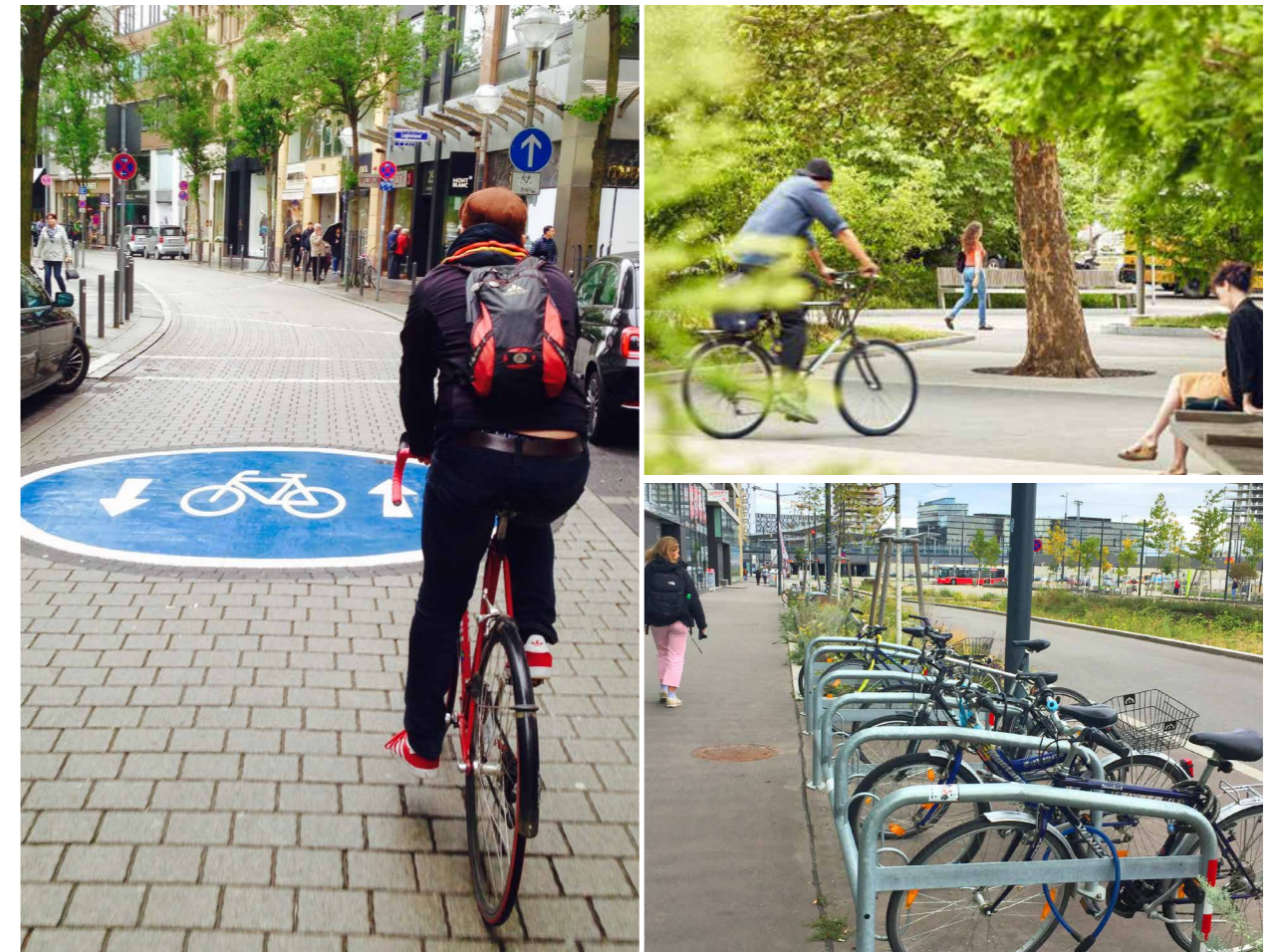
- Green connections can also form a strong network of habitats for various plants, birds and insects
- Frame views of key landmarks and the town centre, including Ashton Old Baths, the Market Hall and St Peter's Church
- Provide strong connections to key green spaces that utilise the site's strategic location and enhances the user-experience around Ashton
- Encourage active travel through improved cycle and walking routes, interconnected with public transport routes



# Cycle Connectivity



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Cycleways and storage solutions

The masterplan will seek to extend and enhance active travel corridors within Ashton, ensuring it plugs the gap between existing and future proposed active travel schemes and public realm enhancements.

west along Stockport Road tying into the beeline network

- Enhanced cycle storage, stands and associated facilities to improve ease of use and comfort

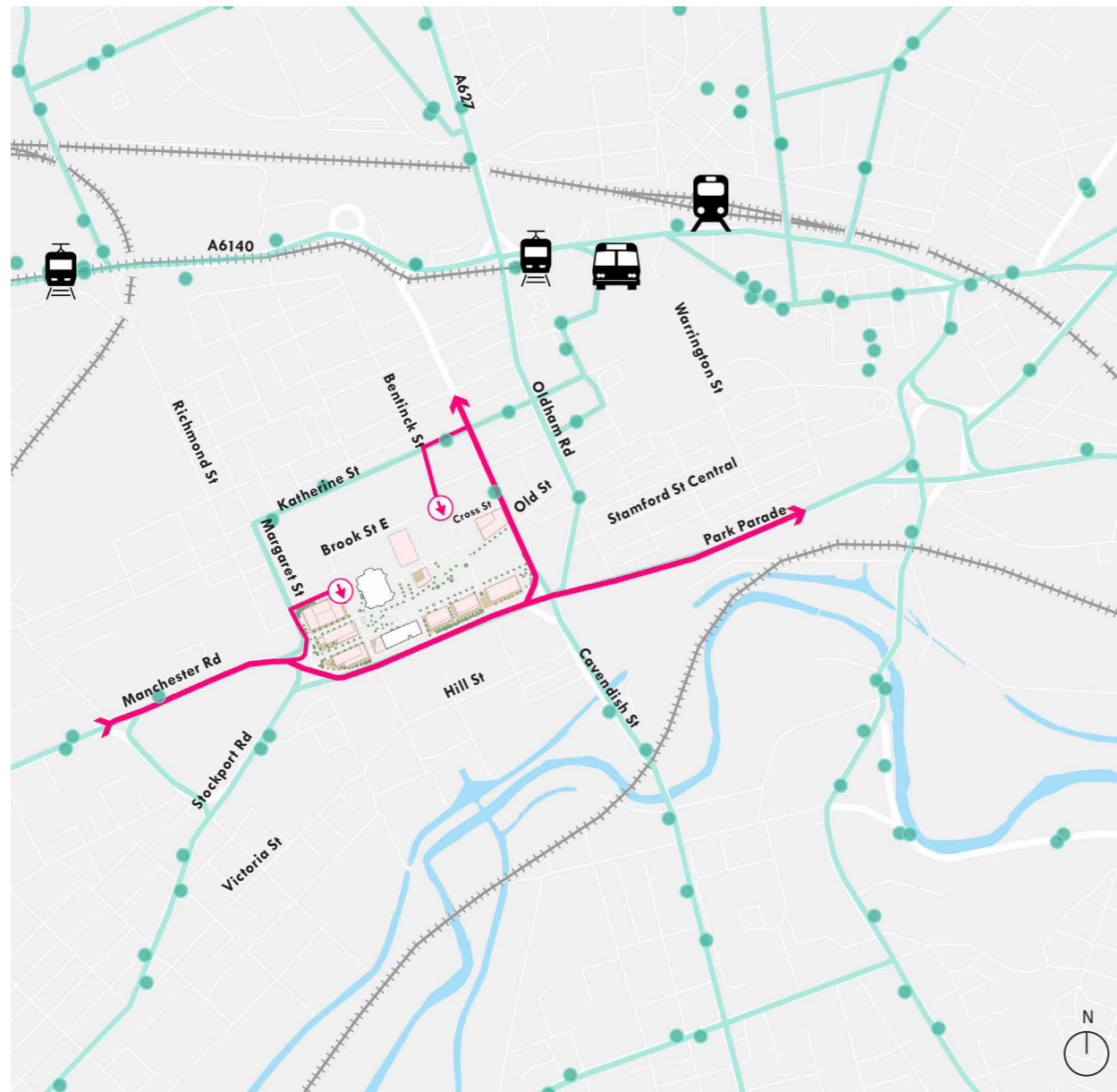
The masterplan will provide:

- Enhanced cycle accessibility, linking into the proposed Beeline cycleway schemes and public realm enhancements along Stamford Street Central and Old Street
- New controlled crossing points will allow better entry for cyclists arriving from the west along Manchester Road and east from Old Street and Stamford Street Central
- Further linkages including connections to the north along Richmond Street and south-

**The site will create publicly accessible cycleways that provide strong east-west, north-south connections both within and outside the site**



# Vehicular Movement and Public Transport



- Key:
- Site boundary
  - Key routes
  - Bus routes
  - Bus stops



Shared Streets

Key to the creation of a positive environment within St Petersfield is a rationalisation of vehicular access to the site. The goal is to create an environment where the movement of cars and other vehicles does not disrupt pedestrian and cycle movement, creating a largely car free environment at the centre of the site. This will subsequently create more opportunity for enhancement of the pedestrian experience and improve public transport connections. To do this successfully we must look strategically at the access and look to move access to the edge of the site.

The key strategic interventions are:

- Main access routes into the masterplan would be limited to Hodgson Street (via St Margaret's Street) and Bentinck Street (via Katherine Street)
- Vehicle access into and through the site will be maintained for service vehicles during controlled times, ensuring all plots are served to front or rear
- The primary access into the site will be on foot or cycle, ensuring that vehicular movement and servicing is maintained efficiently

- The site will build on its close proximity to bus links running along Manchester Road, Katherine Street and Cavendish Street which provide onward connections into the Town Centre, Stalybridge, Denton, Manchester and Stockport
- Old Street will provide an attractive route linking the site to the public transport interchanges off A6043
- Parking will be provided on plot for residents and the hotel, whilst other parking will be provided through existing and/ or new MSCPs within close proximity of the site
- Disabled parking will be provided for the Primary Care Centre off Bentinck Street and/ or in the ground floor of the proposed development on Cavendish Street

**The master plan will deliver a pedestrian friendly environment whilst balancing the necessary vehicular and servicing functions**

## 03 The Masterplan

Based on findings and consideration of key challenges, a masterplan has been developed, this section sets out the framework, and outcomes for St Petersfield

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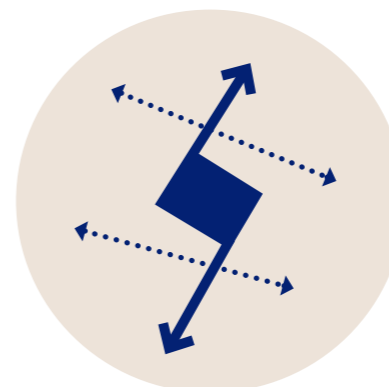
# Masterplan Objectives

St Petersfield will become a exemplar mixed-use business district, with high quality public realm that seamlessly integrates into Ashton's Town Centre. It will become a vibrant place to live, work and visit throughout the day and week.

The area will build upon its excellent connectivity both physically and digitally to incorporate innovative workspaces which utilise best-practice healthy buildings and placemaking making St Petersfield a place where people will want to return to time and again.

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8 Objectives for St Petersfield



Strengthening streets and walking routes to improve wayfinding



Creating inclusive and publicly accessible spaces for all the community to enjoy



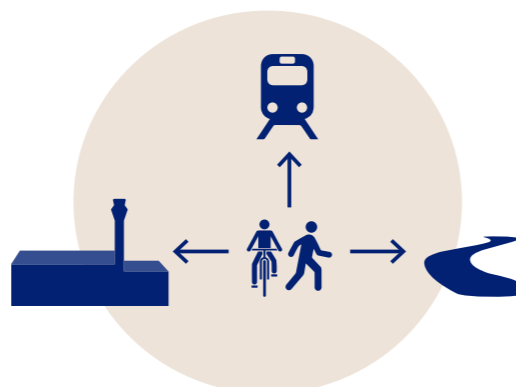
Collaborating with public and private entities to create a lively urban environment which is green, walkable and nice to spend time in



A great location where global meets local, possessing potential for local independent tech start-ups and SMEs to grow and expand



Building on the unique strengths of St Petersfield and creating a place to be proud of



Providing connections to surrounding destinations, such as the interchange hub, Ashton Market, Ashton Old Baths and Portland Basin



Deliver a vibrant place, enlivened by a mixture of uses and programmed events offering clusters of retail, food & beverage, and leisure for residents and visitors



A deliverable plan with immediate and long term outputs which achieve long term future purpose and a prosperous future for the community



# The Vision

## Multi Storey Car Park

The existing Multi-Storey Car Park to be retained and managed to offer parking on site for commercial users. Additional parking within 5-minute walk of the site will also be provided.

## Henry Square

The main focal point for St Petersfield, providing an active and attractive public square for surrounding businesses and communities to come together. The space also becomes a place for town-wide events and activities. The space will provide high quality seating, landscape improvements, fountains (retained) and lighting. Tree planting and a small kiosk will provide activity and enclose the space.

## Chester Square

The west end of Stamford Street West will frame the new development and draw people into the site. Space will be clearly demarcated to ensure continuity of movement for pedestrians and cyclists.

## Ashton Old Baths Extension

A new extension provide an open and public face to AOB and an active edge to Henry Square, as well as better frame the western facade of the building. The space can provide much needed amenity with potential for a cafe and meeting space, while it is an opportunity to bring further architectural interest and diversity.

## Old Street Pocket Park

Initially an opportunity as a meanwhile space providing much needed amenity for local residents, the space will become a unique pocket park, providing a link with the residences to the north ensuring an inviting edge is presented to the wider area.

## Old Street

Closure of Old Street to traffic within St Petersfield, to create a green and active corridor to welcome people into the site and frame views to the town centre.

## Stamford Street West Arrival

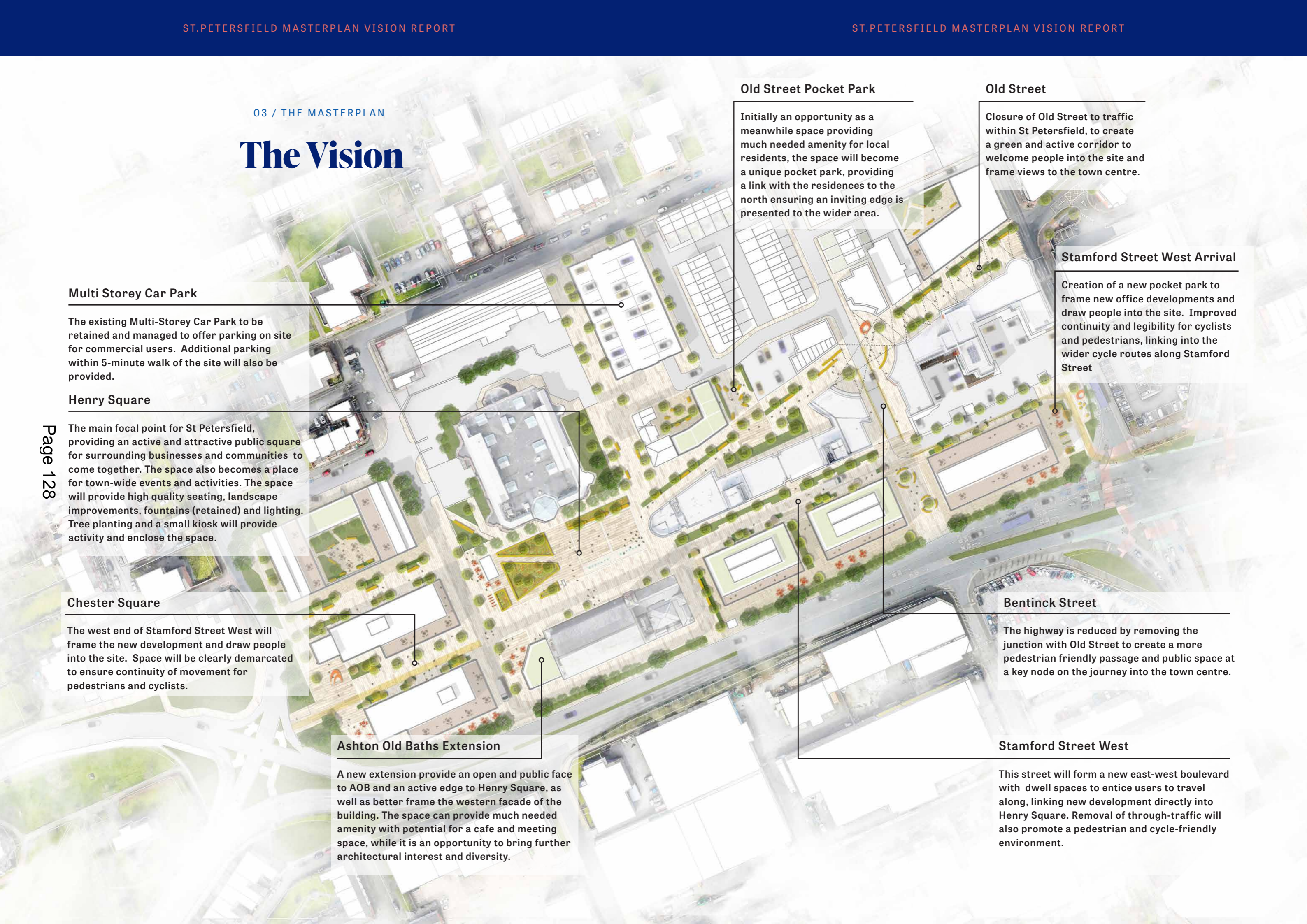
Creation of a new pocket park to frame new office developments and draw people into the site. Improved continuity and legibility for cyclists and pedestrians, linking into the wider cycle routes along Stamford Street

## Bentinck Street

The highway is reduced by removing the junction with Old Street to create a more pedestrian friendly passage and public space at a key node on the journey into the town centre.

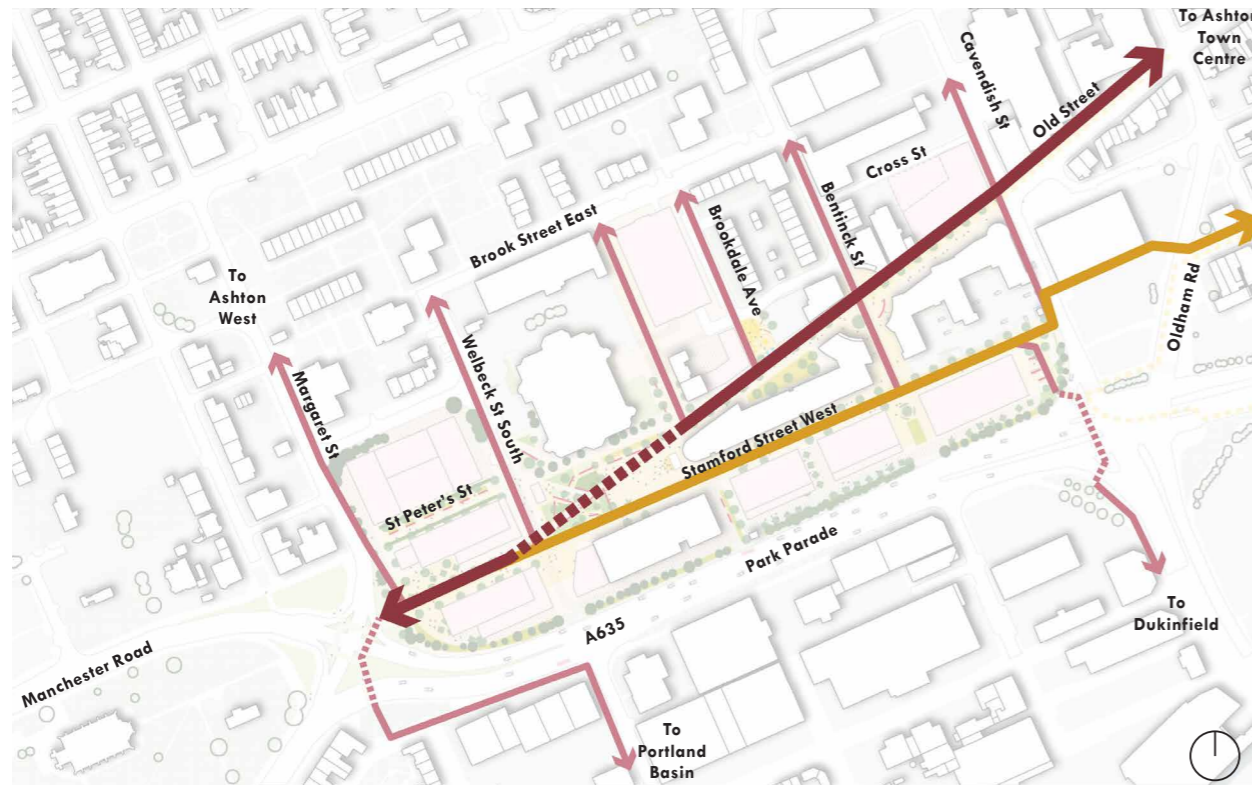
## Stamford Street West

This street will form a new east-west boulevard with dwell spaces to entice users to travel along, linking new development directly into Henry Square. Removal of through-traffic will also promote a pedestrian and cycle-friendly environment.





# The Movement Framework



Page 129

- Key:
- █ Primary
  - █ Secondary
  - █ Tertiary

## Pedestrian Movement

The site will build on its proximity to the town centre and gateway location to connect users back into the town along strong east-west desire lines including Old Street and Stamford Street West. The site will also unlock connections to the north and south towards Portland Basin and Dukinfield, as well as surrounding communities and Ashton Moss beyond.

### Key interventions:

- Improved pedestrian spine leading into the site along Old Street and Stamford Street

West, including rain gardens, widened footways, enhanced frontages, pocket parks, street furniture and street trees.

- Old Street will become a primary pedestrian boulevard that links the town centre with St Petersfield, particularly Henry Square, and St Peters Church/ West Park
- Stamford Street West will become a shared street leading users east-west from Manchester Road in the west to Cavendish Street to the east, as well as linking to Stamford Street Central



Provide spaces for seating and relaxation

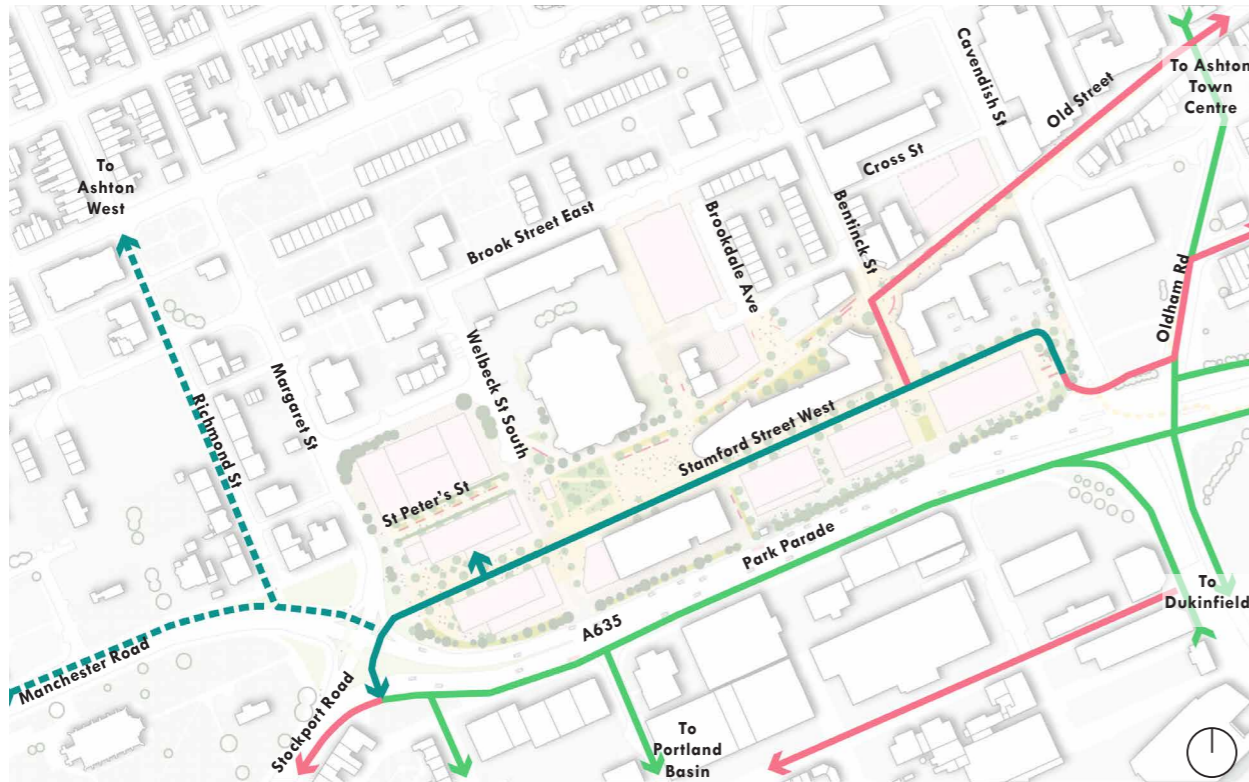


Pedestrian walkways that complement the built form

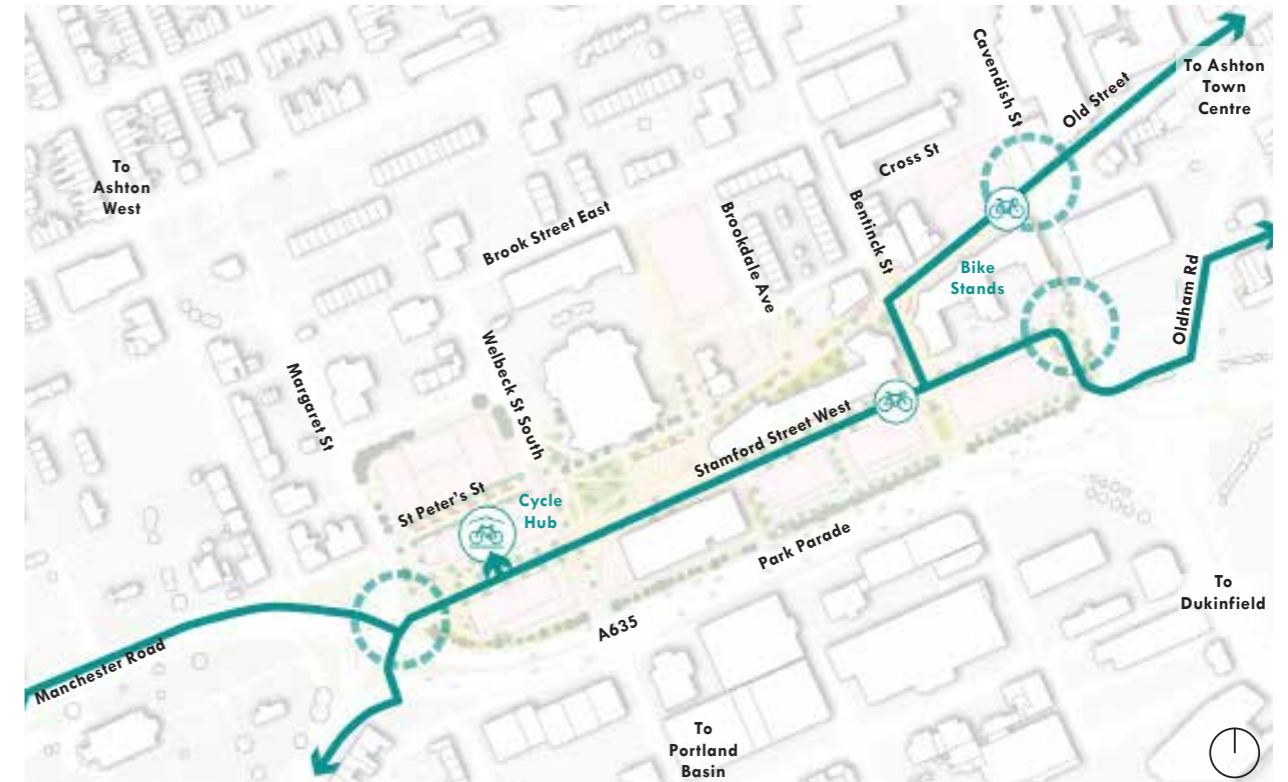


03 / THE MASTERPLAN

03 / THE MASTERPLAN



- Key:
- █ Primary route
  - █ Beeline route
  - █ Existing



- Key:
- █ Primary cycle route
  - Bike stand/hub
  - Key arrival point

### Cycling Movement

The site will establish a strong east-west cycle corridor along Stamford Street West. This will allow users to travel directly into the Town Centre along Old Street and Stamford Street, as well as unlocking onward journeys for commuters and visitors throughout Tameside.

This route extends the future planned beeline improvement corridors, plugging an existing gap.

#### Key interventions:

- Connect into Bee Network routes located along Old Street, Oldham Road and Stockport Road will be extended through the site
- Key cycle link via Stamford Street West towards Stamford Street Central, diversion around Lidl store using existing high quality crossing facilities north of Park Parade
- Enhance further onward connections to Ashton Moss, Portland Basin and Dukinfield

### Cycling Infrastructure

The site will also include a cycle hub that promotes commuters to use bikes to travel to and from work, including secure storage and shower facilities for example. Parking stands will allow users to quickly and safely park their bikes throughout the site.

New initiatives, such as the Bee Network Cycle Hire and the TfGM E-Cargo Bike proposals, will be encouraged on site to increase convenience and flexibility for sustainable and active movement.

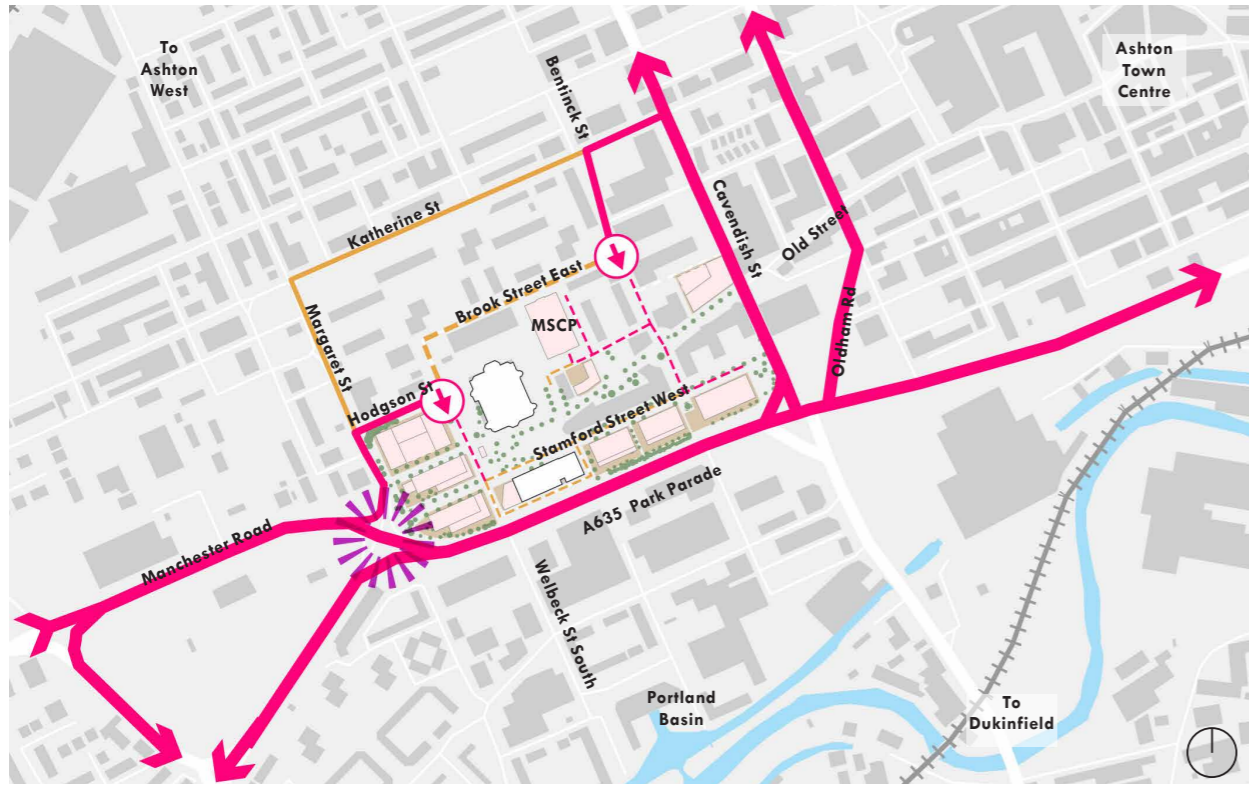
#### Key interventions:

- Three main arrival points will allow better crossing facilities for cyclists to enter the site.
- A cycle hub located next to the western entrance and adjacent to Henry Square to allow users to store their bike, with associated amenities and cafe to provide commercial offer
- Cycle stands to be provided at entrance to Old Street, Cavendish Street, Henry Square and Stamford Street West

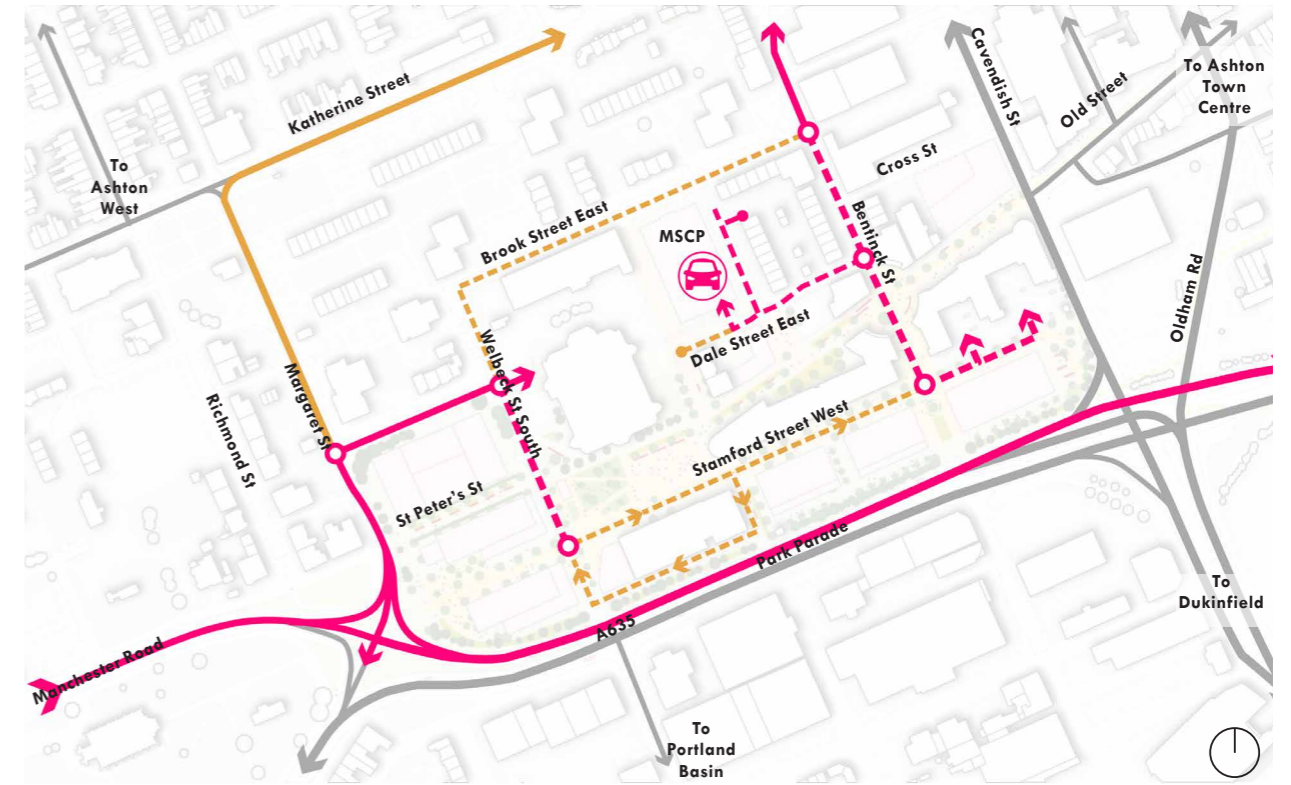


03 / THE MASTERPLAN

03 / THE MASTERPLAN



- Key:
- Primary vehicular route
  - Secondary vehicular route
  - - - Two-way traffic
  - Shared space
  - ↓ Entryway
  - ⊗ Junction redesign



- Key:
- Primary vehicular route
  - Secondary vehicular route
  - - - Two-way traffic
  - Shared space
  - Ⓜ Multi-storey car park

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### Vehicular Movement

Two new main access routes will be provided for the masterplan, including off Hodgson Street (via St Margaret's Street) and Bentinck Street (via Katherine Street).

General through traffic will be removed from the core site area, with access moved to the periphery. Brook Street East providing access to the north and to the MSCP. Cavendish Street and Bentinck Street will provide access to from the east. Service traffic (time permitted), emergency access and some disabled access will be permitted on the internal streets.

#### Key interventions:

- Existing vehicular access off Manchester Road and Cavendish Street diverted to new access points within the masterplan
- Park Parade to retain primary highway role but with potential redesign along Manchester Road/Park Parade junction
- A one-way system (west to east) will be provided to allow servicing to buildings
- Potential traffic calming and junction redesign along Brook Street East to minimise through-traffic

### Vehicular Movement

The aim of altering vehicular movement is to create a more pleasant pedestrian experience, while still maintaining access for servicing of buildings and for vulnerable users.

#### To achieve this:

- Old Street will be pedestrianised, west of Cavendish Street, with a raised table to aid crossing and ensure a more pleasant arrival space for pedestrians and cyclists.
- The current shared space roundabout at Bentinck Street will be reconfigured to create a raised table crossing point

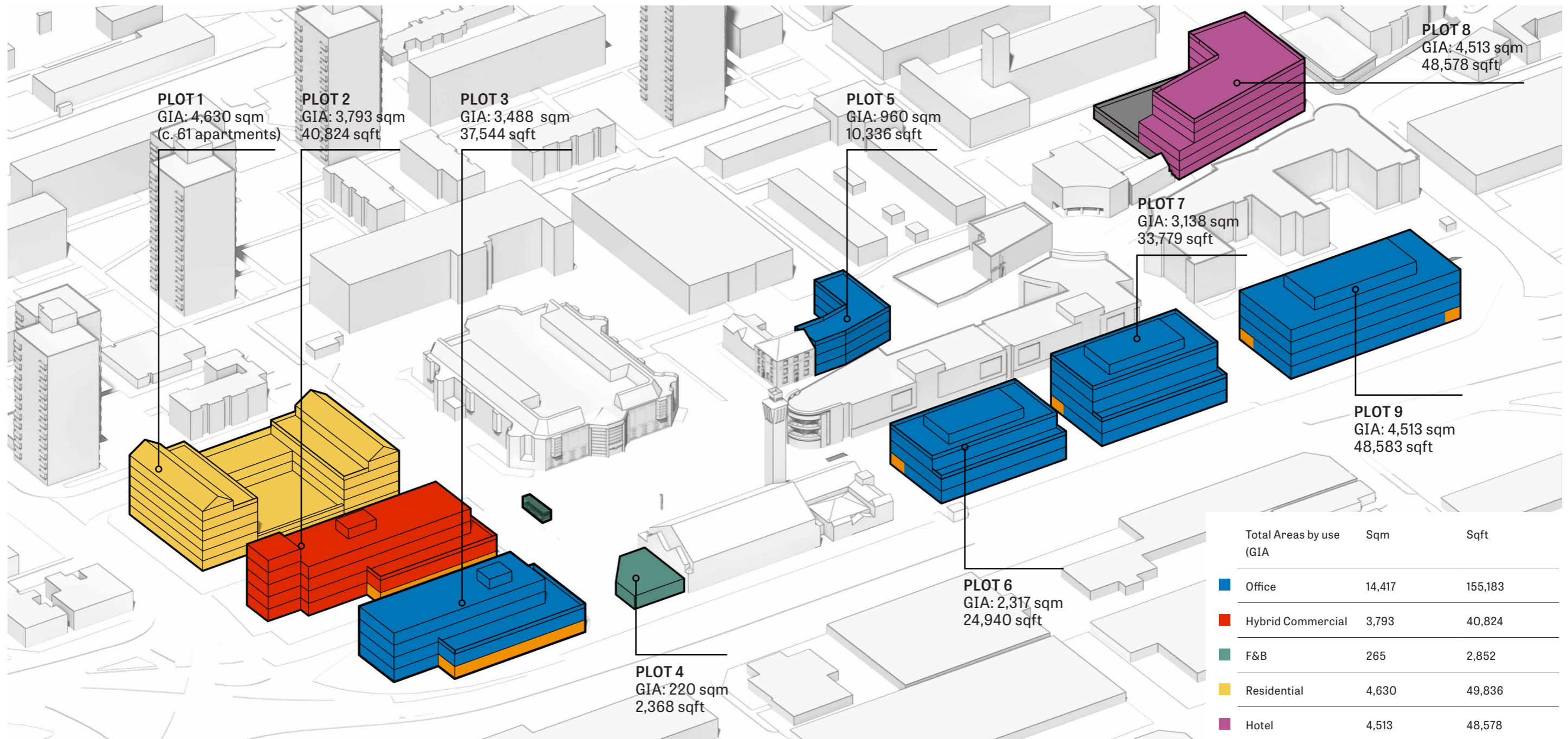
with increased public space and reduced carriageway for enhanced crossing and safety.

- A vehicular drop-off point will be retained for visitors to the NHS Primary Care Centre along Bentinck Street.
- The NHS Primary Care Centre will retain its parking access off Bentinck Street with disabled access car parking provided off Bentinck Street or within ground floor of development on Cross Street.
- Access to the MSCP will be retained off Dale Street East and Brook Street East



# The Land Use Framework

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NB: Additional GF commercial retail and F&B in office buildings not included in the above summary

The development will be predominantly office-led with entrances, communal spaces and commercial (retail, F&B) providing animated ground floor frontages. The office space is concentrated along the southern edge of the site along the interface with Park Parade,

creating a "commercial front door" to St Petersfield and Ashton town centre.

Moving back in the site a further mix of uses is proposed, with hybrid type work space (flexible studios), residential apartments and a hotel.

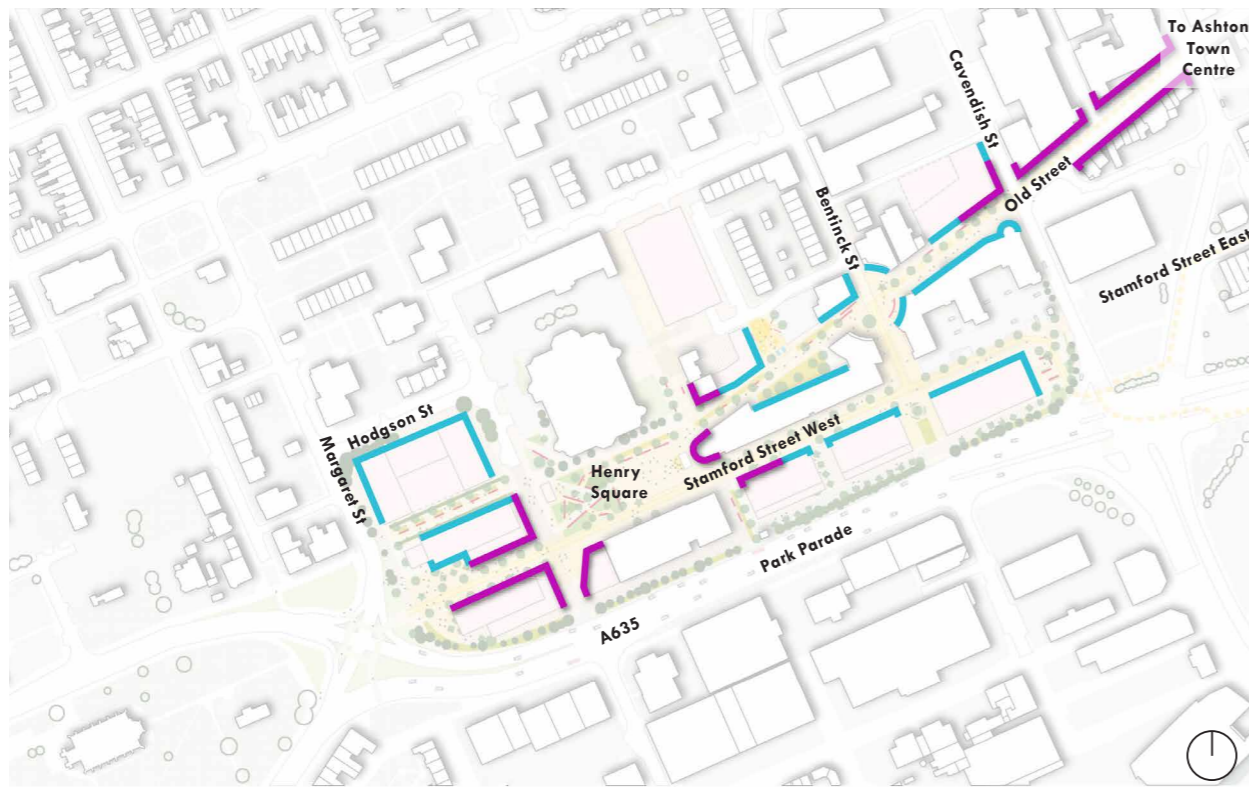
Throughout the plan locations for cafes and other food and drink offerings are identified to activate key streets and spaces, namely Henry Square, Stamford Street West, Hugh Mason Park and Old Street.

The land use framework retains flexibility for plots to be considered for alternative uses which will support the vision and deliver development. For example, cultural or leisure uses are considered appropriate where they will bring activity and diversify day to day use.



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- Key:
- Primary frontage
  - Secondary frontage

### Active Frontages

The site currently lacks active and animated frontages. Our vision is to engrain active frontages along all key corridors towards Henry Square from the town centre and key entrance points into the site. Strong frontages will also be located next to key arrival points into the masterplan area including Manchester Road, Cavendish Street and Park Parade.

#### Principles for providing active frontages:

- Active frontages should seek to continue up Old Street to frame this direct route into the town centre
- A mixture of highly active and passive/communal frontages should provide interest, animate the street and guide users to their destination
- Buildings fronting key pedestrian axis such as Old Street and Stamford Street West should allow, where possible, direct access onto the street/space and offer min. 1.5 height entrances
- Communal space and visible activity, is encouraged throughout the masterplan, at all levels, but particularly the ground floor
- Active frontages along Margaret Street and Hodgson Street will provide natural surveillance from the surrounding housing
- Key facades around Henry Square will all be highly active with cafes, restaurants and retail



Active Frontages and spill-out spaces

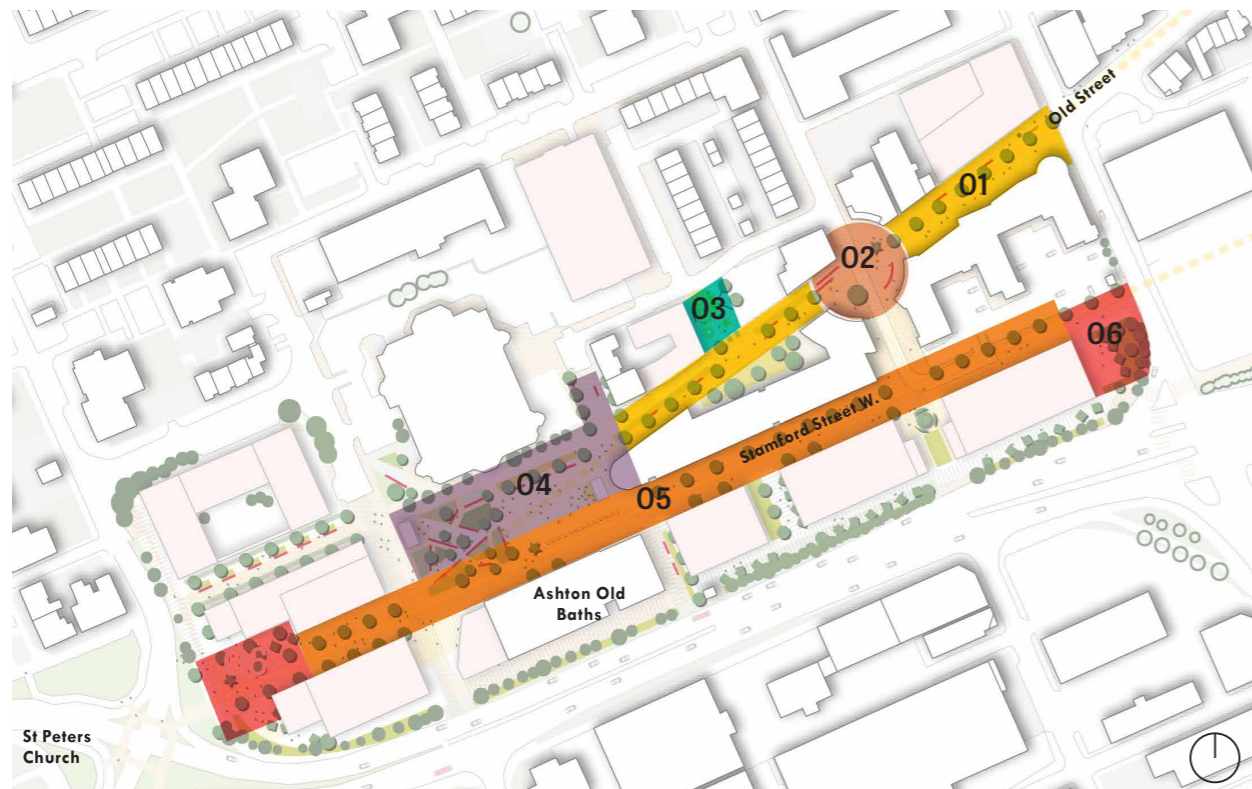


Secondary Frontages still provide visibility onto the street





# The Public Realm Framework



- Old Street
- Bentinck Street Junction
- Old Street Pocket Park
- Henry Square
- Stamford Street West
- Stamford Street Arrival Areas

## Public Realm Character Areas

The masterplan proposes a network of high quality public realm with a clear hierarchy and series of character areas in order to provide visitors and residents with a variety of walkable urban spaces.

Each area is uniquely characterised by their location, land use and the programming of spaces, as outlined in this section.

# Old Street

## Celebrating the town centre arrival, drawing users into the site

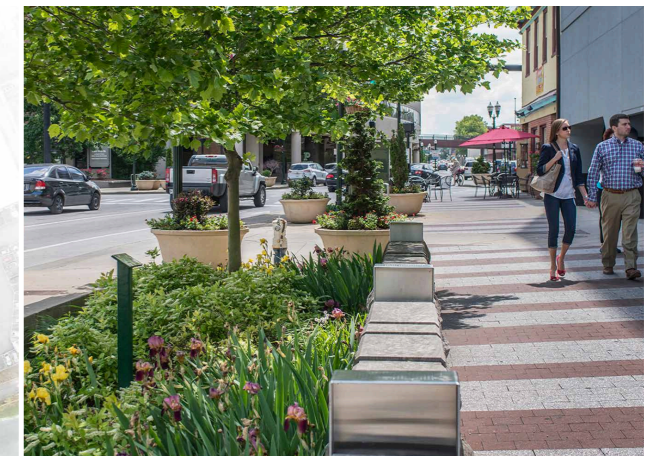
This space is the main arrival point from the town centre and should entice visitors to travel into the site. It should spark interest and obtain playful features, good paving and lighting.

Old Street will be pedestrianised to make it a highly attractive and usable public space with clear routes into the site.

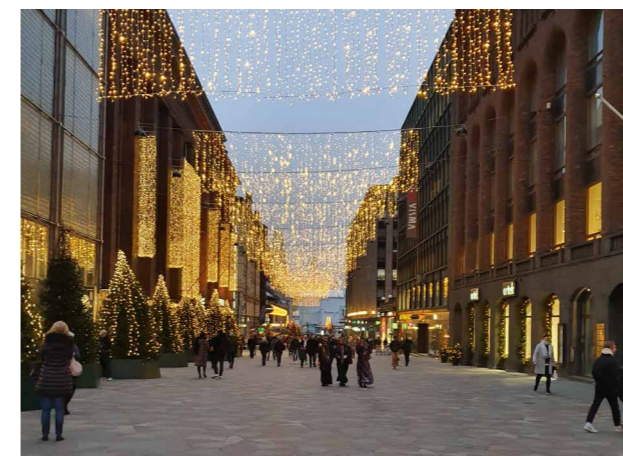
- Shared surface space providing all user access
- Key desire line into site and Henry Square in particular
- Draw users along Old Street into the site through paving material and mixture of soft and hardscape elements
- Provide spaces for pausing/staying activities
- Catenary lighting to provide interest throughout the day



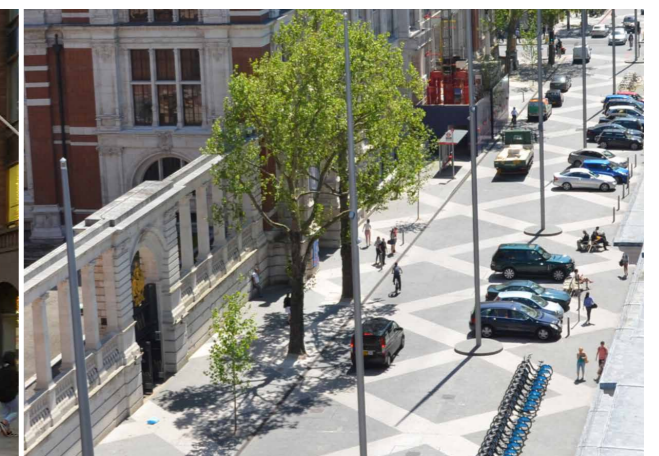
Character Area Location



Provide green linkages along street



Catenary lighting



Shared surface to provide access to range of users

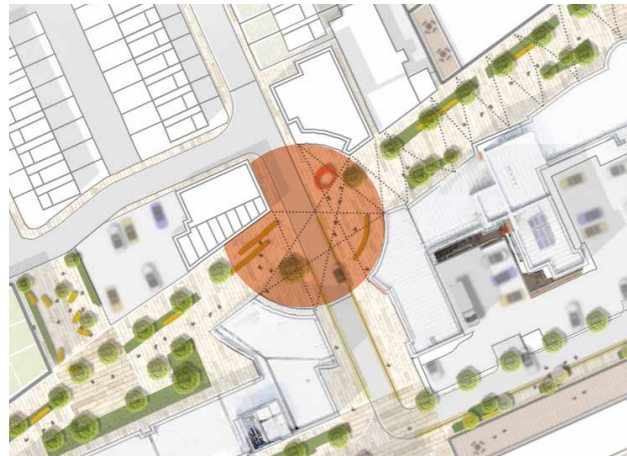


# Bentinck Street Junction

The space marks a key junction within the masterplan incorporating all user access. The current large expanse of carriageway will be challenged to deliver a pedestrian friendly space with shared surfacing, planting and seating arrangements for quick breaks plus signage to help wayfinding.

- Reconfiguration and reduction in highways to make Bentinck a road, rather than a junction/roundabout

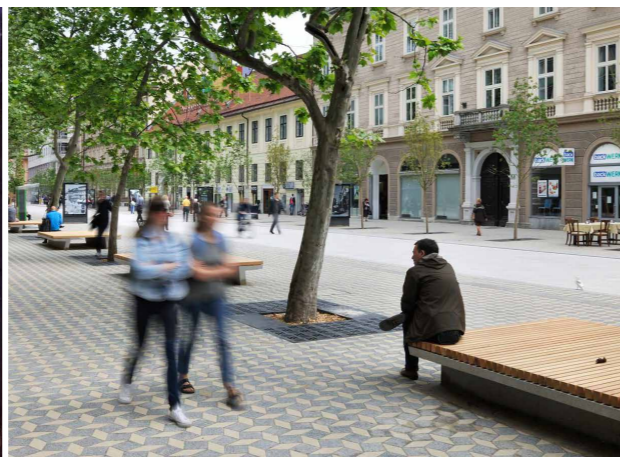
- Define as a shared arrival space with a simple palette of materials and clearly legible links towards Stamford Street West and Henry Square
- Art installation/cantilever lighting features and signage
- Provide street furniture and raised planting or socialising and meeting



Character Area Location



Signage to signalise arrival point



Informal seating areas during lunch hour

# Old Street Pocket Park

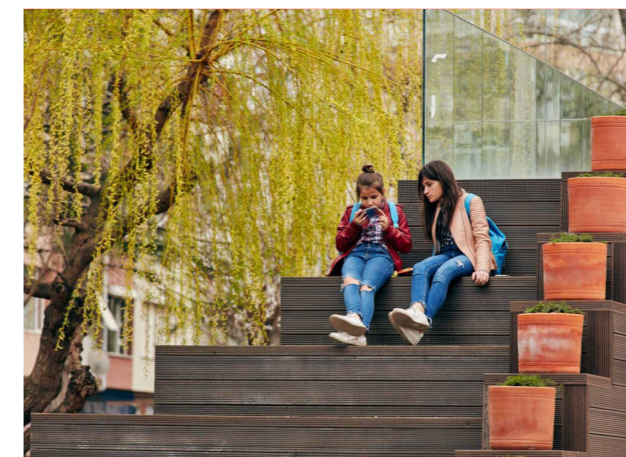
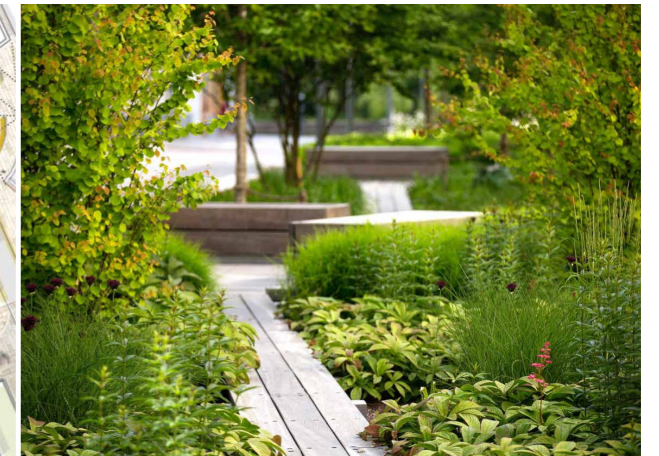
This space will provide a small public space off Old Street with seating and planting to create a relaxing atmosphere and spill out space for commercial studios to the west.

- Small pocket park to provide a spill-out area for the new studio work spaces and NHS staff
- Informal 'pause' space with planting and seating for people to dwell

- Intimate seating area with lush planting and natural materials
- Community and public art designed into the scheme
- Clear wayfinding and legibility to Brookdale Avenue



Character Area Location



Informal spaces for leisure/relaxing



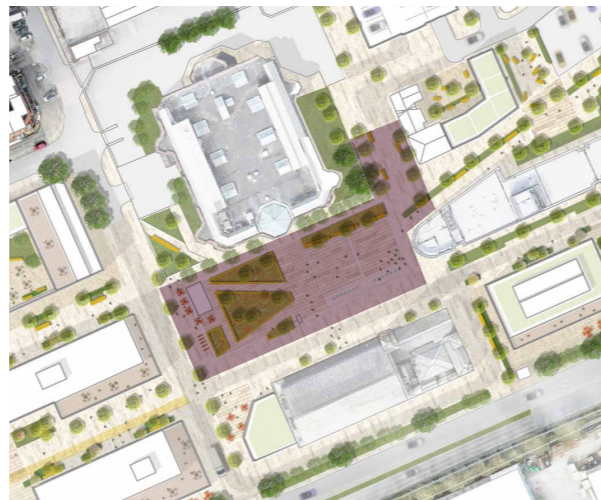


# Henry Square

## Main showpiece

This space is the main stage of civic activity and provides the main focal point within the masterplan. It has the potential to host programmed events within a new mixed-use urban space where a series of densely planted small gardens will inspire people to visit and linger.

- Major civic space for Ashton town centre and surrounding community
- A third-space defined as a place of exchange with high levels of internet connectivity, seating and dwell space
- Potential for year-round events and activities (christmas tree, ice-rink, food/music festival and local market event space)
- Mixture of hard and softscape to break up features and provide strong wayfinding for users
- Provide street furniture for a mixture of social and intimate experiences
- Spill-out space for local cafe/office goers
- Review retention of fountains and lighting columns, considering the use of something more decorative in form
- Retain existing trees and planting where possible and beneficial
- Bring green spaces associated with magistrates into the space through removal of unnecessary walls
- Create clear legible links along Old Street and Stamford Street West
- Opportunity for pop up kiosks or markets within the space



Character Area Location



Provide flexible space for an array of activities/events



Different seating types encourages different user groups into the space

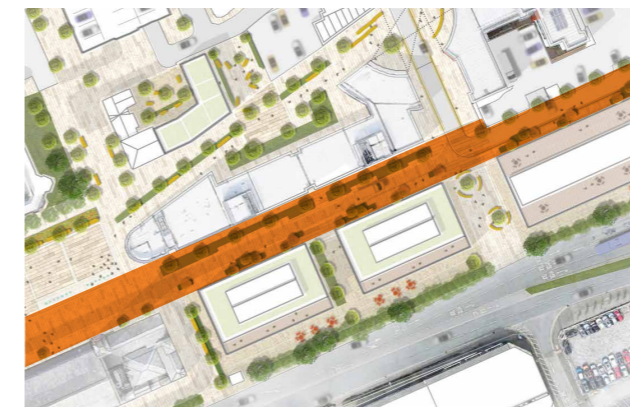
# Stamford Street West

## Active Boulevard

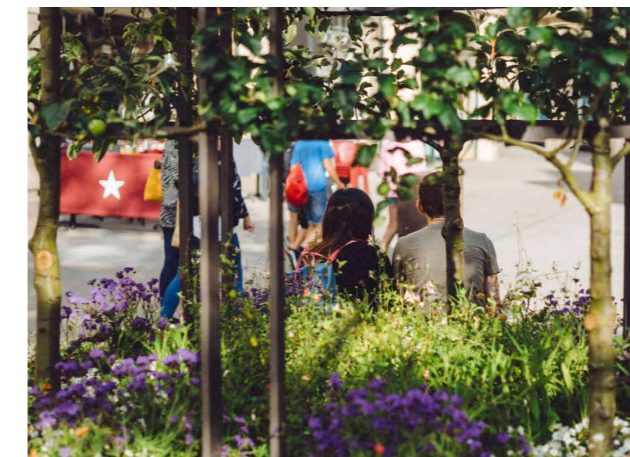
Provides a strong east-west corridor linking key arrival points into the site. Creates safe infrastructure for bikes and generous pavements for pedestrians with connections to side streets. Whilst providing an active movement corridor it is also punctuated by small green spaces for relaxing and people-watching.

- Provide pause spaces/ pocket parks along desire lines, framed by active frontages and building entrances
- Create key gateways into the site at the east and west

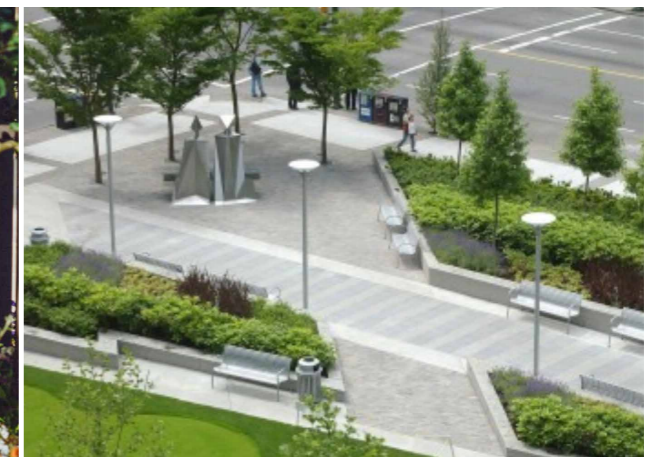
- Provide key junctions and building entrances with nodal spaces, defined by material changes and planting, to animate the street and offer gateways into new buildings
- Shared spaces that utilise robust paving materials and provide wayfinding through the site
- High levels of planting and street trees along northern edge of street to address inactive facade, frame views towards AOB and St Petersfield, as well as increase biodiversity



Character Area Location



Shared spaces



Promenades + pause spaces



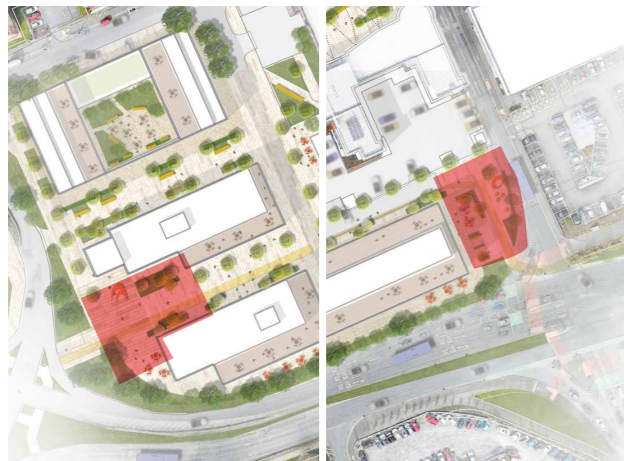
# Hugh Mason Park and Chester Square

## Unlocking Key Edges

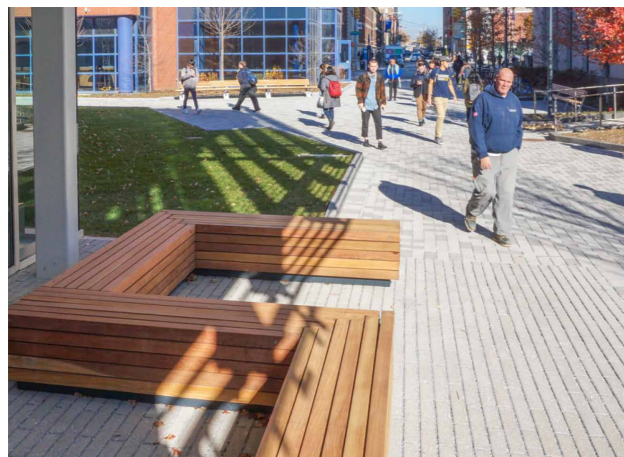
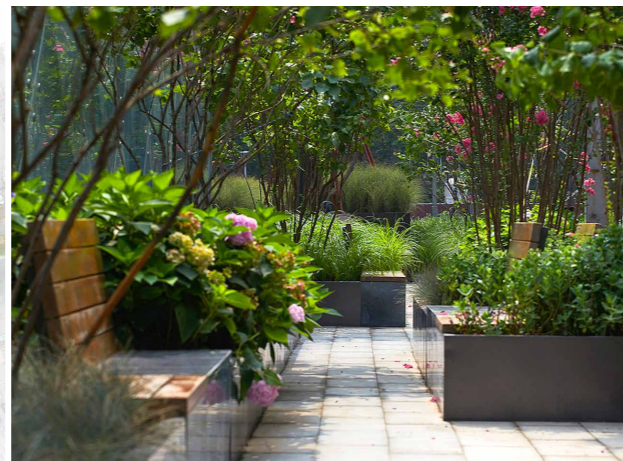
These key arrival spaces along Stamford Street West provide an attractive and pedestrian friendly entrance into the site. They also provide an opportunity for activation with social spaces for the adjacent building users.

- Create strong wayfinding features to signal arrival point into the masterplan area
- Provide social spaces for office-users in nearby buildings
- Utilise green elements, planting and rain gardens
- Provide protection and seclusion from busy Park Parade adjacent
- Seating areas for people-watching and coffee breaks
- Create key pedestrian and cycle links beyond the site edge

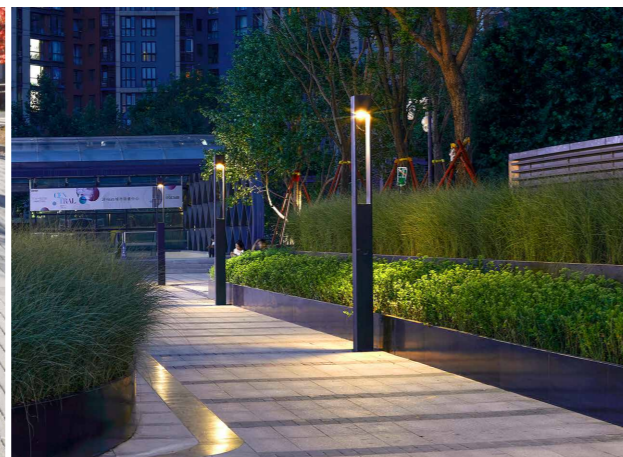
Page 137



Character Area Location



Arrival spaces



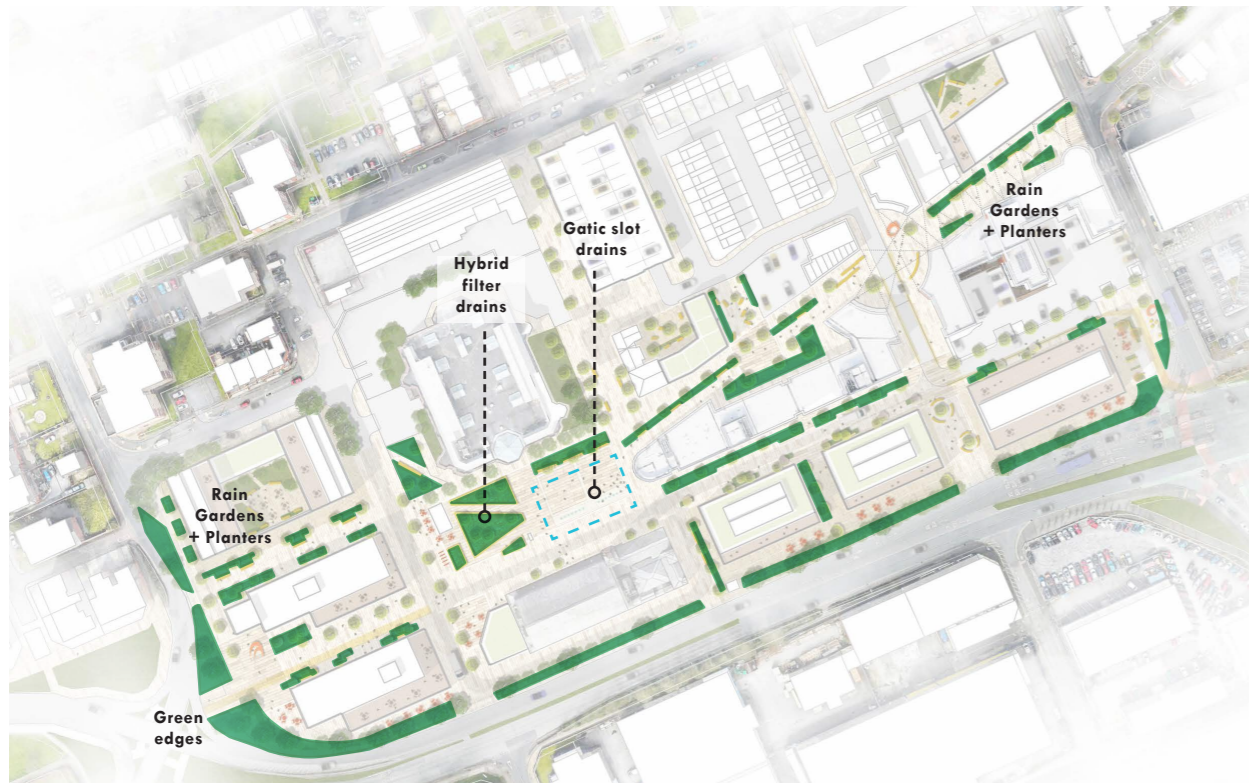
Promenades + pause spaces



Vision for Hugh Mason Park with potential new landmark commercial office marking the gateway to the site from Park Parade/ Cavendish Street



# Drainage Framework



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Drainage will be managed through a series of passive measures, seeking to reduce surface runoff and be complementary to the landscaping strategy.

Based on the latest masterplan we would suggest the following.

- Buildings would drain via geo-cellular attenuation tanks located below the public realm before discharge to the adopted sewer network via a districted outfall.
- In the car parks, we would suggest the use of permeable paving for the car parking bay and then a more traditional pavement construction for the road and isles. This change in material types will provide the necessary drainage requirements and

attenuation while limited the exposure of the permeable paving to the increase loading/usage experienced by the isles.

- Levels will be key in draining the large areas of public realm. We have the potential to use Gatic slot drains which are reasonable unobtrusive and can drain large areas. These will have to be teamed with attenuation similar to the buildings.
- Alternative to slot drains we can consider permeable paving. This type of pavement will be design such that its both free drainage and also so it provides the necessary attenuation in the stone foundation. Again this areas will connect to the sewer network via gravity pipe outfall.

- Where the public realm drains toward soft landscaping the ideal solution would be to introduce hybrid filter drains along the edges of the landscaping which have a stone top underlain by geo-cellular block laid in a line. The stone treats the surface water runoff and then the geo-cellular block provide cost effective attenuation.
- Where rain gardens proposed they will include a perforated pipe to convey the water via attenuation into the sewer network, if they are split they can be linked by traditional pipes. As with the filter drain the stone/growing media will treat the water. Attenuation below rain gardens is slightly more difficult as there is a requirement to

maintain a certain level of moisture in the soil to suit the planting but the attenuation will fully drain the soil. As such we may want to consider separating the attenuation and only using the rain gardens as the collector.



SUDs, bioswales/rain garden features



# Utilities Framework

This masterplan outlines a vision for a strategic approach to public realm and development delivery. It is important that this is supported by an efficient and sustainable utility strategy, delivered in a timely manner to unlock the development and user potential of all sites.

The following utility considerations have been considered through the masterplan and should be developed further through the next stages of development.

## Electricity

The development benefits from the presence of Electricity Northwest Distribution Network with electricity demand to be supplied via the local High and Low Voltage distribution network. The development will incorporate electric vehicle charging points to support sustainable transport choices. Photovoltaic solar panels, low carbon technologies with battery storage will be utilised together with microgeneration back onto the electricity distribution grid to reduce local energy demand.

## Heating

The development heating and cooling vision aspires to incorporate a low/zero carbon heat network. The district heat network will offer a clean and cost effective pathway for a local decarbonised heating strategy. A local energy centre integral to the network would use otherwise wasted energy, provide grid balancing services and offer a low carbon supply of heat at competitive prices to households and businesses.

Development will also incorporate air source heat pumps, these are a clean heating method used for either heating or generating electricity through drawing heat from the environment. Heat pumps require electricity to operate, but are able to operate at greater than 100% efficiency.

The development does benefit from the presence of Cadent gas network for traditional heating needs and which may prove useful for future heating strategy when hydrogen gas replaces traditional natural methane gas mix.

## Water

The development benefits from the presence of the existing United Utilities distribution water network, with a trunk main in Stamford Street West providing local water capacity. The development ethos will be to encourage sustainable and low levels of water usage with new buildings encouraged to target compliance with the United Utilities sustainable infrastructure charge scheme where properties are built with water efficient fittings and fixed appliances that mean water usage would not exceed the potential consumption of 100 litres per person, per day.

## Connectivity

Tameside offers secure and world class digital infrastructure. Swift Wi-Fi provides free community wi-fi. Tameside Digital Infrastructure Cooperative Dark fibre offers high upload and download speeds and reliability for commercial ISPs. The area is at the forefront of the 5g rollout. Openreach will provide Fibre to the Premise (FTTP) connectivity. The development will benefit from excellent fibre connectivity provided in Tameside







# Architectural Form and Design Principles

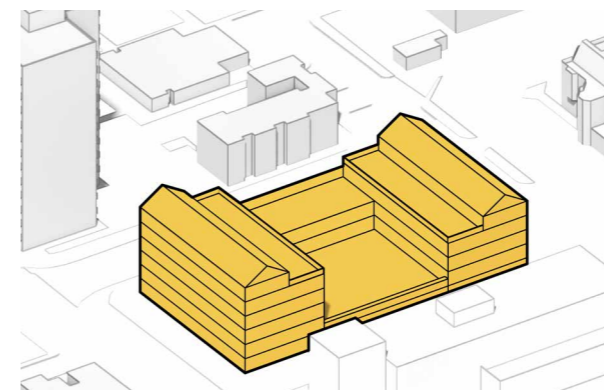
Whilst the masterplan has been developed to a good level of detail we intend the outcome to be flexible and each plot is afforded the ability to deliver creative architectural solutions within the urban design and planning parameters set out in the following pages.

Strategic principles.

- Building materials and details should respond to local built form and adhere to Ashton's Town Centre Conservation Area through use of appropriate materials and/ or modern interpretation of vernacular
- Take influence from the history of the site as a place of work, creativity and public engagement
- Consider climatic conditions to allow cooling down in the summer, shade from the sun and covered and wind protected areas in the winter
- Buildings should overlook and inject life into the streets at ground floor, as well as upper levels through the use of terraces or roof gardens, providing activity and passive surveillance
- Buildings are designed to efficiently reduce the impact of and visually conceal loading and servicing areas
- Provide opportunities for activation and placemaking within public spaces wherever possible

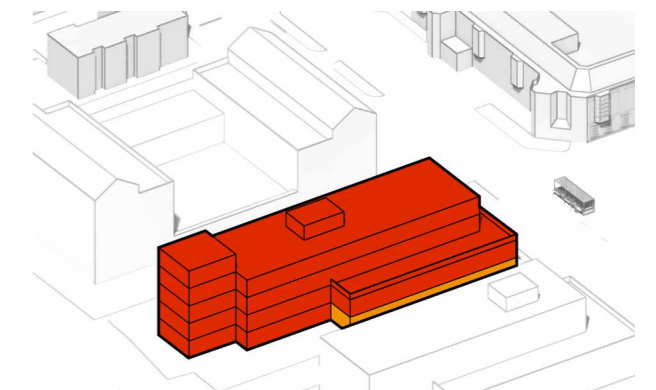
- Consider the context of the proposed development when considering height, ensuring that key assets such as the Ashton Old Bath's chimney and St Peter's Church spire remain key view landmarks in the area for future generations
- Retain strong view lines outwith the site, including back towards the Town Centre, and to other key landmarks such as Cavendish Mills, Portland Basin, St Peter's Church and St Michaels Church
- Minimise solar impact on public open spaces and maximise access to light
- Propose building typologies indicate the distribution of height and building types across Ashton-under-Lyne

**Key elements of masterplan building typologies are described over the next few pages.**



## PLOT 1 Residential Apartments Up to 6 storeys

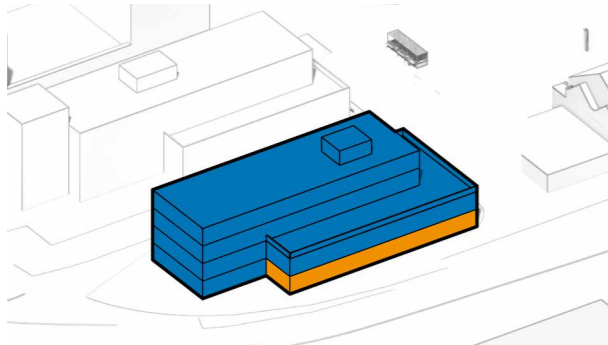
- Plot A will contain a mix of apartments and townhouses with frontages overlooking and opening onto Margaret Street, Hodgson Street and Welbeck Street South to allow a positive interface along the masterplan boundary
- Up to 6-storeys will be located along Margaret Street, stepping down to 5 on Welbeck Street South edge
- A good level permeability on the form is encouraged to allow visibility through the building and to ensure the property doesn't dominate residential properties on Hodgson Street
- Servicing will be located off Welbeck Street South and the plot will contain surface-level podium parking, preferably accessed from Hodgson Street
- Public realm along St Peter's Street will be enhanced to contain tree planting, planters with seating areas and encourage active movement through the space, with legible access to Henry Square provided
- The plot will also contain a south-facing communal space (above podium level) which will provide a courtyard for residents overlooked by private balconies



## PLOT 2 Mixed-use work spaces/studios/cycle hub Up to 5 storeys

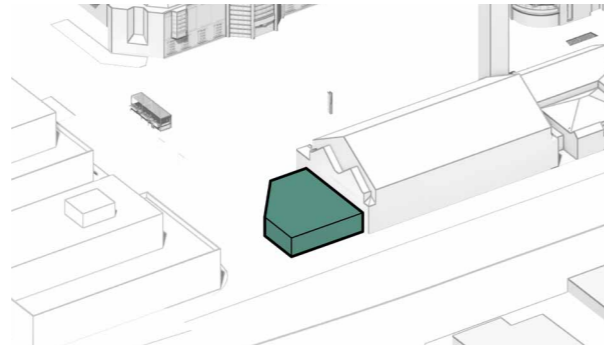
- Uses will include a flexible mix of studio spaces which could be used for office, creative space, retail or co-working
- Active uses (inc. cafe, co-working and retail) focussed on ground floor facing Henry Square and Stamford Street West with upper floors activated through visibility of uses
- The building should promote collaboration through communal spaces for co-working, meetings and socialising, including a roof scape overlooking Henry Square
- Massing to the west should rise in height to create a landmark and arrival space to Chester Square
- The cycle hub and service entry point will be located off Peter Street
- Primary pedestrian access will be off Wellbeck Street South/Henry Square through the foyer space

## 03 / THE MASTERPLAN



**PLOT 3**  
**Grade A and Hybrid Office Space**  
 Up to 4 storeys

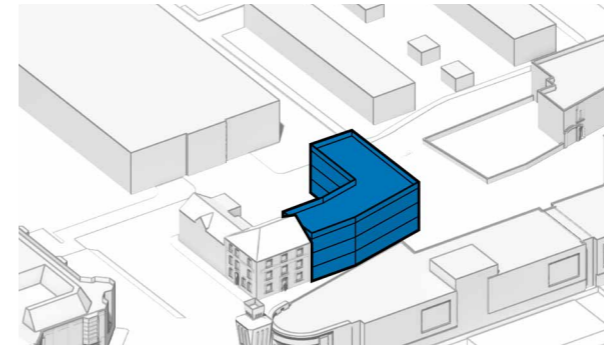
- This prominent corner plot provides a strong commercial landmark building along Park Parade for St Petersfield
- Vehicular servicing will be off Wellbeck Street and Stamford Street West
- Massing is modest in height to allow key views of Ashton Old Baths and St Peter's Church from Henry Square and along Stamford Street West
- A roofscape containing spill-out spaces for the upper levels will overlook Park Parade, AOB and Henry Square
- Key frontages facing Margaret Street providing a strong sense of arrival into the site, with active frontage (cafe and communal entrance) at ground floor facing Henry Square



**PLOT 4**  
**Food & Beverage, Events Space**  
 1 storey

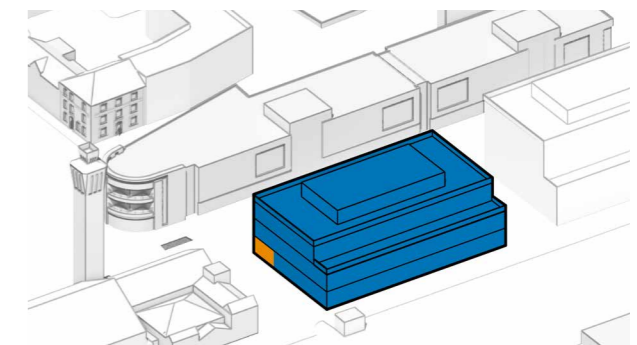
- Lightweight construction (timber or similar) extension of Ashton Old Baths so as to not impact on the Grade II\* listed architectural building, and ensure it is subservient in form
- Plot will help to animate the key junction between Stamford Street West and Wellbeck Street, with active frontages overlooking these streets and Henry Square
- Opportunities for creative architectural approach to deliver a new landmark for St Petersfield
- Service access to rear, adjacent to Park Parade
- Associated public realm and planting to integrate the building within its surroundings

## 03 / THE MASTERPLAN



**PLOT 5**  
**Flexible Commercial Studio Space**  
 2/3 storeys

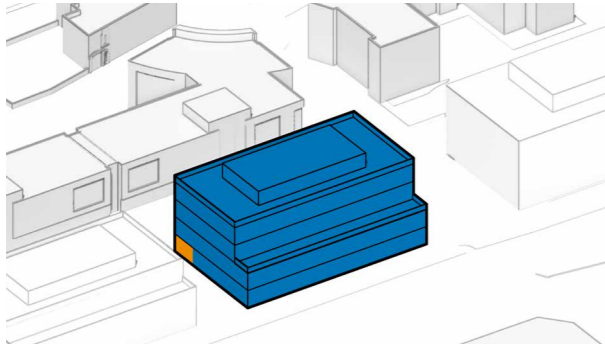
- Small commercial offices made-up of three storey studio spaces overlooking Old Street and a new pocket park linking St Petersfield to the north
- Servicing will be located off Dale Street East where a private internal courtyard for workers with associated seating areas and collaboration space is located
- High levels of glazing should be used to animate the street and show glimpses of internal activities
- Front doors to pocket park/ Brookdale Avenue



**PLOT 6**  
**Hybrid Office Space**  
 Up to 3 storeys

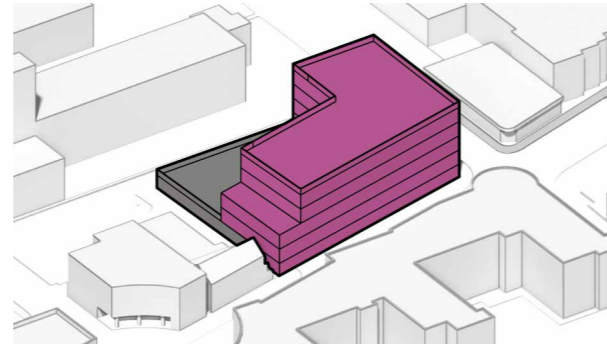
- Forms a key building line along Stamford Street West with Ashton Old Baths
- At ground level, a foyer space will provide access and natural surveillance onto the street
- Active commercial use (e.g. cafe) facing Henry Square to act as a gateway to the square
- Servicing will be off Fleet Street, shared with AOB
- Small spill-out spaces for workers to rear with noise buffers along Park Parade to cancel out the sound of vehicular traffic
- The building will have a green roof or terrace (south facing ideally) to maximise views towards Penines

## 03 / THE MASTERPLAN



**PLOT 7**  
**Commercial Offices**  
 Up to 4 storeys

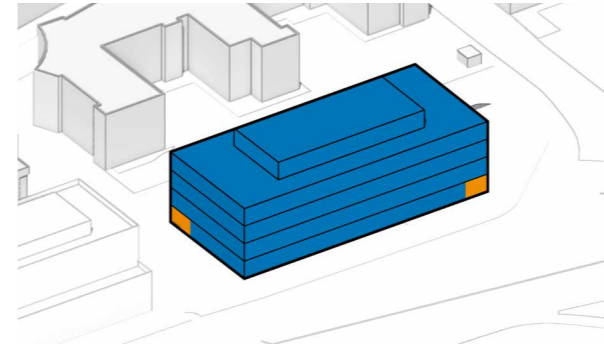
- Forms a key building line along Stamford Street West
- At ground level, a large foyer space and communal area provides access and natural surveillance onto the street
- Servicing will be off Bentinck Street
- Small spill-out spaces for workers to rear with noise buffers along Park Parade to cancel out the sound of vehicular traffic
- The building will have a green roof or terrace (south facing ideally) to maximise views towards Pennines



**PLOT 8**  
**Hotel**  
 Up to 5 storeys

- Plot 8 marks a key landmark building along the junction of Old Street/Cavendish Street
- Servicing and vehicular will be off Cross Street to access the parking within podium
- Height will be focussed along Old Street and Cavendish Street to allow strong frontage and activity along these routes
- Active ground floor uses will be located along Old Street with double height access to engage people with the building
- Public realm along Old Street will be of high quality incorporating tree planting, seating areas, lighting and rain gardens which will continue towards Henry Square
- Design of the building to reflect gateway/ landmark function
- Elevated garden and balconies encouraged to animate upper floors

## 03 / THE MASTERPLAN



**PLOT 9**  
**Commercial Offices**  
 4 storeys

- Plot 9 is stepped back from Cavendish Street to allow a small pocket park to activate the public realm leading users into the site from the south-east
- A foyer will wrap around the building providing strong frontage and access off Stamford Street West
- Similar to Plots 6 and 7, a small break-out space to the south will be provided
- The building is 4 storeys in height to allow key views towards AOB chimney stack and respect Ashton's sky line from St Peter's Church to St Michael's Church
- Servicing will be located off Bentinck Street
- Storm water volumes shall be reduced by careful placement of rain gardens/planting in green spaces and on-site rainwater harvesting



03 / THE MASTERPLAN

**Meanwhile Uses and Quick Wins**

It is critical that the masterplan contains 'quick wins' which will create energy and show early progress in the delivery of the vision. The phasing of the development is outlined in the accompanying Delivery Strategy, which outlines a three staged delivery over the next 10-15 years. As well as early public realm interventions and repair, we propose that existing surface car parks and/ or vacant land will be utilised for temporary placemaking interventions and events.

Through phasing, contracts for fixed-term use of vacant plots 2, 5, 7 and 9, lend themselves to 'meanwhile uses', using currently vacant/ surface car parks and replacing them with creative initiatives for short-term interventions such as mini-markets selling local produce, greening (allotments and planters), local F&B stalls and social spaces with music events and local artists.

The following uses will be reviewed and developed further in conversation with local businesses, traders, designers and artists;

Plot 2 - pop-up market/ events, pocket park, container village

Plot 5 - community pocket park, community art, craft market/ community events, healing garden

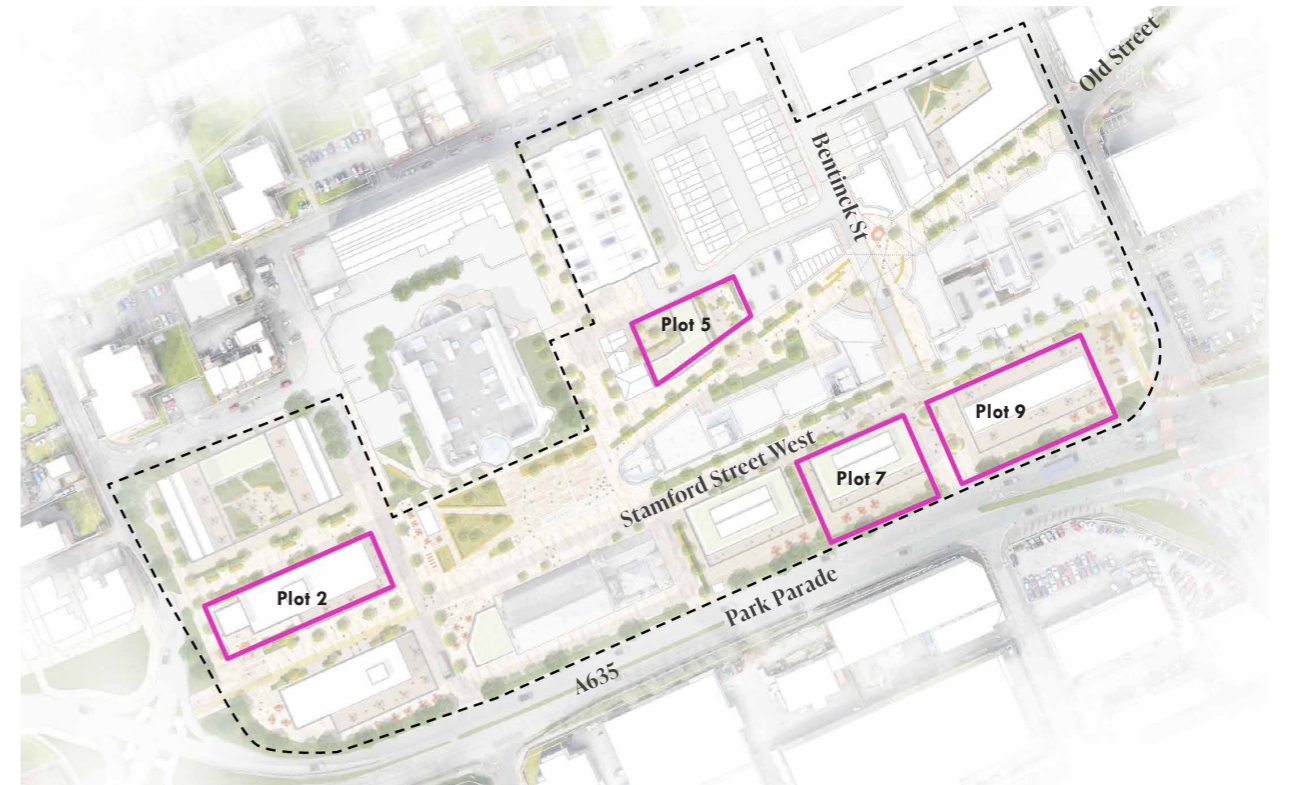
Plot 7 - temporary meadow/ pocket park, public art, events

Plot 9 - temporary meadow/ pocket park, public art, events

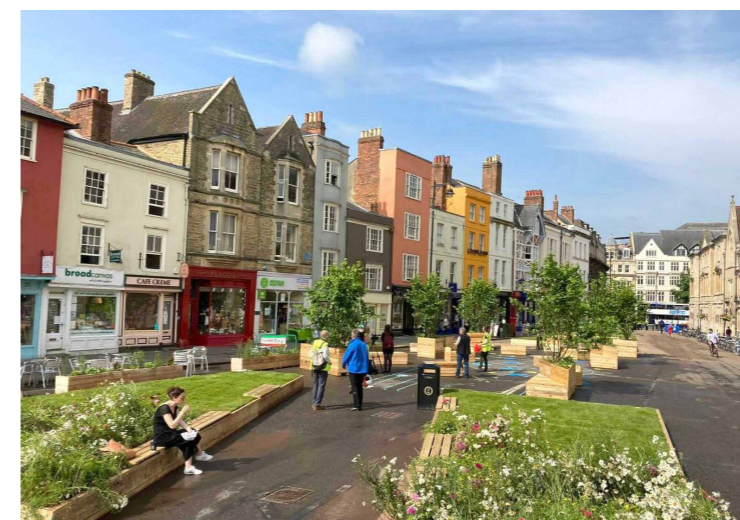
Outwith the above, all existing car park sites have the potential to hold meanwhile uses throughout the delivery of the project.



03 / THE MASTERPLAN



Key:  
 Sites for meanwhile uses



Broad Meadow, Oxford



# 04 / Social Value and Sustainability Review

A review of social value and sustainability outputs for the masterplan

# ST. PETERSFIELD

## Social Value

### Social Value

The masterplan has embedded social value through its conception. An early objective as to engage and connect surrounding communities, providing amenity and placemaking to support and engage the whole of Ashton.

The following efforts have been made in terms of social value through the development, delivery and use of the masterplan vision.

- The Masterplan will develop employment floorspace, creating new jobs and improving economic prospects for local users
  - The Masterplan vision will provide the framework for the development of a Social Value Charter which would apply to all development coming forward within the site
  - The Social Value Charter will also include a jobs and local skills plan, a plan for training, placements and apprenticeships, a commitment to supporting local education, initiatives to help local people access the opportunities being created alongside practical support for wider community cohesion initiatives
  - Enhance sense of community through sustainable placemaking activities such as engaging with local housing agencies and trying to involve local residents in the potential for a communal space that is maintained by the local community
- Create new affordable housing is proposed within the site, creating local jobs and homes
  - Increase connections and connections for the surrounding ,existing and new communities into the town centre
  - Increase amenities and dwell time within the site, including enhanced access to the site
  - Respect and enhance local historic landmarks (including AOB, Henry Square and street pattern)
  - Create a local community group to support and shape the future delivery of the site, as well as engage with the management and programming of the site
  - Potential through funding resources to trial community projects within the site such as a skate park, community planting/ pocket parks and a regular market

## Sustainability Review

The regeneration of St Petersfield reflects the sustainable and ecological design priorities, as mentioned in the climate emergency plan towards carbon neutrality by 2038. The masterplan intends to create a walkable, bike-friendly, mixed use and a socially inclusive neighbourhood.

An invigorated Henry Square, linked by landscaped areas, footpaths and planting, will incorporate sustainable urban drainage systems to provide resilience to climate change and reduce the negative impacts of the development of the site. Tree planting will enhance the liveability by helping to maintain moderate temperatures all year-round. The planting strategy will respect the current environment and create bio-corridors along key routes such as Old Street towards the Town Centre and Stamford Street West.

An innovative programme of sustainable and healthy building designs are proposed. This will include high levels of ventilation, green roofs/terraces and sustainable energy sources. A sustainable selection of materials (e.g. Cross Laminated Timber), PVs and a central energy source is proposed to achieve zero-carbon in early phase development, setting a precedent for future phases.



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Company	Address	Invoice/Account Number Number	Date on Invoice	Invoice Amount (£)	Relates to
SSE	St Petersfield Management Company	371807698 10/11	31/03/22	671.41	Water Feature, Henry Square
SSE	St Petersfield Management Company	871809337 0007		468.72	Old Street, St Petersfield
SSE Business via BPO Collections	St Petersfield Management Company	7646344441	01/06/21	271.25	Old Street, St Petersfield
JPM Real Estates	St Petersfield Management Company			21,000	Upkeep of common areas. This is a Statement of Works - Council would need to see copies of invoices
JPM Real Estates	St Petersfield Management Company			2,219	Landscaping
JPM Real Estates	St Petersfield Management Company			2,714	Bin & Litter Picking
<b>Total Outstanding</b>				<b>27344.79</b>	
<b>Credit</b>					
Water Plus	St Petersfield Management Company	4182589200		213.31	Water Feature, Henry Square
<b>Total Credit Due</b>				<b>213.31</b>	

<b>Total Amount Owed</b>	<b>£27,131.48</b>
50/50 split	£13,565.74

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Ashton Mayoral Development Zone



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# Appendix 4

## Financing Of Actual / Committed Expenditure

Council Reserve	Evergreen Grant	Total Funding
£	£	£

Total Actual	Total Committed	Total Actual / Committed
£	£	£

Estimated Balance
£

Council Reserve	Evergreen Grant	Total
£	£	£

### Commitments - Sept 2021

Phase One Masterplan - Development Prospectus and Feasibility Works	63,000	64,000	127,000
Interim Public Realm - upkeep and maintenance of the development	20,000	0	20,000
Phase Two Masterplan - Detailed Design and Delivery Strategy	64,000	63,000	127,000
Technical Surveys	10,000	0	10,000
Service Charge - Void Units - upkeep and maintenance of the development	14,000	0	14,000
Contingency Provision For Professional Fees	23,000	0	23,000
Contingency Balance	6,000	0	6,000

125,940	7,060	133,000
11,000	0	11,000
54,948	66,052	121,000
0	0	0
0	14,000	14,000
0	23,000	23,000
0	0	0

(6,000)
9,000
6,000
10,000
0
0
6,000

66,500	66,500	133,000
11,000	0	11,000
60,500	60,500	121,000
0	0	0
14,000	0	14,000
23,000	0	23,000
0	0	0

### New Commitments - March 2023

Settlement of Outstanding Invoices and Contribution to Legal Advice	0	0	0
Legal Fees – Tenants Deed of Variations	0	0	0
<b>Total</b>	<b>200,000</b>	<b>127,000</b>	<b>327,000</b>

0	16,000	16,000
0	5,000	5,000
<b>191,888</b>	<b>131,112</b>	<b>323,000</b>

(16,000)
(5,000)
<b>4,000</b>

16,000	0	16,000
5,000	0	5,000
<b>196,000</b>	<b>127,000</b>	<b>323,000</b>

**Expenditure Financed in 2021/22**

<b>126,000</b>	<b>0</b>	<b>126,000</b>
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**Remaining Balance Required**

<b>70,000</b>	<b>127,000</b>	<b>197,000</b>
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<b>Report to:</b>	<b>EXECUTIVE CABINET</b>
<b>Date:</b>	26 April 2023
<b>Executive Member:</b>	Councillor David Sweeton – Executive Member (Inclusive Growth, Business & Employment)
<b>Reporting Officer:</b>	Julian Jackson, Director of Place
<b>Subject:</b>	<b>STALYBRIDGE TOWN CENTRE FUNDING</b>
<b>Report Summary:</b>	<p>The report provides an update on the selection of Stalybridge Town Centre as one of 16 capital regeneration projects to be funded through UK Government Departmental budgets in the 2023 UK Budget. The report seeks approval to progress the Stalybridge Town Centre Regeneration Programme, subject to confirmation of further details from Government. A further decision by the Executive Member for Inclusive Growth, Business &amp; Employment to formally accept the funding will be required once the terms of the Grant Funding Agreement are available.</p>
<b>Recommendations:</b>	<p>That Executive Cabinet be recommended to:</p> <ul style="list-style-type: none"><li>(i) Note the successful award of £19.9m capital funding from Government for Stalybridge Town Centre;</li><li>(ii) Approve entering into the formal agreements for the receipt of funding and inclusion in the Council's Capital Programme;</li><li>(iii) Agree the governance arrangements set out in the report;</li><li>(iv) Note a further report will be forthcoming setting out the programme of works associated with the Stalybridge Town.</li></ul>
<b>Corporate Plan:</b>	<p>Key aims of the Corporate Plan are to provide opportunities for people to fulfil their potential through work, skills and enterprise and to ensure modern infrastructure and a sustainable environment that works for all generations and future generations. The interventions that will be supported in Stalybridge by the grant funding will deliver against these aims in the areas of job creation, modern infrastructure and a sustainable environment.</p>
<b>Policy Implications:</b>	<p>The interventions that will be supported by the proposed works in Stalybridge will support the policy aims of the Stalybridge GM Mayor's Town Centre Challenge, deliver priorities in the Town Centre Challenge Action Plan, the Borough's Inclusive Growth Strategy 2021, the Housing Strategy 2021 to 2026, Tameside Climate Change &amp; Environment Strategy, the Council's growth priorities agreed at Council February 2020 and the draft Greater Manchester Places for Everyone joint development strategy.</p>
<b>Financial Implications: (Authorised by the statutory Section 151 Officer)</b>	<p>This report provides details of the recently announced successful £19.9m capital regeneration funding award for Stalybridge Town Centre Regeneration. Table 1 provides a summary of the three component schemes that were included within the levelling up</p>

funding bid submitted in July 2022. Whilst this initial bid was unsuccessful in securing funding from the levelling up fund in January 2023, this £19.9m of additional funding for Stalybridge was announced alongside the Budget on 15 March 2023.

The Council is yet to be notified of the related grant terms and conditions for this funding. These will require appropriate due diligence once received to ensure the grant is utilised, monitored and profiled in accordance with the related terms whilst also ensuring the key outcomes and milestones are delivered.

The bid included an allocation of £2.6m of match funding via existing approved Historic England grant funding and Council Corporate Capital Funding, relating to the existing Stalybridge Heritage Action Zone capital project which commenced in 2022 and is scheduled to complete by the end of 2023. Evaluation will be required to ensure that match funding remains compliant with the terms of both the existing Historic England Grant Agreement and this new funding award.

Appropriate advice should be sought from to ensure compliance with procurement regulations for the associated component schemes within table 1 and to also ensure that value for money is achieved and is clearly evidenced.

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

As set out in the recommendations legal services will assist with undertaking the necessary due diligence prior to the formal funding agreement being entered into.

**Risk Management:**

Risks associated with the project are set out at Section 4.

**Background Information:**

The background papers relating to this report can be inspected by contacting Mike Reed, Head of Major Programmes.



Telephone: 07974 111 756



e-mail: [mike.reed@tameside.gov.uk](mailto:mike.reed@tameside.gov.uk)

## 1. INTRODUCTION

- 1.1 The Council has identified Stalybridge Town Centre, as one of its priority areas to deliver the objectives of the Tameside Inclusive Growth Strategy 2021-26 in making our town centres hubs for living, culture, employment and services supporting a sustainable retail sector. Stalybridge Town Centre was selected as Tameside's focus for the GM Mayor's Town Centre Challenge in 2018. Initial work to plan and progress the delivery of Stalybridge's Town Centre Challenge was co-ordinated by the Stalybridge Town Centre Challenge (STCC) Board and the Stalybridge Town Centre Challenge Action Plan – Our Place Our Plan which set out the aspirations for the town centre.
- 1.2 In June 2022 Executive Cabinet approved the submission of a bid to the Fund for Stalybridge Town Centre. This bid was prepared in the context of an emerging wider strategic vision for the Town, consistent with the Council's emerging Tameside Town Centres Framework, supporting existing and planned investment. This will in turn help to deliver a catalytic economic and social impact to the local community.

## 2. STALYBRIDGE LEVELLING UP FUND BID

- 2.1 As part of the March 2021 budget, the Government announced £4.8 billion of 'Levelling Up Funding' ('The Fund') over four years (up to 2024-25), committed to a holistic, place-based approach to funding projects and programmes across the country. The Council submitted a bid of £19.9m for Stalybridge Town Centre to Round 2 of the Fund on 28 July 2022. On 19 January 2023 it was announced that the bid had been unsuccessful in Round 2 of the Fund.
- 2.2 On 15 March 2023 it was announced in the 2023 UK Budget that since the conclusion of Round Two of the Fund, DLUHC has identified further funding to support shortlisted bids that did not receive funding. Following an assessment process the Stalybridge bid was selected as one 16 Capital Regeneration Projects nationally to be funded through Departmental budgets and therefore Council would be awarded £19.9m (**Appendix 1**).
- 2.3 The bid for Stalybridge was focused on enabling infrastructure to bring forward vacant sites for redevelopment, public realm and active travel improvements, and the delivery of the Stalybridge 'Cultural Quarter' at the Civic Hall and Ashley Cheetham Art Gallery. This will help the Town Centre to reach its full potential and deliver further comprehensive regeneration, attracting additional investment.
- 2.4 This has been set within the context of emerging wider Town Centre masterplanning work and will provide the enabling works to act as a catalyst for significantly accelerating delivery of the comprehensive transformation of the Town Centre and unlock its full potential.
- 2.5 The lack of enabling works that are the primary focus of the interventions to be supported significantly inhibit the Council's ability to deliver the further comprehensive regeneration of the Town Centre to attract further investment, failing to meet the regeneration objectives for Stalybridge.
- 2.6 The interventions that will be funded are set out in Table 1 below.

**Table 1**

Proposal	Description	Funding £'m
Stalybridge West, Enabling Infrastructure	<ul style="list-style-type: none"><li>Remediation and re-provision of existing surface car parking on brownfield land; and</li><li>Unlocks the sites for future residential development and helps to facilitate further private sector investment.</li></ul>	11.1

	<ul style="list-style-type: none"> <li>▪ This will include, subject to further work and engagement, the delivery of a new multi-level car park facility in the Town Centre and a pedestrian and cycle bridge over the River Tame.</li> </ul>	
Public Realm and Active Travel	<ul style="list-style-type: none"> <li>▪ Provision of public realm improvements, improved pedestrian routes and access to public transport.</li> <li>▪ This will include, subject to further work and engagement, improvements to Market Street on the area not covered by the current Heritage Walk works, Trinity Street, and other areas subject to funding.</li> </ul>	6.1
Cultural Quarter	<ul style="list-style-type: none"> <li>▪ Repair works to the Civic Hall to support its reuse supporting the existing funding for works to the roof and enabling further internal works.</li> <li>▪ Repair works and internal restoration to enhance the provision and accessibility of the Astley Cheetham Art Gallery and Library, with a new internal lift and the completion of repair works to the building fabric.</li> </ul>	2.7
<b>TOTAL</b>		<b>19.9</b>

- 2.7 This programme of works is supported by match funding of £2,555,671 that the Council has successfully secured via the HSHAZ and within the Council's Capital Programme to help regenerate areas of the Town Centre and restore the local historic character.
- 2.8 The funding will provide investment to deliver enabling infrastructure works across the sites identified within the Stalybridge West area to facilitate the viable delivery of new housing and commercial space in the Town Centre. Delivery of the Stalybridge West Opportunity Area will create a vibrant Town Centre residential community in a highly sustainable location that will support the local economy. The Council will now produce a development prospectus, next stage planning and delivery strategies and undertake a Soft Market Test, followed by completion of a strategy for procurement process, including preferred delivery route and Expression of Interest through to the appointment of Preferred Partner for the development opportunity at Stalybridge West. This will be progressed alongside the preparation of the programme for capital works to deliver enabling infrastructure. The enabling infrastructure will include a new pedestrian and cycle bridge across the River Tame and a new multi-level car parking facility within the Town Centre. The detailed proposals for replacement car parking provision will be developed further alongside the Council's emerging Car Parking Strategy.
- 2.9 The Heritage Walk improvements to pedestrian routes from the rail station along Market Street to the Cultural Quarter, and funded via the HSHAZ, commenced in October 2022 with practical completion by the end of 2023. These works comprise the first phase of public realm improvements in the Town Centre. The additional funding will now be utilised for the delivery of the public realm capital works along the remainder of Market Street, Trinity Street and other areas of the Town Centre, subject to consultation and budget. This will complement and be aligned with the ongoing work with Transport for Greater Manchester to identify alternative arrangements for the location of the Stalybridge Bus Station, improve integration with Stalybridge Rail Station (including improved bus stops) and improve bus stop facilities at Armentieres Square.
- 2.10 Listed Building Consent has been achieved for the main roof works at the Civic Hall and works could start later in 2023. Delivery of this project will be supported by match funding from the HSHAZ and the Council Capital Programme. An updated cost plan and programme



to enable the Civic Hall roof works to be progressed has now been completed. A comprehensive report on the Civic Hall and delivery of capital work will be considered separately by Members at Executive Cabinet in April 2023. The cost plan for repair works and internal restoration at Astley Cheetham Art Gallery and Library will now be update to inform the programme to undertake the capital works to enhance the provision and accessibility, including the installation of a new internal lift.

- 2.11 The bid provides a significant opportunity in bringing all of the above together as part of a comprehensive emerging vision for Stalybridge which will seek to capitalise on and develop further the growing evening economy in the Town Centre and further explore the full potential of Council assets, such as the Town Hall, to provide a wider mix of uses.

### **3. NEXT STEPS**

- 3.1 Once received the Council will need to agree and sign the relevant grant funding documentation and agreement to enable the Council to deliver the programme of works for Stalybridge Town Centre and drawdown associated funding.
- 3.2 The delivery of the interventions supported via this grant funding will form part of a wider Stalybridge Town Centre Regeneration Programme comprising a number of related projects within the Town Centre that are in receipt of further funding, primarily from the High Street Heritage Action Zone (HSHAZ), UK Shared Prosperity Fund (UKSPF) and the Council's Capital Programme. Contributions to economic growth and the delivery of national, GM and Tameside strategic policies will accrue from the quality of housing, enhancing sustainable travel, and the regeneration of civic and cultural facilities. This will involve consultation and collaboration with partners to coordinate all interventions.
- 3.3 A robust governance process is required for the delivery of the Stalybridge Town Centre Regeneration Programme. This will be ultimately overseen by the Council's Executive Cabinet who will have final decision-making responsibilities for the delivery of individual projects. Executive Cabinet will approve the entering into of any relevant funding agreements, approval the overall approach to delivery and receive regular monitoring and updates on progress as appropriate.
- 3.4 To support delivery of the Regeneration Programme a Strategic Project Board will be established of all Stalybridge elected members and chaired (Executive Member to be confirmed) that has oversight of the works, advised and supported by the existing Stalybridge Delivery Group which involves local stakeholders, and an internal Project Officer Group, chaired by the Council's Director of Place, Julian Jackson and Senior Responsible Officer, Mike Reed to ensure input from specialist Council officers who will facilitate delivery of the overall Stalybridge Regeneration Programme. The Project Officer Group will be supported by individual Task and Finish groups for Development (including Stalybridge West), the Cultural Quarter (including Stalybridge Civic Hall and Astley Cheetham Art Gallery and Library) and Public Realm and Transport (including public realm works, Stalybridge Bus Station and Stalybridge Rail Station).
- 3.5 Collectively these groups will inform the Council's Executive Cabinet as the decision making body with regular updates also provided to the East Neighbourhood Forum as appropriate. Where the delivery of projects forms part of the Council's approved capital programme, quarterly reports will be taken to the Council's Strategic Planning and Capital Monitoring Panel.
- 3.6 This governance structure (**Appendix 2**) will be reviewed by the Strategic Project Board annually to ensure that it is up-to-date and reflects the appropriate level of governance to manage the Regeneration Programme as it is delivered.

3.7 On-going performance and reporting on capital works will be provided via the Strategic Planning and Capital Monitoring Panel as part of the Council's Capital Programme.

#### 4. RISK MANAGEMENT

4.1 The main project risks associated with delivery of the interventions and Stalybridge Town Centre Regeneration Programme have been identified in the table below.

Risk Area	Detail	RAG Rating	Mitigation	RAG Rating
<b>Procurement</b>	Lack of capacity in the consultancy sector to undertake the work.	Yellow	Early engagement with STaR procurement to understand the most appropriate procurement routes.	Green
<b>Financial</b>	Conditions attached to funding agreement may not be acceptable.	Red	Early engagement with DLUHC in relation to terms of conditions.	Yellow
<b>Financial</b>	Insufficient budget to complete the scope of works required.	Red	Early engagement with internal Council teams and external partners to clearly understand requirements.	Yellow
<b>Programme</b>	Lack of resource capacity to undertake workstreams in line with expectations.	Yellow	Apply adequate resource to the project to ensure programme adherence.	Green

#### 5. CONCLUSION

5.1 The interventions supported and the wider Stalybridge Town Centre Regeneration Programme will support delivery of the Council's strategic priorities as set out in the Tameside Corporate Plan and Tameside Inclusive Growth Strategy.

5.2 The funding secured provides a significant financial contribution to Stalybridge Town Centre and provides a proactive approach to the delivery of future inclusive growth.

#### 6. RECOMMENDATIONS

6.1 As set out at the front of the report.



Department for Levelling Up,  
Housing & Communities

**Rt Hon Michael Gove MP**

*Secretary of State for Levelling up Housing &  
Communities*

*Minister for Intergovernmental Relations*

2 Marsham Street

London

SW1P 4DF

15 March 2023

Councillor Gerald Cooney  
Tameside Metropolitan Borough Council

Dear Gerald,

**Capital Regeneration Projects - 'Stalybridge Town Centre Regeneration'**

Levelling up is central to the ambition of this Government. We recognise the vital importance of town centres and high streets to local communities, and the regeneration of these will help to grow local economies, create jobs and spread opportunity. Today's Spring Budget has emphasised the importance of delivering this type of regeneration to power levelling up across the country.

Thank you again for your engagement with my department's local growth funding programmes, including your recent bid, '**Stalybridge Town Centre Regeneration**', to round two of the Levelling Up Fund. I understand the disappointment you will have felt when that bid was not successful. We received an extraordinarily high number of quality applications to the second round of the Fund and, despite the strength of your bid, the competitive nature of this round meant your bid was not successful at the time.

However, as a result of re-focusing departmental budgets, we are now able to fund further Capital Regeneration Projects, which will support more regeneration projects across the country. Through this, I am delighted to inform you that my department will be awarding you **£19,906,620** for your '**Stalybridge Town Centre Regeneration**' bid. These grants are provisional and are subject to further subsidy control checks.

I appreciate the hard work that went into the original application and am very keen, as I am sure you are, to get delivery and spend underway quickly. My officials will be in contact with your officers shortly to discuss the next steps in this process.

I look forward to working closely with you over the coming months, to make sure that this investment is a success.

**Rt Hon Michael Gove MP**

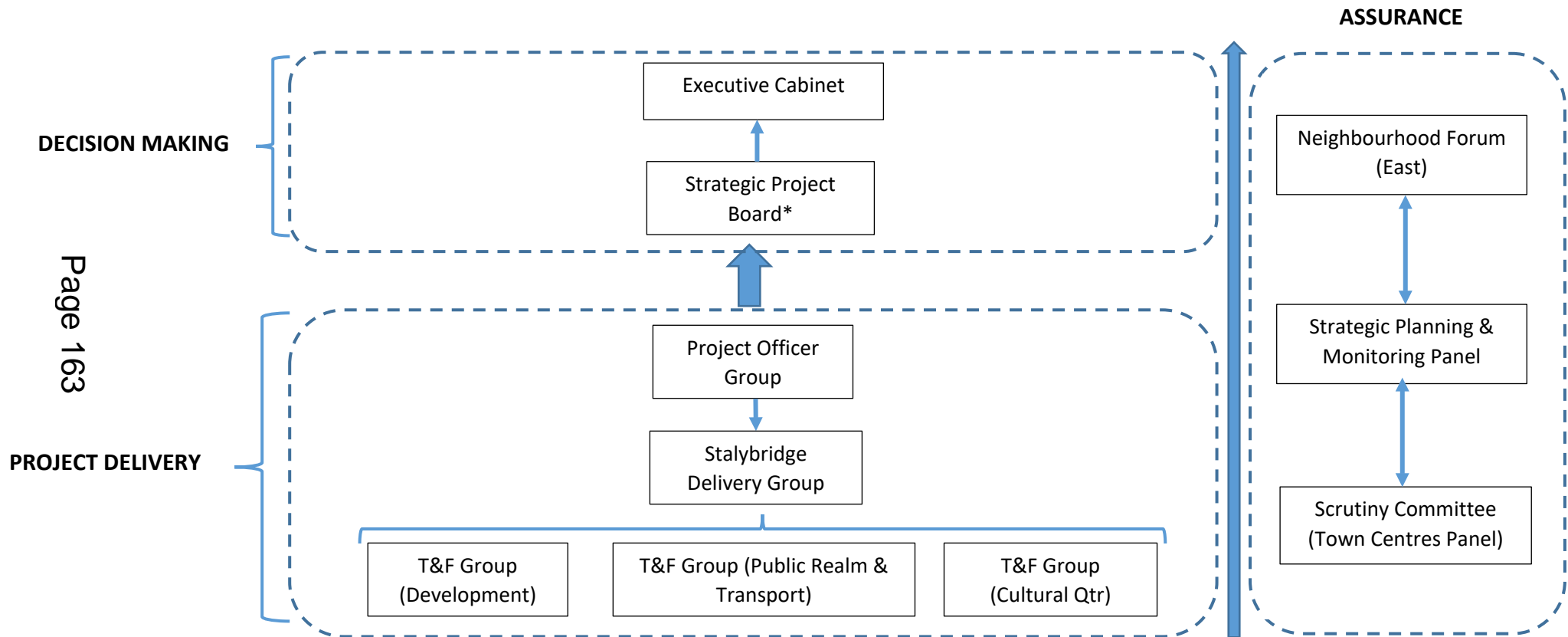
Secretary of State for Levelling Up, Housing & Communities  
Minister for Intergovernmental Relations

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# APPENDIX 2

## Stalybridge Town Centre Regeneration Programme Governance



\*Strategic Project Board to also provide assurance on early development of projects

DECISION MAKING

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PROJECT DELIVERY

ASSURANCE

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**Report to:** EXECUTIVE CABINET

**Date:** 26 April 2023

**Executive Member:** Councillor Jacqueline North, First Deputy (Finance, Resources & Transformation)

**Reporting Officer:** Julian Jackson, Director of Place

**Subject:** STALYBRIDGE CIVIC HALL UPDATE

**Report Summary:** Various initiatives to support the restoration and further development of Stalybridge Civic Hall have been ongoing since Stalybridge was selected as Tameside's focus for the Greater Manchester Mayors Town Centre Challenge in 2018.

The roof at Stalybridge Civic Hall is in poor condition and the roof has been identified as being beyond repair following survey work undertaken in 2019 and 2021 and therefore requires a full restoration. The cost of restoring the roof has increased due to external factors and additional funding is now required to deliver the approved scheme as the original allocation of funding related to repair and restoration rather than replacement..

In order to mitigate the impact on the approved Capital Programme the Council has secured UK Shared Prosperity Fund (UKSPF) monies totalling £320k and £875k from the £19.9 million Capital Regeneration Projects Funding announced for Stalybridge Town Centre in the March 2023 UK Budget. This additional funding will make up the cost variation and provide robust contingency. By undertaking the roof works as planned the risk of any "clawback" of HSHAZ funding from Historic England will be mitigated.

**Recommendations:** That Executive Cabinet be recommended to agree:

- (i) That in principle approval be given to utilising the UKSPF Grant of £320k and £875k Capital Regeneration Projects Grant identified for the Civic Hall.
- (ii) That the total maximum budget for Stalybridge Civic Hall Roof is set at £2,893k, with £1,195k financed from the UKSPF Grant of £320k and Capital Regeneration grant of £875k. The revised budget will include £647k contingency for un-costed works as set out at paragraph 3.6.
- (iii) That the Council enter into the standard Design & Build contract with the Inspired Spaces Tameside Limited (LEP) for the replacement of Stalybridge Civic Hall Roof to a value of £2,077,456 including the LEP fee, subject to the outcome of the independent Value for Money Assessment and that the Council enter into a Deed of Appointment with the LEP and Currie & Brown for the appointment of an Independent Certifier for the roof replacement scheme.

**Corporate Plan:** Key aims of the Corporate Plan are to provide opportunities for people to fulfil their potential through work, skills and enterprise and to ensure modern infrastructure and a sustainable environment that works for all generations and future generations. The proposed works to the Civic Hall will deliver against these

aims.

**Policy Implications:**

The proposed works to the Civic Hall will support the policy aims of the Stalybridge Town Centre Challenge, deliver priorities in the Town Centre Challenge Action Plan, the Borough's Inclusive Growth Strategy 2021, and the Tameside Climate Change & Environment Strategy.

**Financial Implications:  
(Authorised by the statutory  
Section 151 Officer)**

The total scheme budget for the existing Stalybridge Heritage Action Zone programme is £3,689k. This is being financed from Historic England Grant of £1,275k and Council funding of £2,414k.

The Stalybridge civic hall roof scheme is part of the Heritage Action Zone project, with an allocated budget of £1,698k (of which £284k is financed by the Historic England grant and the balance from Council funding). Also included within the Heritage Action Zone project is an allocated budget of £100k for internal repurposing of the Civic Hall (Funded £50k Historic England grant and £50k from Council Funding). Any changes to the use of the grant need to be agreed with Historic England. Historic England have recently stated that this element of the grant will be clawed back if works to the roof have not commenced by 31 August 2023.

The latest cost plan for the civic hall roof replacement is summarised in section 3 (table 1), with detail at **Appendix 2**. Table 1 identifies a budget shortfall of £548k against the latest cost plan. As noted in paragraph 3.6, the latest cost plan includes a number of un-costed exclusions which cannot be priced until the existing roof has been stripped back to expose the underlying structures. Table 1 and recommendation 2 is therefore proposing the allocation of a £647k contingency budget to cover these potential additional costs.

Recommendation 1 of the report requests approval to utilise £320k of the recently awarded (December 2022) UKSPF grant (via GMCA) to finance the additional cost referenced in table 1. Recommendation 2 is also requesting approval to utilise £875k of Capital Regeneration Grant from DLUHC which was awarded to the Council as part of the March 2023 Budget to fund the remaining budget shortfall and contingency budget for un-costed exclusions identified in paragraph 3.6. Both of these funding streams are subject to separate Grant Funding agreements. The UKSPF grant agreement was signed in February 2023. The Capital Regeneration Grant agreement is yet to be agreed but the £875k for Stalybridge Civic Hall Roof was included in the bid. Officers will need to ensure that utilisation of this grant funding for the Civic Hall Roof is within the terms of conditions of the relevant grant agreements, and that any variation from these terms is agreed in advance with GMCA and DLUHC. Failure to comply with the conditions of grant may result in clawback and financial loss to the Council.

The inclusion of additional funding as set out in the report will increase the total Stalybridge Civic Hall roof budget to £2,893k as set out in Table 1. This includes an £647k contingency for un-costed works and any underspend will release resources to the Capital Programme for other schemes.

It should be noted that the total cost of the scheme is based on



an estimate provided by the Local Education Partnership (LEP) in April 2023. The approval to progress the scheme via this decision will enable the Council to secure the final agreement with the LEP on the terms of the design and build contract.

Acceptance of the UKSPF grant award was approved by the Council at Executive Cabinet in January 2023. Acceptance of the Capital Regeneration Projects grant award in March 2023 will be subject to separate report to Executive Cabinet in April 2023.

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

As such a delivery plan to undertaken the identified works had been developed and agreed together with the necessary budget.

The grant agreement for the UK SPF funding was entered into on 24 February 2023 and the £320k towards works to the Civic Hall forms part of this grant agreement. The service are aware of the requirements under the grant agreement for evidence of costs to be submitted and the monitoring requirements under the terms of the grant.

Legal services will continue to support this project especially in relation to undertaking the requisite governance and due diligence on the Capital Regeneration Projects funding secured to support this project.

Progress on the project will also continue to be monitored via the Strategic Planning and Capital Monitoring panel.

**Risk Management:**

Risks associated with the project are set out at Section 6

**Background Information:**

The background papers relating to this report can be inspected by contacting the report writer: Mike Reed – Head of Major Programmes



Telephone: 07974 111 756



e-mail: [mike.reed@tameside.gov.uk](mailto:mike.reed@tameside.gov.uk)

## 1. INTRODUCTION

- 1.1 Various initiatives to support the restoration and further development of Stalybridge Civic Hall have been ongoing since Stalybridge was selected as Tameside's focus for the Greater Manchester (GM) Mayors Town Centre Challenge in 2018.
- 1.2 Progress in relation to the restoration of the roof and High Street Heritage Action Zone (HSHAZ) initiatives continues with regular updates reported to Strategic Planning and Capital Monitoring panel. This report brings together the various elements as they relate to the Stalybridge Civic Hall providing members with an overview, progress update, detail on previous decisions and their impact, previous scheme cost estimates, the procurement process and an outline of the various options currently available to the Council.
- 1.3 A bid for external funding to deliver on the ambitions for Stalybridge secured £1,275k HSHAZ funding through Historic England (HE) with £1,275k match funding by the Council. The Grant Funding Agreement was completed on 16 February 2021.
- 1.4 The HSHAZ initiative is designed to deliver physical improvements and cultural activities to revive and regenerate high streets and restore local historic character. The bid for Stalybridge drew on the priorities expressed through the draft Strategy and Action Plan, matched against the criteria for HSHAZ funding to develop a programme of eight complimentary projects.
- 1.5 In order to mitigate the impact on the approved Capital Programme, the Council has secured UK Shared Prosperity Fund (UKSPF) monies totalling £320k and £875k from the £19.9 million Capital Regeneration Projects Funding for Stalybridge Town Centre announced in the March 2023 UK Budget. This additional funding will make up the cost variation on the Civic Hall works and provide robust contingency.

## 2. ROOF RESTORATION

- 2.1 Stalybridge Civic Hall is a Grade II listed building. Statutory listing of the Civic Hall means that the building is defined as being of 'special architectural or historic interest' and is, therefore, identified as being of sufficient merit to be of national heritage significance. The grading of listed buildings reflects their relative architectural and historic interest (i.e. significance). The Civic Hall is Grade II listed for the following principal reasons:
  - **Architectural Interest:** The well-designed and detailed classical exterior demonstrates a keen civic pride in the provision of a dedicated market building for the town's citizens; the interior retains the original locally-manufactured cast-iron columns, iron roof structure, stone-flagged market hall and remnants of the small shop units to the perimeters.
  - **Historic Interest:** As a spacious covered market built using new structural technologies for the time to construct a wide-span iron roof and enable a large number of stallholders to be grouped together to serve the rapidly expanding urban population.
- 2.2 The roof restoration project in particular seeks to restore the roof, which has significant historic interest as referenced in its listing which can be found here: [Former Victoria Market, now Stalybridge Civic Hall, Non Civil Parish - 1068023 | Historic England](#)
- 2.3 A summary of the roof defects is attached as **Appendix 1**. It can be seen from the extensive list that the roof is beyond patch repair and requires a comprehensive restoration.
- 2.4 A building survey was commissioned in August 2019. The survey report recommended the complete strip and replacement of the under-slate membrane, timber battens and slate roof, with existing slates salvaged and reinstalled where possible. The report also recommended various condition works be undertaken as part of the roof replacement, including but not

restricted to: replacement lead flashings, replacement timber weather boarding and walkways, clearing of blocked gutters, new downpipes to trapezoidal gutters, and rectification of decaying masonry. The report estimated that the works above would cost in the region of between £400k to £500k excluding VAT and professional fees. The original project budget was set based on this estimate although this was for repair work not replacements which are usually in the region of 5 to 6 times a condition survey estimate.

- 2.5 In April 2021 the Council's Capital Projects Team were instructed to oversee the works, and a tender price was obtained via the Council's infrastructure partner the LEP. Following inspection of the site by surveyors and specialist contractors, a number of additional items of scope that were not present in the August 2019 survey came to light and were subsequently included in the tender quotation. This included replacement of existing roof lights, replacement of the roof access and fall arrest systems, which have deteriorated beyond safe use, and new cast iron guttering to two of the external slopes. These items were excluded from the Building Survey Report from August 2019 along with the provision for professional fees. As a consequence it was identified in July 2021 that an additional £1,139k was required to progress the roof restoration scheme to the extent required.
- 2.6 A report to Executive Cabinet dated 28 July 2021 established the background to the roof restoration scheme and an additional £1,139k was approved from the Council's Capital Programme for the scheme bringing the total Civic Hall roof restoration budget to £1,698k. For completeness a copy of the report can be reviewed using the following link:  
[ITEM 20 - Stalybridge Civic Hall Roof Replacement FINAL.pdf \(moderngov.co.uk\)](#)
- 2.7 Following budget approval, detailed plans for the restoration of the roof at the Civic Hall were completed in February 2022 including an updated programme and cost plan. The programme included the intention to start work at the end of March 2022 with completion due in November 2022. The replacement roof design has been agreed with Historic England through the HSHAZ with a requirement for Welsh Slate to be used to recover the whole roof.
- 2.8 The works to complete the restoration of the Civic Hall roof in the period March 2022 to November 2022 would have resulted in the temporary closure of the main hall space within for the duration of the restoration scheme. This is due to the need to replace the roof-lights over the main hall along with the introduction of a "safety crash-deck" which would have rendered the area unusable. The availability of the Civic Hall as a centre piece in the cultural programme of activities planned for the Town of Culture year was an important factor in achieving the best possible outcomes for the town in both financial and reputational terms. In order to realise the full potential of the Town of Culture award to Stalybridge, the roof restoration scheme was therefore put on hold. This was reported to Strategic Capital Monitoring Panel on 14 March 2022 with the minutes approved at Executive Cabinet on 23 March 2022.
- 2.9 The decision to delay the roof restoration scheme in order to take full advantage of the Town of Culture award has resulted in significant cultural and reputational benefit not only to Stalybridge but to the borough as a whole. The availability of the flexible indoor space of sufficient size within the Hall during the Town of Culture year meant that the Bridge and the Council's Arts and Engagement Team were able to build and continue to grow their partnerships with big organisations like the Halle, the Factory and the Royal Exchange Theatre.
- 2.10 Having access to the Civic Hall space during the Town of Culture year has enabled a wide variety of content to be realised and piloted within the space including the development of the pods into temporary pop up spaces, theatres and installations. This will help to inform future options for the long term sustainable use of the building with its role as a community venue and hub in the heart of the Town Centre.
- 2.11 The financial and programme impact of putting the roof restoration scheme on temporary

hold is set out in Section 3 of this report. During the hold period the economic landscape changed adversely, with significant inflationary pressures impacting significantly on construction and restoration related costs. In addition, supply chain delays have become the norm impacting on programme and further cost increases. These issues and the risks associated with them were not envisaged or set out in any detail within the March 2022 Strategic Planning and Capital Monitoring Panel report.

- 2.12 The HSHAZ programme also included £100k funding (£50k via Historic England and £50k match funding by the Council) towards internal re-purposing of the Civic Hall. The intention was that this funding would follow on from the roof works and be used to be restored and enhance historic features. The restoration of the interior of the building is intended to increase its capacity to hold events and use the space. The condition of some of the windows has been highlighted as an area of concern with the building. This funding has therefore been utilised for further survey work for the repair or replacement of the windows and the preparation of the relevant Listed Building Consent permissions for the physical works. These works to repair or replace the windows will complement the roof works and ensure that the building is in a secure and weatherproof condition ready for use.

### 3. FINANCIAL SUMMARY & IMPACT ON THE APPROVED CAPITAL PROGRAMME

- 3.1 A re-costing of the Civic Hall replacement roof works was completed in December 2022, with an inflation uplift to March 2023. The March 2023 figure identifies a remaining shortfall of £548k (table 1 refers) to undertake the roof works; when compared to the remaining HSHAZ and Council match funding and the additional Council funding approved at Executive Cabinet on 28 July 2021. Furthermore there are a number of un-costed exclusions that cannot be priced until the existing roof has been stripped back.
- 3.2 The re-costing exercise informed the £875k contribution towards works at the Civic Hall within the grant bid for Stalybridge Town Centre submitted via the Levelling Up Fund (LUF2) in July 2022 to meet the remaining funding gap in relation to the roof works, provide robust contingency and support further works to the building to deliver long term sustainable use as part of the Stalybridge Cultural Quarter. Whilst the LUF2 bid for Stalybridge was initially unsuccessful the Council was subsequently awarded the full £19.9 million sought via the Capital Regeneration Projects Funding announced for Stalybridge Town Centre in the March 2023 UK Budget which includes the £875k contribution towards works at the Civic Hall.
- 3.3 To mitigate against the uncertainty around the LUF2 bid and the importance of delivering the Civic Hall scheme the Council sought a further £320k of capital funding from the UK Shared Prosperity Fund (UKSPF) under the Communities and Place investment priority to enable the roof works to be progressed. Following Government approval of the GM UKSPF Investment is able to allocate £320k of funding under the Communities and Place Investment Priority to contribute to the Civic Hall Roof scheme. The UKSPF (Communities and Place) programme for Tameside was subject to a report to Executive Cabinet to formally accept the grant on 25 January 2023.
- 3.4 The HSHAZ funding from Historic England has to be delivered in accordance with the grant funding agreement for the scheme and includes a claw back provision of grant funding awarded. The agreement allows for the claw back of all funding if the lack of delivery on specific projects puts the whole programme at risk. Historic England have now confirmed to the Council that if the works to the Civic Hall roof do not start on site by 31 August 2023 then the funding previously drawn down by the Council from Historic England totalling £284k will become repayable .
- 3.5 **Table 1** details the revised cost plan for the Civic Hall roof restoration and the estimated budget shortfall. The final cost plan (at April 2023) provided by the LEP is attached at **Appendix 2**. The estimated additional design and build fees have been calculated in



collaboration with the LEP.

**Table 1**

	£'000	£'000
<b>Cost Plan (Apr '23) - Appendix 2 Refers</b>		<b>2,077</b>
<b>Estimated Additional Design and Build Fees</b>		
- VFM	3	
- Legal	8	
- Independent Certifier	24	
- Insurance	24	
- Contingency	110	
<b>Sub Total</b>		<b>169</b>
<b>Total</b>		<b>2,246</b>
<b>Existing Budget</b>		<b>1,698</b>
<b>Variation</b> (to be financed via UKSPF Funding and Capital Regeneration Projects Grant)		<b>548</b>
<b>Additional Contingency and Works</b> (to be financed via remaining Capital Regeneration Projects Grant)		<b>647</b>
<b>TOTAL Proposed Maximum Budget including £647k for contingency and un-costed works</b>		<b>2,893</b>

- 3.6 The cost plan provided by the LEP includes a number of un-costed exclusions. The exclusions are due to the fact that some elements of the scheme cannot be priced until the existing roof has been stripped back to expose the underlying structures. The standard Design and Build contract has no provision for provisional sums. Any costs, which cannot be priced are included in the Council's project budget but not included in the contract sum until a firm price and scope is provided by the LEP and a variation to the contract agreed. The exclusions include:
- The removal, storage and replacement of the solar panels or the provision of new solar panels if it identified that the current panels cannot be reused
  - Any remedial works to the brickwork and re-bedding of copings to parapets
  - Any works to the clock tower
  - Any works to the man-safe system
  - There has been no contingency allowance included for items such as any timber repairs that may be necessary.
- 3.7 The additional funding now secured by the Council will mitigate against these un-costed exclusions. The monitoring of spend from the contingency will be via regular updates to SPCMP. Any unspent contingency will be returned to the Capital programme.
- 3.8 It is important to reiterate that the final cost plan from April 2023 remains subject to change and the total scheme costs cannot be fixed until a Design and Build Contract has been signed as the Council also carries inflation risk until the contract signed when the LEP takes on the risk. The cost plan is currently undergoing an external Value for Money review. The approval of this report to progress the roof restoration scheme for the Civic Hall will enable the Council to secure the final agreement with the LEP to enter into a Design and Build Contract.
- 3.9 In accordance with the provisions of the standard Design and Build contract, the Council and the LEP will jointly appoint an independent certifier to review the project as it progresses and certify any valuation claims.

#### 4. CONCLUSIONS

- 4.1 Survey work undertaken in 2019 and 2021 has confirmed that the roof is beyond repair and requires a full restoration. The cost of restoring the roof has increased due to external factors and additional funding is now required to deliver the approved scheme. In order to mitigate the impact on the approved Capital Programme the Council has been successful in attracting UKSPF funding of £320k and Capital Regeneration Projects grant of £875k (as part of the wider £19.9 million allocation to Stalybridge Town Centre) to finance the cost variation. By undertaking the roof works as planned the risk of “clawback” from Historic England will be mitigated.
- 4.2 If approval is given to the roof works then complimentary works to repair/restore windows at the Civic Hall can be delivered at the same time. These works will be funded from the £100k internal repurposing budget. These could either be delivered through the Tameside Additional Services contract or the Roof Replacement contract as a variation depending on the final value of the works.

#### 5. PROGRAMME & NEXT STEPS

- 5.1 Subject to approval, work to draft a Design & Build contract with the LEP will begin. The draft programme is set out in **Table 2**:
- 5.2 The programme for delivery of works to the Civic Hall is informed by the identified lead in period of 22 weeks for the procurement of Welsh Slates which are required to be used on the building.

**Table 2**

Action	Date/Timescale	Comments
Report to Executive Board/Executive Cabinet	April 2023	
Contract Agreed	May 2023	Enter into D&B contract with the LEP.
Confirm order for Welsh Slates	May 2023	22 week lead in for procurement
Estimated start with site set up	August 2023	See <b>Appendix 3</b>
Estimated completion date	May 2024	See <b>Appendix 3</b>
Regular updates	Ongoing	Update included in the SPCMP Place Capital Update

- 5.3 The high-level programme provided by the LEP is attached as **Appendix 3**
- 5.4 Due to the scope of the works required the Civic Hall building will need to be closed for their duration. This will require the decanting of any staff currently based at the building and the cancellation of any functions currently booked for the duration of the works.

#### 6. RISK MANAGEMENT

- 6.1 The main project risks associated with delivery of the Civic Hall roof project have been identified in **Table 3**:

**Table 3**

Risk Area	Detail	RAG Rating	Mitigation	RAG Rating
Financial	Insufficient budget to complete the scope of		Explore all value engineering	

	works required.		opportunities.	
<b>Financial</b>	Conditions attached to additional external funding agreement may not be acceptable.		Early engagement with funding providers in relation to terms of conditions.	
<b>Financial</b>	Estimated scheme costs continue to increase as a result of delay/inflation		Utilise existing arrangements with the LEP to reduce timescales to enter into contract.	
<b>Procurement</b>	Lack of capacity in the construction sector to undertake the works.		Utilise existing arrangements with the LEP to secure delivery partners.	
<b>Procurement</b>	Long lead in times for the procurement of specialist materials, such as Welsh Slates, cause delay in delivery		Identified requirements and place orders for materials early.	
<b>Asset Management</b>	Building condition continues to deteriorate as works are delayed		Continue to actively monitor building condition and take appropriate temporary measures.	
<b>Programme</b>	Lack of resource capacity to undertake work in line with expectations.		Apply adequate resource to the project to ensure programme adherence.	

## 7. RECOMMENDATIONS

7.1 As set out at the front of the report.

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# APPENDIX 1

## Stalybridge Civic Hall Roof Condition

The following comments and defects taken from roof condition survey:

1. There is widespread breakage to the original Welsh slate coverings.
2. The metal trapezoidal gutters are badly choked and blocked with general debris and rubbish accumulation.
3. There are several sections, particularly along the ridge line, where open gaps are evident between the slate coverings, resulting in points where water ingress is readily accessible into the internal building fabric.
4. A large number of cracked, slipped and broken slates were evident.
5. Sections of the vertical weatherboarding (at the junction between the roof slopes), is badly weathered and there are localised areas of timber decay.
6. Evidence of deterioration to the polyethylene based under-slatting membrane, particularly where exposed at the bottom edge of the slates.
7. Localised sections of the rooflight glazing is cracked and broken. Short term repairs have also been attempted to the same with a 'Flashband' type material.
8. Localised sections where lead cover flashings are partially dislodged.
9. Areas of diminished / decayed leadwork which is no longer providing waterproofing protection.
10. The timber walkways over the roof slopes are badly weathered and extremely slippery underfoot.
11. Large timber panels are loose and strewn within the gutter linings and are affected by timber decay, with broken slats.
12. Sections of the lightning conductor are loose at the mechanical fixings and is untidily laid over some of the roof slopes, particularly over the front west facing elevation sections.
13. The half-round PVC gutters have buckled and do not provide efficient drainage to the underlying trapezoidal gutter. Furthermore there are no downpipes connecting the pvc gutters to the same which is resulting in surface water splashing into the trapezoidal gutter (which will cause unnecessary surface erosion and prolonged damage to the same).
14. Short-term repairs to the trapezoidal gutter outlets.
15. Heavy areas of vegetation and moss growth across the roof and perimeter walls.
16. The original gutter brackets are heavily rusted and are no longer providing a function.
17. Render to the parapet walls has diminished and is now leaving masonry exposed.
18. The timber ogee gutters are in a poor condition with breaches evident at their joints, resulting in staining and issues of damp to the masonry below. The gutters also appear to have received a retrospective repair with a liquid applied treatment which is now heavily vegetated and is longer providing the intended weather protection to the timbers.



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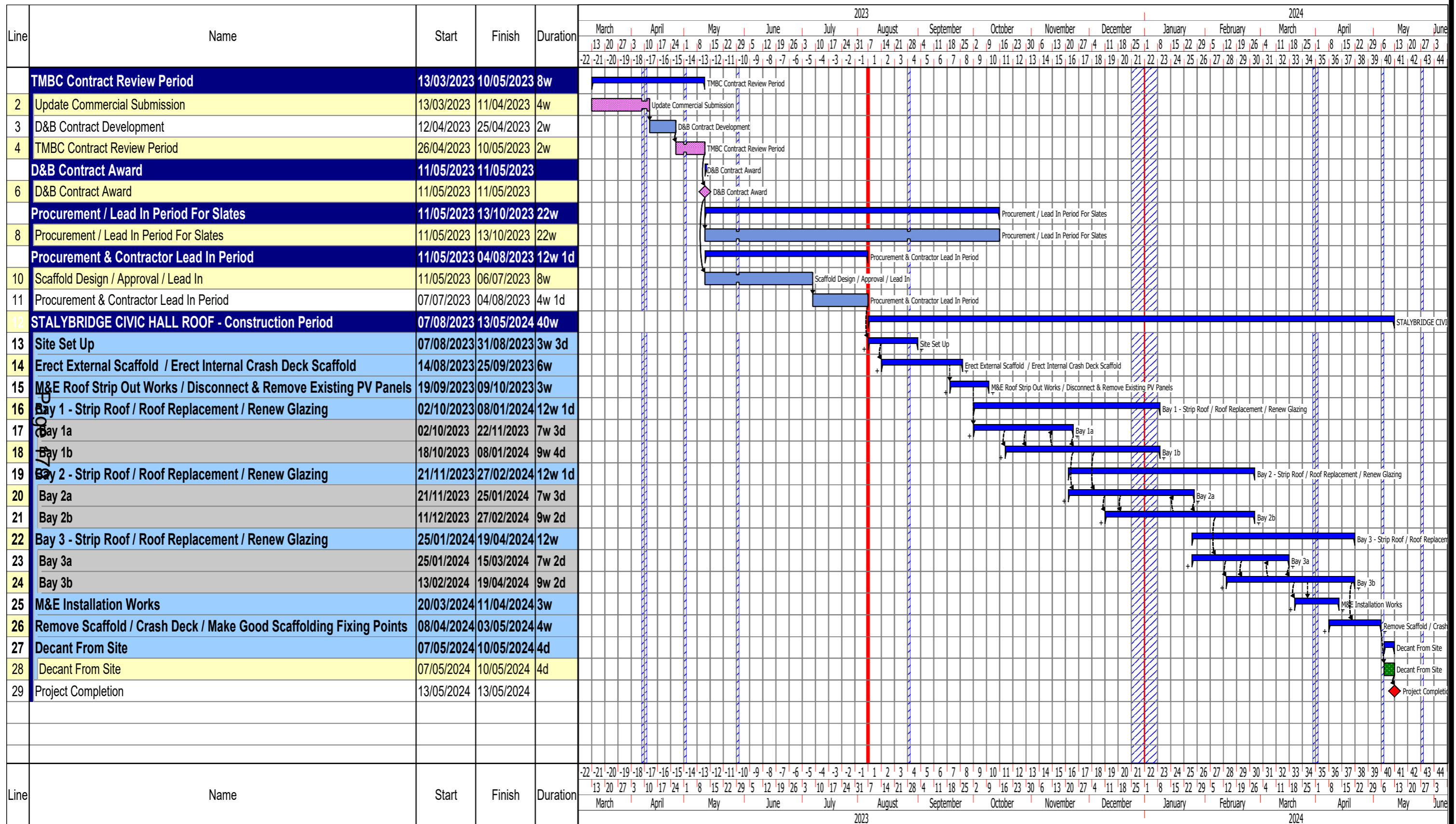
**STALYBRIDGE - CIVIC HALL ROOF REPLACEMENT WORKS  
TAMESIDE MBC**

Rev B issued 15.02.22		Rev D issued 01/12/22		Comments	
External - Cost Plan - Rev B		External - Cost Plan - Rev D			
GIFA	m <sup>2</sup>	GIFA	m <sup>2</sup>		
New Build		New Build			
Major Refurbishment		Major Refurbishment			
Minor Refurbishment		Minor Refurbishment			
TOTAL		TOTAL			
Construct Only		Construct Only			
Total	£/m <sup>2</sup>	Total	£/m <sup>2</sup>		
Contract Period		Contract Period			
		Inflation	13.25%		
<b>Project 3 – Roof works to the Civic Hall</b>					
<b>Replacement roof</b>					
Strip existing slate roof covering, redundant ply and counter battens and dispose of off site					
Supply and install new ply boarding, counter battens, breathable membrane 25 x 50mm battens and slate as specification included					
Supply and install new cladding/follow board to upstand box gutter					
Supply and install new code 4 and 5 soaker and flashing to gable ends					
£324,405.93		£42,983.79		£367,389.72	
Lead mop stick ridge to main ridge tree code 6/600mm					
Mop stick hip lead box corners to 4 corners of the building					
Parapet wall lead capping					
Lead cornice to stone ledge to both external end of the building 800mm code 5					
Lead work to base of Clock Tower code 4 and 5 lead soaker, flashing and giron					
<b>Design Development</b>					
<b>Roofing</b>					
Supply and install new flashing to all eaves detail, providing sufficient cover to new roof build up – TBC					
£16,414.45		£2,174.91		£18,589.36	
Supply and fix VCL and insulation and counter batten to the upstand of internal box gutter, detail TBC					
£2,975.03		£984.19		£3,959.22	
Strip and dispose of existing UPVC gutter. Supply and install new Black UPVC. Close guttering to internal slopes					
£3,580.69		£475.77		£4,056.46	
Strip and dispose of existing timber fascia and install new timber fascia to match existing as closely as possible					
£2,926.55		£387.77		£3,314.32	
Strip and dispose of existing timber soffit and install new timber soffit to match existing as closely as possible					
£3,423.10		£453.56		£3,876.66	
<b>Roof light replacement</b>					
Remove and dispose of existing roof lights as shown on mark up and installation of new roof lights					
R1.1 approx 160m <sup>2</sup>					
R1.2 & 3 approx 151 m <sup>2</sup>					
£155,172.41		£20,560.34		£175,732.75	
R1.4 & 5 approx 70m <sup>2</sup>					
R1.6 approx 160m <sup>2</sup>					
<b>Rain Water Goods</b>					
Cast iron guttering to two external slopes					
£33,782.76		£4,476.22		£38,258.98	
<b>Fall arrest and roof access system</b>					
Roof access system to define walkways along the central gutter					
Lift and over step units to Clock Tower end and Car Park end					
Access platform /ladder					
£738,375.03		£11,584.69		£750,959.72	
<b>Groundworks</b>					
278 Works					
£8,500.00		£1,126.25		£9,626.25	
<b>Stone Works</b>					
Repointing of ties following removal of scaffold					
£7,500.00		£993.75		£8,493.75	
Cleaning of pigeon guano					
£1,231.03		£163.11		£1,394.14	
<b>MEP Alterations</b>					
RMD - Inclusive of upgraded lightning protection and access to tower and enhancement mechanical vent/plant due to insulation increase					
£25,450.00		£3,372.13		£28,822.13	
PV Removal & Reinstatement					
£11,304.60		£1,497.86		£12,802.46	
<b>Net Build Construction Total</b>					
<b>£835,051.58</b>		<b>£110,644.33</b>		<b>£945,695.91</b>	
<b>Subcontractor Preliminaries / attendances</b>					
Scaffolding, nesting, hoists, meags					
Storage, welfare, generator, management					
£255,800.00		£33,893.50		£289,693.50	
Waste and disposal of all materials					
Prelims - Staff					
<b>£255,800.00</b>		<b>£33,893.50</b>		<b>£289,693.50</b>	
<b>NET BUILD COST SUB TOTAL:</b>					
<b>£1,090,851.58</b>		<b>£144,537.83</b>		<b>£1,235,389.41</b>	
<b>Fees &amp; Surveys</b>					
Architectural Fees					
£50,715.00		£7,100.10		£57,815.10	
Planning Consultant to develop LBC submission					
£13,972.50		£0.00		£13,972.50	
Structural fees (Review of repair works)					
£15,875.00		£2,103.44		£17,978.44	
Principal Designer					
£8,380.00		£1,097.10		£9,477.10	
Building Control					
£7,762.50		£1,028.53		£8,791.03	
Building Condition survey update					
£10,350.00		£0.00		£10,350.00	
Measured building survey					
Excluded		Excluded		Excluded	
Asbestos Survey					
Excluded		Excluded		Excluded	
Removal/Cleaning of pigeon guano					
£1,274.12		£0.00		£1,274.12	
Other Consultants and surveys					
£5,575.00		£0.00		£5,575.00	
Planning Application Fee ( allowance also included for discharge of conditions costs)					
£3,314.00		£0.00		£3,314.00	
Listed Building Consent Fee					
£0.00		£0.00		£0.00	
<b>Group Element Total</b>					
<b>£117,118.12</b>		<b>£11,329.17</b>		<b>£128,447.29</b>	
<b>NET BUILD COST INC FEES SUB TOTAL:</b>					
<b>£1,207,969.70</b>		<b>£155,867.00</b>		<b>£1,363,836.70</b>	
<b>PRELIMINARIES &amp; CONTINGENCIES</b>					
PRE CONSTRUCTION PRELIM					
£36,552.31		£4,843.04		£41,395.35	
CONSTRUCTION PRELIMINARIES					
£132,402.18		£0.00		£132,402.18	
CONTINGENCIES 5% OF NET BUILD COST					
£0.00		£0.00		£0.00	
INFLATION 2.5% OF NET BUILD COST					
£0.00		£0.00		£0.00	
<b>Group Element Total</b>					
<b>£188,958.39</b>	<b>£37,976.39</b>	<b>£5,086.99</b>		<b>£213,999.37</b>	<b>£188,958.39</b>
<b>PRELIMINARIES &amp; CONTINGENCIES SUB COST TOTAL:</b>					
<b>£188,958.39</b>		<b>£25,036.99</b>		<b>£213,995.37</b>	
<b>CONSTRUCTION SUB-TOTAL:</b>					
<b>£1,396,928.08</b>		<b>£180,903.99</b>		<b>£1,577,832.07</b>	
<b>OVERHEADS AND PROFIT @ 6.5%</b>					
<b>£90,800.33</b>		<b>£11,758.76</b>		<b>£102,559.08</b>	
<b>COST TOTAL:</b>					
<b>£1,487,728.41</b>		<b>£192,662.75</b>		<b>£1,680,391.16</b>	
<b>OPTIONAL WORKS- ALL VALUES BELOW ARE NET CONSTRUCTION COSTS AND WILL REQUIRE ALLOWANCES FOR PRELIMINARY COSTS INCLUDING SCAFFOLD HIRE ETC. AND OH&amp;P ADDING TO THEM</b>					
VCL 50mm insulation					
£39,851.44		£6,376.23		£46,227.67	
Removal of ACM rope to skylights. Removal of ACM rope and window panels to skylights					
£32,500.00		£5,200.00		£37,700.00	
Crash Deck access to complete Removal					
£19,850.00		£3,176.00		£23,026.00	
Prelim Increase 4 weeks due to additional works. Programme increase from 34-38 weeks					
£21,680.00		£1,468.80		£23,148.80	
<b>Total for optional extra</b>					
<b>£113,881.44</b>		<b>£18,221.03</b>		<b>£132,102.47</b>	
<b>£1,601,609.85</b>		<b>£210,883.78</b>		<b>£1,812,493.63</b>	
<b>LEP Fee @ 2%</b>					
<b>£32,032.20</b>		<b>£4,217.68</b>		<b>£36,249.87</b>	
<b>TOTAL Project Cost</b>					
<b>£1,633,642.04</b>		<b>£215,101.45</b>		<b>£1,848,743.50</b>	
<b>EXCLUDED ITEMS</b>					
The removal storage and replacement of the solar panels to be covered under separate CO					
Any remedial works to the brickwork and reboarding of copings to parapets					
Any works to the clock tower					
Any works to the Mansafe system					
There has been no contingency allowance included for items such as any timber repairs that may be necessary					

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# Stalybridge Civic Hall

## Roof Replacement Works Rev K: Draft / In Development Contract Programme



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**INSPIREDSPACES TAMESIDE  
LIMITED**

Stalybridge Civic Hall Roof  
Replacement

Value for Money Review

24<sup>th</sup> April 2023

**LMW** CONSULTING

Prepared by:

*M. Wilson*

Michael Wilson MRICS

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- 2. Tender & Procurement..... 3
- 3. Programme..... 4
- 4. Benchmarking..... 5
- 5. Conclusion and Recommendation ..... 7
- 6. APPENDIX A – Information Used .....Error! Bookmark not defined.

## 1. INTRODUCTION AND SCOPE OF WORKS

To satisfy the due diligence requirements of Tameside Council relating to the submitted cost plan from Robertson Construction Group Limited (RCGL), LMW Consulting (LMW) were appointed to carry out an independent Value for Money (VFM) review by InspiredSpaces Tameside (IST) for the roof replacement at Stalybridge Civic Hall.

The proposed project seeks to refurbish and replace Stalybridge Civic Hall's existing roof coverings, including the slate, rooflights, new safety system, and rainwater goods, while also providing an optional thermal upgrade and new safety system. The submitted cost plan includes for full replacement of the existing roof and rainwater goods, design and install of the new fall arrest system including roof access, M&E alternations, associated Section 278 external works, contractor preliminaries, and associated design fees and surveys.

Robertson Construction Group Limited (RCGL) were engaged to manage and procure the project.

RCGL have provided a proposed construction programme, Rev K, dated 13<sup>th</sup> April 2023, Rev E Cost Plan dated 20<sup>th</sup> March 2023, in conjunction with a Cost and Procurement Tracker dated 20<sup>th</sup> April 2023. RCGL have also provided LMW with copies of the sub-contractor work package quotes and our findings are contained within Section 2.

## 2. TENDER & PROCUREMENT

RC have submitted a proposed construction programme and procurement tracker, detailing the various work packages and the number of tenders sought for each work package. Of a total 6nr work packages, 97% have been competitively tendered to 2nr or more sub-contractors by value.

The below table demonstrates that the key work packages have been competitively tendered to a minimum of 2nr or more sub-contractors. A number of work packages have been tendered to a single sub-contractor; however, these are generally low value packages when considering the scale and scope of the project and are not detrimental to achieving a competitive tender sum.

Item	Work Package	No. of Tenders Sought	No. of Tender Returns
1	Roofing	3	3 (2nr Compliant)
2	Stone Repairs	3	3
3	M&E	3	3
4	Scaffold	3	3
5	Asbestos Removal	1	1
6	Section 278	1	1

The proposed base tender sum based on the information submitted to LMW at the time of writing is £1,883,793.44. This figure comprises of £1,070,687.57 measured works, plus £333,147.53 for sub-contractor preliminaries, £136,154.12 for Fees & Surveys, £228,830.92 for Main Contractor preliminaries, and Robertson Construction overheads and profit of 6.5%, resulting in a total cost of £1,883,793.44.

An optional work package has been provided for installation of VCL 50mm insulation, removal of ACM rope to skylights and window panels for £152,928.30.

### 3. PROGRAMME

RCGL have proposed an initial mobilisation and lead in period commencing on the 11<sup>th</sup> May 2023 with a start on site of the main construction works on 7<sup>th</sup> August 2023, and a practical completion of 13<sup>th</sup> May 2024. The current programme results in a 40-week construction period. RCGL have proposed a sequenced programme within their methodology, splitting the works into multiple 'bays' to ensure minimal disruption to the public. The construction programme is therefore longer than it would be otherwise, which is as expected.

LMW have no outstanding queries on the proposed programme.

## 4. BENCHMARKING

### Preliminaries

The preliminaries value contained within RCGL's cost submission is £228,830.92 which equates to approximately 16.3% of the measured works sub-total. However, it should be noted that this allowance is exclusive of the optional work package, therefore an additional preliminary allowance would be anticipated if the optional works were instructed. LMW have not received a full breakdown of the main contractors preliminaries and therefore only in a position to comment on the preliminary percentage against similar projects.

From the table below, the Building Cost Information Service (BCIS) mean preliminary percentage for contracts with a value over £1.3m but not exceeding £2.9m in Q4 22 was 21.3% with projects in the upper quartile increasing to 24.2%.

#### Preliminary percentages (value over £1,300,000 and not exceeding £2,900,000)

Quarter	Mean	Lower decile	Lower quartile	Median	Upper quartile	Upper decile	Proportion above zero	Sample size
1Q2021	15.3		11.4	14.1	16.7			6
2Q2021	15.2		10.1	13.5	20.6			7
3Q2021	20.3		18.1	20.7	23.7			5
4Q2021	12.7		10.3	14.0	15.4			8
1Q2022	16.5	10.6	11.3	16.5	21.6	25.0	100.0%	11
2Q2022	17.6		10.6	15.0	17.8			8
3Q2022	16.8	10.0	12.1	15.0	20.0	25.7	100.0%	11
4Q2022	21.3		12.2	20.3	24.2			6

Looking at preliminary percentages for all construction projects below, the mean percentage level in Q4 22 was 15.6% with projects in the upper decline reaching preliminary allowances of 24.1%. Furthermore, this average data set includes for projects with a much greater contract sum where reduced preliminary allowances would be anticipated.

#### Preliminary percentages (All)

Quarter	Mean	Lower decile	Lower quartile	Median	Upper quartile	Upper decile	Proportion above zero	Sample size
1Q2021	15.0	8.1	10.4	13.5	18.0	24.7	100.0%	50
2Q2021	13.2	6.5	8.7	12.9	17.7	21.2	100.0%	32
3Q2021	17.3	8.1	11.8	16.9	22.1	27.1	100.0%	32
4Q2021	15.8	8.5	10.6	13.7	18.5	25.9	100.0%	46
1Q2022	14.7	8.7	10.8	14.4	16.6	22.2	100.0%	44
2Q2022	14.8	7.8	9.2	14.4	15.5	27.1	100.0%	27
3Q2022	15.1	7.4	10.0	12.9	16.4	27.9	100.0%	28
4Q2022	15.6	7.6	9.3	15.1	19.3	24.1	100.0%	26

The preliminary allowance of 16.3% is lower than the average preliminary percentage than that of other construction projects of a similar contract value, however the relatively small



sample size should be noted. For further comparison, the average preliminary percentage in Q3 22 which has been obtained from a larger data set was 16.8%. RCGL's proposed preliminary allowance is slightly lower than the Q3 22 average allowance of similar sized projects. When using cost data taken from all construction project sizes in Q4 22, the proposed preliminaries are marginally higher than the anticipated 15.6%. LMW do not have any concerns regarding the proposed percentage as we would anticipate the phased programme to have an adverse impact on preliminary costs.

We note that the preliminary allowances are on the upper quartile for projects of a similar size. It should be noted that increased temporary power costs are impacting prelims costs.

#### Overheads and Profit

The proposed Overheads and Profit allowance of 6.5% is reasonable and within the expected range based on benchmarking of projects of a similar nature.

#### BCIS Construction Cost Review

Due to the project relating to re-roofing it is very difficult to benchmark against BCIS cost data. Most of the BCIS cost data relates to new build and full scale refurbishment of building and as such would not be appropriate for reviewing these works against.

## 5. CONCLUSION AND RECOMMENDATION

Following our review of the cost plan and supporting data and methodologies, we agree that the project has been procured to maximize value for money. As noted in the body of the report 97% of the measured works (by value) have been market tested.

With the allowances outside of the measured works deemed to be within expected ranges LMW considers that the construction costs alone appear to represent current market rates and value for money.

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- Report to:** EXECUTIVE CABINET
- Date:** 26 April 2023
- Executive Member:** Councillor Leanne Feeley – Executive Member (Education, Achievement and Equalities)  
Councillor Jacqueline North– First Deputy (Finance, Resources and Transformation)
- Reporting Officer:** Julian Jackson, Director of Place  
Ali Stathers-Tracey – Director, Children’s Services
- Subject:** NEW HAWTHORNS SCHOOL
- Report Summary:** This report provides members with a progress update on the Hawthorns SEND school scheme including the latest design solution, cost plan, programme, value for money assessment and grant funding bid submission to the Football Foundation. This report also seeks approval to progress the scheme including the development of standard BSF Design and Build Contract with the LEP now all the final construction costs are known for the school building. Further reports will be required in relation to (a) the construction and costs of the Football pitches following a grant application to Football Foundation and (b) the use of the current Hawthorn School site.
- Recommendations:** That Executive Cabinet be recommended to:
- (i) Approve £9.762m additional budget allocation from the Education Capital funding budget to deliver the overall school project, £13.000m has previously been approved, and the capital programme be increased accordingly.
  - (ii) Agree any increase in cost variations to the scope or design will need to be met by the Academy or the Education and Skills Funding Agency.
  - (iii) Approve entering into the standard Design & Build contract with the Inspired spaces (the LEP).
  - (iv) Approve entering into a Deed of Appointment with the LEP and Currie & Brown for the appointment of an Independent Certifier for the new school scheme.
  - (v) Agree that any variations to the project that involve an increased cost for the scheme implication will be approved by the S151 officer in the first instance and the S151 will be the Council’s authorised officer for executing any project variations.
  - (vi) Approve entering into an agreement for lease and thereafter a lease with the Academy on the terms set out in the report including a surrender of their existing lease.
  - (vii) Approve entering into any incidental agreements to facilitate the project subject to agreement by the S151 Officer and the Head of Legal.
  - (viii) Approve the advertisement of any proposed loss of open space due to the lease to the academy (in accordance with

the provisions of Section (2A) of the Local Government Act 1972 and the Open Spaces Act 1906)

- (ix) Approve the submission of a grant funding application to the Football Foundation as set out in section 6 of this report including the appointment of a grant bid specialist to make this application at an estimated cost of £6k.
- (x) To receive a further report to advise on the delivery of the football pitches and resolve any funding for the football pitches following the outcome of the application to the Football Foundation for the grant in recommendation (ix).
- (xi) Note that a further report will follow in relation to the use/occupation of the former Hawthorns school subject to a sufficiency review referred to in paragraph 2.6.
- (xii) To note that the progress of this project will be reported through Strategic Planning & Capital Monitoring.

**Corporate Plan:**

The proposals contained within this report will support the delivery of the Community Strategy, through the delivery of sufficient and suitable school places to meet anticipated increased demand in 2022/23.

**Policy Implications:**

In line with existing policy.

**Financial Implications:  
(Authorised by the  
statutory Section 151  
Officer & Chief Finance  
Officer)**

An initial budget of £13m was approved by Executive Cabinet in June 2021 to build the school. Total unallocated Education capital funding is available of £12.445m which gives a total available budget of £25.445m.

The total estimated cost of the project is £22.762m. This includes the additionality of the football pitches development into the overall demisement of which it is modelled to be offset by additional funding of £0.770m from the Football Foundation and £0.075m from S106 monies. If these are achieved the total budget required for the project is £21.917m.

If this project was approved the remaining Education capital budget would be £3.528m and would limit the ability to deliver further capital projects through Education capital budgets.

There are a number of financial risks associated with the project which are detailed in Section 9 of this report. The primary risks relate to failure to secure Football Foundation funding, and further unquantified costs. Any programme slippage (not re-profiled budget) or approved overspend relating to this project would reduce the remaining available Education capital budget.

The programme at the New Hawthorns school must be contained within the overall Education capital funding envelope. The programme cannot cause an adverse impact to the General Fund or the Dedicated Schools Grant positions.

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

As set out in the main body of the report work has already been undertaken via the contract with the LEP to facilitate the design stage of the programme.

In order to progress to the build stage of the design work has already been undertaken via the LEP and permission is now sought to move



to the delivery stage of the project again using the Council's existing contract with the LEP for the delivery of projects of this nature.

Included within the contract is the appointment of an Independent Certifier, the person appointed jointly by the Authority and the LEP to act as independent certifier in relation to the works in accordance with the Independent Certifier's Deed of Appointment.

The progress of the works will also be overseen by the Council's Capital Monitoring Board and the budgetary issues as set out in the financial implications can be closely monitored by Members through that forum.

In addition, the planning application for the works has been submitted and consultation has been undertaken, as planning permission is a critical milestone for the delivery of this project.

An Agreement for Lease followed by a lease will be required with the Academy. As the lease will be for 125 years it will constitute a disposal for the purposes of the Open Space Act 1906 and therefore should be published and the usual procedure be adopted.

As the project progresses other legal arrangements may also be required including the entering into leases and licences, funding arrangements relation to the football pitches, planning related agreements and other incidental agreements. Therefore support from legal and financial services will be ongoing.

**Risk Management:**

The high level risks have been identified in the report and will require management through the construction phase.

**Background Information:**

The background papers relating to this report can be inspected by contacting Catherine Moseley, Head of Access Services



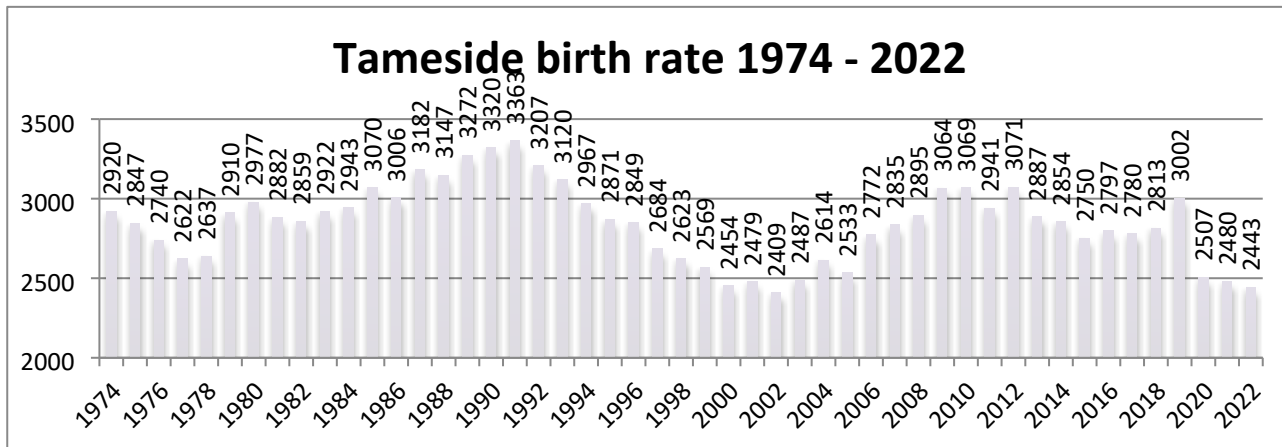
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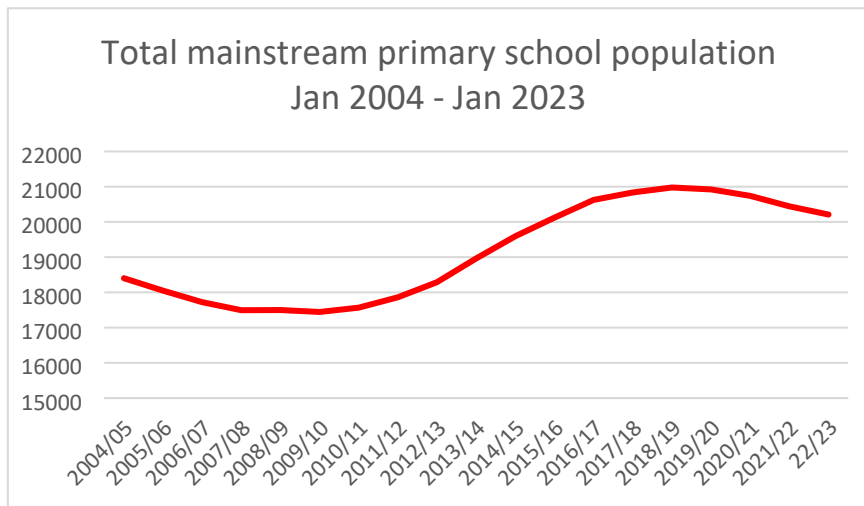
e-mail: [catherine.moseley@tameside.gov.uk](mailto:catherine.moseley@tameside.gov.uk)

## 1. INTRODUCTION AND BACKGROUND

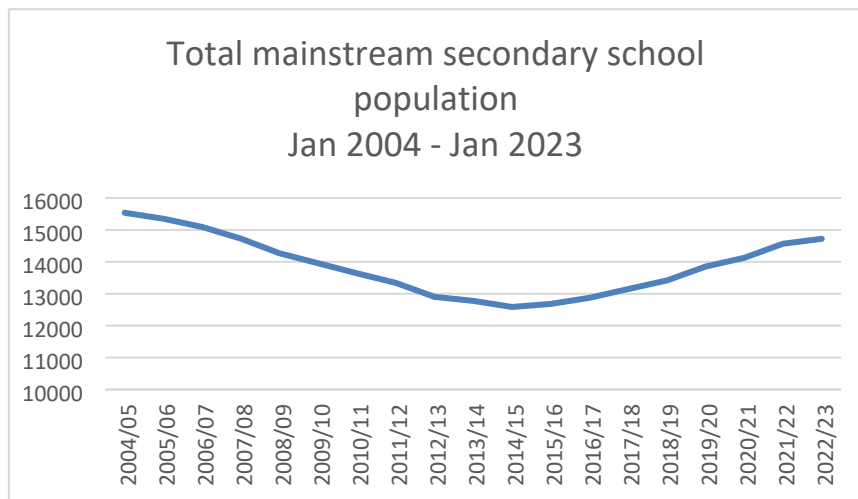
- 1.1 All local authorities have a statutory duty to ensure that there are sufficient school places to meet demand in their area. Planning for fluctuations in demand for school places is an important function, which needs to be carried out at a local level and will differ depending on the phase of learning, for example, pupils will travel further to secondary schools than primary schools. The compact geography of the borough and the mix of types of school, for example, single sex, are also relevant and mean that place planning happens at a level higher than wards or towns.
- 1.2 School place planning is a complex process that takes account of a range of factors including the number of births in the borough, in year movement and cohort survival rates (how many children move from one year to the next) as well as parental preference and planned housing development. With rapid shifts in economic conditions for families and changing patterns of migration, planning for basic need for school places requires a proactive approach to best respond to both short and medium-term demand for places.
- 1.3 The Published Admission Number (PAN) has been increased at many primary schools and overall by almost 18% from 2734 places in 2009/10 to 3195 places currently and the Council is now seeing increasing secondary school places. In 2010, there were 2582 pupils in Year 7 and for September 2021, there are 3239 places available. Major new housing developments may require additional places to be factored over a number of years.
- 1.4 As shown in the following graph, the birth rate in the borough has been falling for a number of years, and so the number of pupils coming into primary education has fallen and this will lead to significant levels of surplus capacity in the phase. This surplus capacity can be repurposed to meet other needs, for example, as some schools have done, to establish new resource bases.



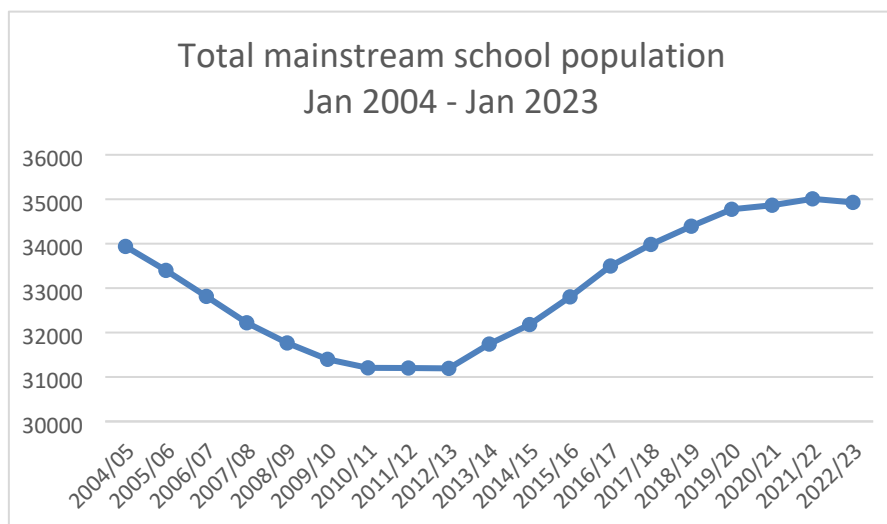
- 1.5 Inevitably, the pupil numbers will flow through to secondary schools within seven years. In 2021, the secondary sector experienced their highest number going into year 7. The numbers are now predicted to fall on an on-going basis in line with primary school numbers.
- 1.6 The total number of pupils in the primary sector has been falling for the last five years as set out in the graph below. Taking into account the number of births in the borough, this will continue for at least six years.



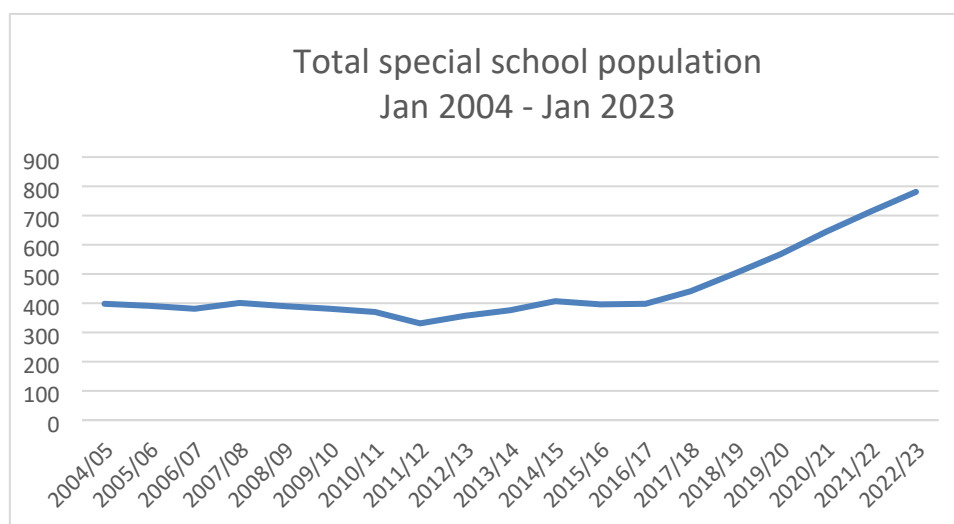
1.7 The total number of pupils in the secondary sector is still increasing as larger year groups come into year 7 and smaller groups leave in Year 11. This will begin to reverse in two years with smaller groups coming into Year 7 than those leaving in Year 11.



1.8 Overall, the number of pupils in mainstream schools in the borough is falling and this is predicted to carry on for at least 10 years. This means that the Council has not been allocated basic need funding from the DfE for a number of years. Given the predicted decreases in pupil numbers, it is not foreseen that any additional places will be needed in mainstream education for at least 15 years.



- 1.9 As the numbers of pupils in mainstream schools increases, so does the number of pupils in specialist provision. Tameside currently (as at Easter 2023) maintains over 2600 Education Health and Care Plans (EHCPs). The number of plans maintained has been rising steadily since 2017. The number of EHCPs in Tameside has more than tripled since 2017, when the Local Authority maintained 823 plans. However, Tameside is now more in line with our statistical neighbours, with EHCPs representing approximately 3.64% of the population. As a consequence, there has been some expansion of specialist provision in the borough but more is needed to ensure that needs are met appropriately and within the borough if possible.
- 1.10 The recent rapid growth in EHCP's was appropriate and necessary. It has however, placed significant additional strain on specialist providers and resource bases across Tameside especially as funding has not followed. The rapid rate of the growth in EHCPs in Tameside has been such that it was never going to be possible to plan and deliver provision sufficiency at the same rate. This has inevitably created pressure on placements for children with EHCPs, and particularly across the specialist sector, where all schools are currently oversubscribed. This is also true of our specialist resource bases.
- 1.11 Following a relatively stable period of 13 years, the number of pupils in the five special schools in the borough has increased significantly over the last six years in line with the increase in the number of EHCPs as shown in the graph below.



- 1.12 The Council has received High Needs Capital Allocation funding from the DfE for years 2021 – 2024 to support an increase in places to meet the needs of children with additional needs. Whilst the majority of children with EHCPs will have their needs met within mainstream settings, work to establish additional specialist SEND capacity has been underway for some time and the number of places available in borough has increased significantly as demonstrated in the table below:

Special	Sept 18	Sept 22	Increase Nos	Increase %
Hawthorns	106	194	88	83%
Thomas Ashton	56	92	36	64%
Cromwell	72	138	66	92%
Samuel Laycock	141	215	74	52%
Oakdale	117	148	31	26%
Tameside Pupil Referral Service	18	36	18	100%
<b>Totals</b>	<b>510</b>	<b>823</b>	<b>313</b>	<b>61%</b>

<b>Resourced places</b>	<b>Sept 18</b>	<b>Sept 22</b>	<b>Increase Nos</b>	<b>Increase %</b>
Corrie	0	9	9	0%
Greenside	0	16	16	0%
Hyde	1	5	4	400%
Linden Road	5	2	-3	-60%
Oakfield	9	17	8	89%
Rosehill	0	13	13	0%
Russell Scott	1	3	2	200%
St John Fisher	11	10	-1	-9%
St Thomas More	16	16	0	0%
<b>Totals</b>	<b>43</b>	<b>91</b>	<b>48</b>	<b>112%</b>

- 1.13 In June 2021, Executive Cabinet received a report, which explained the need to increase specialist school places for primary aged children at Hawthorns School. Cabinet approved an initial budget of £13 million to expand and relocate Hawthorns School to create 220 specialist places on the Longdendale Playing Field site by instructing the LEP to develop a design for the new building.
- 1.14 For the first time, in summer 2023, the DfE are collecting information on the capacity of specialist provision in the borough and a forecast of future numbers through the annual school capacity survey. Previously, the school capacity return has been used to assess the need for basic need capital funding. Whilst not formally confirmed, the DfE has indicated that the return may be used to allocate high needs provision capital funding.
- 1.15 The strategy around managing ongoing demand for Specialist Provision will be aligned to the Delivering Better Value and SEND sufficiency work. In the main, there will be a much stronger focus to place future SEND pupils in mainstream schools reducing the need for additional places in specialist schools.

## **2 THE NEED TO INCREASE SPECIAL SCHOOL PLACES FOR PRIMARY AGED CHILDREN AT HAWTHORNS SCHOOL**

- 2.1 Hawthorns School is an outstanding primary special school currently located within the Audenshaw area of Tameside and caters for pupils with a range of complex special educational needs aged between 4-11 years old. The school is an academy and part of New Bridge Multi Academy Trust.
- 2.2 The main school building was originally constructed in 2006/07. The main building and site is shared between Hawthorns School and Aldwyn Primary School, a mainstream primary school.
- 2.3 The area of the school building designated as Hawthorns School was originally designed to accommodate 60 pupils. In 2015, it was identified that additional accommodation was needed and so a joint scheme to expand both Hawthorns School and Aldwyn Primary School was developed. The scheme for Hawthorns School included internal remodelling to create an additional classroom and a new build classroom. The internal remodelling work was completed. A four classroom demountable extension is currently on the site to accommodate additional pupils.
- 2.4 Since Executive Cabinet approved the expansion of Hawthorns School in 2021, the number of parents requesting that their children are placed at the school has increased significantly. The school now has 192 pupils on roll as at Easter 2023 and in order to accommodate these preferences, the school has opened two satellite classrooms. These bases are at Discovery Academy in Hattersley and at Wild Bank Primary School in Stalybridge. Executive Cabinet recently approved an outline budget for the New Bridge Trust to explore options for additional



accommodation to be made available to Hawthorns School from September 2023 that will take the number of children on roll at the school to 220. This is most likely to be in the form of demountable classrooms on the Samuel Laycock School site. These demountable classrooms can then be repurposed for additional secondary age provision when the new Hawthorns Building opens and the primary age children move there.

- 2.5 The additional temporary accommodation at Samuel Laycock School will mean that, from September 2023 until the new school building is open, Hawthorns School will be operating from its current Lumb Lane base and three additional satellite sites. The school advise that this cannot be a permanent solution to the issue of additional places. The satellite provision is on the same site as other primary schools; Wild Bank Primary School; Discover Academy and from September, Samuel Laycock School. The Hawthorns School pupils and staff are sharing facilities and resources with the host schools and some of the provision is in temporary accommodation. Experienced staff are required in satellite sites to ensure their smooth running and to operate in the Hawthorns' ethos. This has resulted in experienced staff and their expertise being spread across sites. The school has an on-going recruitment campaign to enable it to have sufficient teaching and support staff for the additional pupils on roll. Many of the new staff are new to teaching and do not benefit from being with experienced staff on site as they are dispersed to satellite sites. There are also additional running costs that the school are experiencing with admin and management support needed across all sites. The new building will enable the school to come together again on one site and expertise and good practice to be shared amongst all staff. It will also give the school and the Trust the capacity to support inclusive practice across the mainstream school system.
- 2.6 The current Lumb Lane site will be vacated by Hawthorns School when the new building opens. The future of the site will be subject to discussion in the new SEND Sufficiency Strategy that is in the process of being developed. The New Bridge Trust currently has a lease for the site and are actively involved in the SEND Sufficiency Strategy. The Trust is happy to discuss all options pertaining to the lease including surrendering it or retaining it and running additional provision either through Hawthorns School or another provider within the Trust. It is highly unlikely that the site will be left empty as the number of children and young people with EHCPs and additional needs continues to increase. The need that is to be met and the school that will deliver from that site is yet to be determined.

### **3 PROGRESS TO DATE**

- 3.1 In June 2021 Executive Cabinet, considered an options appraisal for a new building and approved a project to allocate an initial £13m of Basic Need funding to the expansion and relocation of Hawthorns School to 220 places on the Longdendale Playing Field site.
- 3.2 Since that date the Capital Projects Team and colleagues in Education have worked with the LEP and the school to produce designs to RIBA Stage 4 at which point the significant majority of work packages have been tendered (98% of the measured works (by value) have been market tested accordingly to the independent Value for Money consultant) or priced by the LEP's sub-contractor – **Appendix 3** refers..
- 3.3 The planning application for the new school was submitted in July 2022. Several community consultation events were held including with a representative group of parents from Hawthorns School and planning permission was granted on 21 December 2022. The pre-commencement planning conditions were discharged by the planning authority on 22 March 2023.
- 3.4 Following the granting of planning, the LEP have produced the 4<sup>th</sup> updated cost plan, which includes additional works that are needed to ensure planning conditions are met and an updated programme to deliver the new school.

3.5 Site enabling works have already commenced, including site clearance, access and boundary protection.

#### **4. CONSTRUCTION PROJECT, INCLUDING, COST AND DELIVERY TIMESCALES AND MILESTONES**

4.1 The new school is a single storey, steel framed building with a brick outer skin and a flat roof. The building is circa 4000m<sup>2</sup>.

The scheme includes for

- 4 Early Years classrooms (to be interconnecting in pairs)
- 12 ASD (autistic spectrum disorder) classrooms (complete with 1 to 1 teaching and respite areas)
- 9 MLD (moderate learning difficulties) classrooms (with shared respite areas)
- Additional specific teaching spaces for Art, Drama, ICT and life skills
- A library
- A large and small sports/multi use hall, also to be used for dining arrangements
- A commercial kitchen and servery area
- A large training / family room that can be split into 2 using a folding partition
- All necessary office spaces, staffroom, toilets (for both staff and pupils), hygiene facilities and storage spaces.

4.2 The Council declared a Climate Emergency in February 2020 and committed to ensure energy efficiency of buildings is maximised with better smart building controls and embrace new low energy alternatives as we work towards Tameside Net Zero 2038. Therefore, the building is now being constructed to achieve BREEAM Excellent rating. BREEAM stands for the Building Research Establishment Environmental Assessment Method and sets best practice standards for the environmental performance of buildings through design, specification, construction and operation. BREEAM Excellent is the second highest assessment and is considered to be best practice, and the top 10% of UK non-domestic buildings achieve this standard. However, whilst there is a significant initial capital cost to achieving this rating, this is reflected in improved sustainability, and for example a reduction in carbon emissions of 33% is predicated for an Excellent rated building. The Council's Climate Change and Environment Strategy recognises the need for fundamental changes to respond to the declared climate change emergency. The Hawthorns school project is also ambitious in respect of responding to the requirement for further in-borough pupil places and reduce travel to out of borough placements. On completion of this project, the Council seeks to have a flagship project both in terms of educational provision and also sustainability.

4.3 In respect of what this means for construction, it includes these elements:

- PV panels to supplement the electricity demand
- External air source heat pumps & MVHR units within the classrooms to deliver ventilation and heating during the winter months
- Lighting that is PIR operated
- Sprinkler system
- 30nr EV charging points
- Power and data (final co-ordination to be tied into the FF&E design/layouts)

4.4 The design of the school has been agreed with the school and addresses the Council's requirements. However, the current school has 'swings' in the ASD classrooms, which are required by the school to help pupils self-regulate and whilst the swings are a Council requirement, the design does not include for them as they cannot be designed and delivered as requested, however, it will be possible to consider as a variation during construction through the reviewable design process with a different solution.

4.5 The table below provides the latest cost plan figure and a summary of additional estimated costs and fees which are not included in the cost plan. There are some further costs that are still to be confirmed at this stage. Since project inception, a number of external market factors have led to an inflationary increase in materials costs which have impacted on overall project prices. There have also been considerable changes to the scope of the project from the Stage 2 cost estimate these are detailed in the cost plan and referred to later in this report.

Line	Cost Details	£m	Additional Information
1	Construction costs	19.660	From cost plan
2	Associated design fees	0.958	From cost plan
2	Value for Money Review	0.003	Cost confirmed by assessor
3	Quantity Surveyor Fees	0.019	Cost confirmed by Currie & Brown
4	Independent Certifier	0.050	Cost confirmed by Currie & Brown
5	Council Project Manager	0.085	Costs incurred to date and cost a Project Manager for the Council through to project completion
6	Provisional sum, held by S151 officer to address any variations	0.500	This is an amount that it is required to cover insurance costs that are still being finalised, with the balance held with the S151 officer in the event of further variations
7	Highways Improvements	0.170	To be confirmed (if required), including cost to a crossing on the A57 when it is de-trunked
8	Estimated cost of pitches and changing rooms	1.100	Refer to Paragraph 6.7; excludes Robertson Construction Group (RCG) and LEP Fees
9	Potential Contribution from Football Foundation and S106 Money	(0.845)	Refer to Paragraph 6.8
10	Estimated LEP Fee (1%)	0.207	Assumed 1% on lines 1 to 6
11	Engineers and Estates Charges	0.010	Costs incurred to date
	<b>Estimated Total Cost</b>	<b>21.917</b>	

*Note: All figures in Table 1 have been rounded to the nearest £1,000*

For detailed information of the latest cost plan, please refer to **Appendix 1**. A VFM report has been received, the conclusion of which is detailed below.

4.6 The cost of the project has changed significantly whilst being developed. When Executive Cabinet first considered the project in June 2021 an initial budget of £13m was allocated to the construction of the school. This was informed by a provisional estimate from the LEP for a SEND school of 220 places. This estimate identified a number of exclusions, including highways, abnormal ground conditions, furniture, pitches, solar panels, etc. These exclusions have then been addressed as greater certainty about the project has become clear. At April 2022 and RIBA Stage 3, the construction cost excluding fees was £16.520m. This has increased to £19.660m at March 2023, RIBA Stage 4. The reason for the increase in cost is a change in client requirements and inflation, the main components of which are:

Project Cost Driver	Cost (£m)
<i>RIBA Stage 3 Costing (a)</i>	16.520
Enhancement to achieve BREEAM Excellent assessment	1.012
Sprinkler installation	0.329
Works linked to pitches, including ground levelling	1.052

Planning requirements, S278 & vehicle charging	0.216
Change to fixtures (canopies, pocket doors, RSD to kitchen)	0.166
Inflation	0.247
Other minor changes/variatioins	0.118
<b>TOTAL (b)</b>	<b>3.140</b>
<i>RIBA Stage 4 Costing (a + b)</i>	<i>19.660</i>

- 4.7 The provisional key dates of the programme are as follows:
- Commencement of enabling works April 23
  - Enter into contract May 23
  - Start on site May 23
  - Synthetic turf Pitch construction due to start Spring 24
  - Completion of project September 24
  - Date of school occupation From September 24

For detailed information, a provisional programme is attached at **Appendix 2**.

- 4.8 In June 2022, Building Regulations were revised. The new Buildings Regulations came into effect in June 2022, save for projects that were already in progress and construction was due to commence before June 2023. The new school fell within this exemption and has been designed to reflect Building Regulations prior to June 2022. Accordingly, to maintain this exemption it is important that construction work starts before 15 June 2023 and *meaningful progress* is made by that date. It is understood that meaningful progress is defined as sizeable capital expenditure, such as the construction of building foundations. If meaningful progress does not start by that date, the design of the school will need to be revisited adding further delay and cost to the project.

- 4.9 A Value for Money review has been undertaken by LMW Consulting, this is attached at **Appendix 3**. The conclusions are that:

**“5. CONCLUSION AND RECOMMENDATION**

*Following our review against the BCIS benchmark data and internal benchmark data the proposed construction costs are above average for a project of this size and nature, however the submitted costs are still reasonable and fall within the expected ranges. As noted in the body of the report 98% of the measured works (by value) have been market tested. With the allowances outside of the measured works deemed to be within expected ranges LMW considers that the construction costs alone appear to represent current market rates and value for money.”*

**5 TENURE**

- 5.1 On completion the school will be provided with a new 125 year lease, as is standard for Academy schools. The Academy’s current occupation and lease may also be surrendered at Lumb Lane, as detailed earlier in the report.
- 5.2 A management arrangement will be required with the football club and school operator as detailed later in the report.
- 5.3 There is a small area of and adjacent to 24 Kennedy Road which the Council has agreed to acquire from Onward Homes for a nominal sum plus costs to facilitate access to the site. In advance of the purchase a licence to enable access has been agreed.
- 5.4 A security fence will be erected around the school in accordance with planning permission, however, following consultation with residents and the school, the planning permission is

intended to be varied to accommodate more land outside the school to create a wider walkway around the boundary of the school.

## 6. FOOTBALL PITCHES

- 6.1 The following section provides information on the current position with respect to the football pitches. This will be the subject of a further report to Executive Cabinet following the outcome of an application to the Football Foundation for grant funding.
- 6.2 The location of the proposed new school is the former Longdendale Playing Field, which historically was used as public open space and for the provision of four natural turf football pitches until the site became unusable in the winter months due to poor drainage. Accordingly, in order to support the planning application for the new school the provision of a 9v9 floodlit synthetic turf pitch, a full sized natural turf pitch and basic toilet and changing accommodation was included as adequate mitigation for the loss of the area to the school footprint and the surrounding infrastructure. The provision of the new sporting facilities is supported by the Local Authorities Playing Pitch Strategy, the Football Associations Local Football Facilities Plan and the Football Foundation. The Football Foundation have also expressed an interest in supporting the football related development at the site with a significant grant.
- 6.2 The proposal to develop football facilities on the Longdendale Playing Field site has been included as a “pipeline” scheme by the Football Foundation. This means that they, the Football Foundation and Manchester Football Association support the development in principle subject to a detailed funding application and the provision of match funding by the applicant, in this instance Tameside MBC. Indications are that they will support the project with a funding grant of circa 70% with the Council contributing 30%.
- 6.3 The development of facilities such as this require the involvement of an “anchor” football club, in this instance Hollingworth Juniors, who are based in the locality. This anchor is a requirement for the bid to the Football Foundation. Hollingworth Juniors will be a joint applicant and will manage the facilities once complete at no cost to the Council or the school operator. Once completed the football facilities will be managed for community benefit by the club and will be made available for the school between 9am till 4pm Monday to Friday term time only to meet the needs of the curriculum. The main use will be to use the synthetic pitch. The management arrangements will be set out in a Community Use Agreement based on the Sport England model. The operational costs of the facility will be met by the club. Parties to the agreement will include Hollingworth Juniors, the new School operator and the Council.
- 6.4 If the bid to the Football Foundation is successful and the Council’s capital match funding contribution is approved then the scheme will be delivered as follows:  
**Synthetic Turf Pitch** – The 9v9 synthetic turf pitch will be delivered through the Football Foundations framework contract.  
**Natural Turf Pitch** – The natural turf pitch will be delivered by the LEP as a variation to the main school build contract.  
**Changing and toilet accommodation** – The changing and toilet accommodation, to support the community use of the pitches, will involve the updating of the existing outdoor changing room block at the site. This element will be delivered by the LEP.
- 6.5 In order to continue with the planning and development of Football Facilities at the site the following requires in principle support in advance of a further report to Executive Cabinet, once final costs have been established. The following are the issues that are anticipated to be considered in more detail.
- Developing and submitting a grant funding application to the Football Foundation.



- To use the s106 funding earmarked for the site as part of the Council's match funding contribution.
- To identify the match funding for the bid to the Football Foundation at a likely value of £0.330m.
- To establish heads of terms for a lease of the football facilities to Hollingworth Juniors.
- To establish a community use agreement between Hollingworth Juniors, the school operator and the Council.
- To agree to a legal charge on the pitch development areas as required by the Football Foundation grant condition.
- To enter in to a framework contract with the Football Foundation for the delivery of the synthetic turf pitch.

6.6 The programme for the development of the new school and the delivery of the football facilities has been synchronised to ensure that planning conditions are met in a timely manner and that both elements of the scheme are completed and become operational at the same time. In terms of the football element the key dates are as follows:

- Application submission to the Football Foundation July 2023
- Outcome of the application announced October 2023
- Governance to proceed established November 2024
- Work on the synthetic Turf pitch and grass pitch begins Spring 2024
- Changing room and toilet facility development begins Spring 2024
- Facilities complete and operational September 2024

6.7 **Table 2** illustrates the estimated cost of the scheme and the likely match funding requirement. The cost estimates are based on current pricing but are subject to chance once elements of the scheme are tendered. The match funding contribution is based on indications from the Football Foundation that they are likely to support the scheme with a grant contribution of 70%.

<b>Table 2</b>		
<b>Element</b>	<b>Estimated cost (£m)</b>	<b>Comments</b>
Bid development fees	0.010	Bid development costs can be added to the overall cost of the scheme and attract a contribution from the Football Foundation.
Synthetic Turf Pitch	0.725	This element of the scheme will be tendered through the Football Foundation's framework contract.
Natural Turf Pitch	0.160	This element will be delivered as a variation to the main school contract.
Changing and toilet accommodation	0.130	This element proposes bringing back into productive use the former playing field changing room accommodation situated to the rear of adventure Longdendale.
Other infrastructure elements	0.025	This element includes a notional contribution to fencing and footpaths required to support access to the pitches.
Contingency	0.050	
<b>Total Cost</b>	<b>1.100</b>	

6.8 The total cost of the scheme is estimated to be £1.100m. A 70% contribution from the Football Foundation of £0.770m would require a funding match of £0.330m from the Council. How the Council would fund this match-funding contribution will be the subject of further reports to Cabinet upon submission of the application to the Football Foundation, however there is a small earmarked Section 106 fund of £0.075m available to support this.

- 6.9 The scheme is now in the Football Foundations “pipeline” for grant support subject to the submission of a funding application. The scheme has strong strategic support due to the significant outcomes envisaged particularly in relation to women/girls football and disability football with the use of the facilities by a progressive SEND school. The Council has successfully delivered a number of significant schemes in partnership with the Football Foundation with a 100% success rate for schemes that have achieved “pipeline” status. There is a risk, albeit considered to be a small risk, that the scheme will not be supported by the Football Foundation at application stage. This would mean that the cost of the football facilities would need to be fully met by the Council.
- 6.10 The Council has an excellent track record of delivering schemes in partnership with the Football Foundation, County FA and local junior football clubs. The scheme proposed for the Longdendale site mirrors a number of other successful schemes delivered over the last 10 years including Denton Youth and Curzon Ashton all of which operate at no cost to the Council with all liabilities, including sinking funds, being met from income generated by the clubs at each of the centres. Each of the schemes have been supported with significant grant funding from the Football Foundation with applications being led by the Council. Each site is leased to the anchor club once the development has been completed. The Council and the Football Foundation manages the construction risk with all operational risk and liability resting with the club. The anchor club for the Hawthorns scheme is Hollingworth Juniors FC who have been in existence since 1988. They have been put forward as the anchor club by the County FA who recognise them as a progressive and developmentally minded organisation providing a range of opportunities for local young people in the Hollingworth, Longdendale and Hattersley areas of the Borough. For information, access to both pitches will operate independently from the school, although the school will have its own access, which enables free use during the day, term time only.
- 6.11 Part of the grant application to the Football Foundation includes the development of a detailed operational business plan which demonstrates ongoing viability. The Football Foundation will not support any application that does not demonstrate a need for the development in any locality or its ability to operate as an ongoing, viable entity.

## **7 HIGHWAY ISSUES**

- 7.1 To support the development, S278 works will be required in close proximity to the site. These will be undertaken in collaboration with the Highway Authority. It should also be noted that the new school build programme may overlap with proposed improvements to the A57(T). Whilst National Highways are responsible for that scheme and any traffic management arrangements, the two projects will create some disruption to residents in the area. Any disruption to the highway network will be co-ordinated with the Highway Authority to minimise the impact on the local community.

## **8 CONTRACTING ARRANGEMENTS FOR THE NEW BUILDING**

- 8.1 The Council intends to deliver the scheme by entering into the standard Design & Build contract with the Inspiredspaces Tameside Limited (LEP) for the new Hawthorns SEND school.
- 8.2 The Council will also be required to enter into a Deed of Appointment with the LEP and Currie & Brown for an Independent Certifier.

## 9 FINANCIAL IMPLICATIONS FOR THE NEW BUILDING

### Capital Implications

- 9.1 An initial budget of £13.000m from Basic Need funding for the expansion and relocation of Hawthorns School was approved at Executive Cabinet in June 2021. To date there has been actual capital expenditure of £1.036m. Should the Council decide to halt the project, these costs will become abortive and no longer consider capital in nature. This would place pressure on the General Fund and in particular the service budgets this relates to that would require further mitigating actions to be found.
- 9.2 As stated in Section 4 of this report the estimated cost to deliver the scheme has significantly increased to £22.762m. Capital funding available is detailed in the table 3.

<b>Table 3 – Capital Funding</b>	<b>£m</b>
<b>Estimated Cost of Project</b>	<b>22.762</b>
<b>Funding Streams:</b>	
Basic Need previously approved	(12.462)
Special Provision previously approved	(0.316)
High Needs Provision previously approved	(0.222)
Estimated Football Foundation Funding	(0.770)
S106 Monies (identified for football pitch)	(0.075)
<b>Balance to Fund</b>	<b>8.917</b>
Basic Need - Unallocated	(6.099)
High Needs Provision - Unallocated	(6.346)
<b>Balance of Education Funding Remaining</b>	<b>(3.528)</b>

- 9.3 This unallocated grant funding is to support the Local Authorities additional capacity requirements and improve existing provision for children with special education needs and disabilities (SEND). Delivering this scheme will restrict the amount of grant available for any future demand and additional schemes. Table 4 below illustrates the value of grant agreements that have supported recent additional places projects. 143 places have been created for approximately £1.845m. Whilst the current economic climate may mean increased costs for future projects, this does give an illustration of what can be achieved with the funding available.

<b>Table 4 – recent specialist places capital projects</b>					
<b>School</b>	<b>Phase</b>	<b>Resource base or expansion</b>	<b>Number of places created</b>	<b>Date places operational</b>	<b>Value of capital grant agreement (£m)</b>
Hawthorns	Primary	Expansion	88	September 18 onwards	1.020
Greenside	Primary	Resource base	10	Sep-21	0.022
Rosehill	Primary	Resource base	10	Sep-21	0.019
Dane Bank	Primary	Resource base	10	Easter 2023	0.063
St James' Ashton	Primary	Resource base	10	Sep-23	0.070
Longdendale	Secondary	Resource base	15	Sep-23	0.650
			<b>143</b>		<b>1.845</b>

9.4 As discussed in Section 1, there is no predicted demand for additional mainstream places in the borough in the next 10 years. The demonstrable demand is for specialist places. The Government have indicated that high needs provision capital funding will be made available for 2024-25 although these allocations have not been confirmed. Should the estimated cost of the Hawthorns project be as per the report there would be capital funding remaining of £3.528m. Based on the current estimated cost there would be sufficient funding available to support a significant expansion of places in the borough in either mainstream or specialist schools. The SEND Sufficiency Strategy will inform member decisions on capital projects to support any expansion of places. However, there are a number of risks detailed below.

**Risks**

9.5 A high level risk register is produced in tables 6a and 6b below, detailing the risk of proceeding or not proceeding with the project.

9.6 Match funding for the football pitches has been assumed at 70% from the football foundation, requiring the Local Authority to fund at least £0.330m based on the total estimated cost. There is a risk that the bid is not successful. Should this come to pass, a further decision report will be presented to Cabinet outlining the Council’s options.

**Revenue Implications**

9.8 As our special school sector is already full to capacity, without a Hawthorns new build any new specialist placements would need to be found out of borough or in an independent setting as we don’t have sufficient in borough provision. In total, the new school provides the Council with 80 additional places. Since the June 2021 report, 52 of these additional places have been provided for in temporary accommodation with the existing Hawthorns School. These 52 additional places have enabled the council to avoid more expensive independent or out of borough placements. The average cost of an independent setting is £52,720 vs the average cost of a placement in Hawthorns of £19,820. A net extra cost of £32,900. Due to the additional capacity created in anticipation of the new school the council has therefore avoided additional annual expenditure of circa £1.711m in the High Needs Block (HNB) of the Dedicated Schools Grant (DSG).

9.9 The completion of Hawthorns would provide a further additional 28 places which would enable the council to avoid further expenditure of circa £0.921m per year in the DSG.

9.10 Increased out of borough and independent placements would also increase expenditure on SEND transport. The average daily cost of out of borough SEND transport is £25.68 higher than in borough. If the school build did not go ahead the council would incur estimated additional SEND transport costs of £0.390m per annum in the General Fund (GF), with school transport. This is summarised in the table 5 below:

<b>Table 5 – Education revenue implications</b>			
<b>Savings Per Annum</b>	<b>DSG (£m)</b>	<b>GF (£m)</b>	<b>TOTAL (£m)</b>
Placements	2.632	-	2.632
SEND Transport	-	0.390	0.390
Total	2.632	0.390	3.022

9.11 The financial pressures on the High Needs Block of the Dedicated Schools Grant (DSG) continue and were last reported at the January 2023 meeting of the Schools Forum and a recovery plan has been developed. The financial benefits that an expanded Hawthorns School would bring have been accounted for in the High Needs recovery plan so it is not additional to that which we are already aware. If the school did not proceed this would further increase the DSG deficit position.

9.12 There are potential revenue implications for the lease of the football pitches if the relationship between the Council and Hollingworth Juniors were not to continue. This is referred to in 6.10 and Table 6a.

## 10 RISK & INSURANCE

- 10.1 The LEP has been asked initially to provide £30m Public Liability insurance, which is currently being reviewed to be in line with £10m given the location and security of the site. Construction All Risk insurance will be put in place by the LEP as required in the standard Design and Build contract.
- 10.2 A number of risks have been referred to in the report, for ease these are reproduced below in Table 6, this includes risks of proceeding and not proceeding with the new school:

**Table 6a – Risk of Proceeding with the new school**

Risk Area	Detail	RAG Rating	Mitigation	RAG Rating
<b>Title – Land adjacent to 24 Kennedy Road</b>	The Council is required to acquire an area of land from Onward Homes. Whilst terms have been agreed, the purchase has not been completed and could fall through. Onward Homes are a partner to the Council and this risk is considered to be low		Terms have been agreed for the purchase from Onward Homes who are a partner to the Council.	
<b>Financial – Cost of the new school</b>	Estimated scheme costs continue to increase as a result of delay.		Utilise existing arrangements with the LEP to ‘fix’ the price of the school on the basis of Council’s current requirements.	
<b>Financial – Funding of Football Pitches</b>	The football pitches are requirements of the planning permission. The new pitches are also the subject of a bid to the Football Foundation for funding. There is risk that the Football Foundation will not support the bid or pay a reduced sum. In which case the Council would have to pay for their construction.		Throughout the development of the project, there has been extensive dialogue with the Football Foundation in respect of the proposals and the requirement for funding. The scheme is in the Football Foundations pipeline for determination in October 2023. A further report will be brought to the Executive Cabinet to advise on the delivery and funding of the pitches.	
<b>Construction – Football Pitches</b>	The Football Foundation has indicated that it will tender the synthetic turf pitch element through its framework contractors. To enable this to happen the LEP are required to hand over that part of the site at the appropriate time.		Generally, having two contractors on site is to be avoided and this will need to be managed carefully through the construction phase.	
<b>Football Pitches operational Revenue risk</b>	All revenue liabilities, including a sinking fund, will be met from income generated by the club. The club will be responsible for all the		Part of the grant application to the Football Foundation includes the development of a detailed operational business plan which demonstrates ongoing viability. The	



Risk Area	Detail	RAG Rating	Mitigation	RAG Rating
	operational costs set out in the lease - draft heads of terms.		Football Foundation will not support any application that does not demonstrate a need for the development in any locality or its ability to operate as an ongoing viable entity.	
<b>Size of school – current demand</b>	When the new school building was first proposed, there were 141 children at the school on a site originally designed for 60 pupils. In 2021, it was envisaged that the new building would provide 80 additional places.		The size of the new building will be sufficient for current demand for places. Whilst the number of children with EHCPs has increased significantly, there are plans being developed to meet the needs of as many children as possible in mainstream settings reducing the need for further specialist places.	
<b>Size of school – future demand</b>	A 220 place special school is already large. Increasing capacity beyond this may compromise the quality of provision.		Hawthorns School is an outstanding school and the Council would wish it to remain so. The new school building would release accommodation at the Lumb Lane site for additional provision if identified through the SEND Sufficiency Strategy. Work is underway with mainstream schools so that more children with EHCPs can have their needs met in mainstream provision. Reducing birth rates in the borough will release surplus accommodation in schools over the next few years which could be used for specialist provision for example resource bases.	
<b>Availability of accommodation for additional provision</b>	The current Lumb Lane site will be vacated leaving accommodation for 60+ pupils		This accommodation will enable the SEND Sufficiency Strategy to have scope to meet highlighted needs that aren't currently catered for in borough and will further increase specialist provision in the borough	
<b>Planning Permission</b>	Before first use of the school and to comply with planning permission requirements		Planning issues to be addressed by the Council, before the school can be used: artificial pitch design and specification; construction of natural turf pitch; an agreed community use agreement; and a Green Travel Plan.	

Risk Area	Detail	RAG Rating	Mitigation	RAG Rating
<b>Construction risk</b>	A risk arises because the LEP is not responsible for managing both the building and football pitch construction and therefore this creates a potential risk of prolongation claims		This will need to be addressed and carefully managed in the report addressing the construction and delivery of the pitches.	
<b>BREEAM Excellence</b>	Achieving BREEAM excellence status is not just about how the building is constructed but also how it is operated		Requirements will need to be drafted into any leases and agreements with the Academy to ensure they maintain compliance.	

**Table 6b – Risk of Not Proceeding with the new school**

Risk Area	Detail	RAG Rating	Mitigation	RAG Rating
<b>Financial – Abortive Costs</b>	The Council has incurred costs of over £1.000m in developing the new school to date and further abortive costs would be payable to the LEP, e.g. prelims, fences, procured, etc.		Abortive and ‘sunk’ costs not lost if project continues	
<b>Reputation – If Council does not proceed</b>	A Hawthorns parent group has actively lobbied for a new school for a number of years and has been involved in developing plans for the new school building.		Proceeding with the new school will fulfil the expectations of stakeholders and parents at the school.	
<b>Temporary satellite provision - Financial</b>	Hawthorns School is currently operating on two satellite sites and is proposing a third for September 2023. There are additional running costs that the school are experiencing with admin and management support needed across all sites. These cannot be sustained.		The new building can accommodate all pupils who are or will be in the satellite provision.	
<b>Temporary satellite provision - unsuitability</b>	The satellite provision is in temporary accommodation which cannot be used on a permanent basis. Hawthorns School pupils and staff are sharing facilities and resources on satellite sites and some of the provision is in temporary demountable classrooms. Experienced staff are required in satellite sites to ensure		The new building will enable the school to come together again on one site with expertise and good practice to be shared amongst all staff.	

Risk Area	Detail	RAG Rating	Mitigation	RAG Rating
	their smooth running and to operate in the Hawthorns ethos. This has resulted in experienced staff and their expertise being spread across sites. This cannot be sustained	Yellow		Green
<b>Failure to meet statutory duty to provide sufficient places</b>	The Council has a statutory duty to ensure that there are sufficient school places to meet demand in their area. Without the new school building, the Council may fail to meet this duty	Red	The new building will enable the Council to meet this duty and create capacity for additional provision in the Lumb Lane site,	Green
<b>Cost of providing 80 pupil placements</b>	The Council has to provide out of borough or independent placements, as in borough is insufficient. These were also incur additional SEND transport costs.	Red	The new building will enable the Council to avoid circa £3.022m (pa).	Green

## 11 CONCLUSION

- 11.1 A new school building for Hawthorns School is essential to meet the needs of primary age children in the borough who have SEND needs outlined in Education, Health and Care Plans. When the project began to build a new school, Hawthorns had 140 pupils on roll and it was envisaged that the new school building would provide an additional 80 places when it opened. This would enable the Council to avoid circa £3.022m (pa), which against a project cost of £22.762m represents a pay back of circa 7.5 years. The growth in EHCPs in the borough since then has meant that Hawthorns School has already had to implement many of these places in the knowledge that a bigger school building had been agreed by the Council. However, these places are in temporary, satellite provision which is not sustainable or desirable in the long term for our primary aged children in need of specialist provision.
- 11.2 Since Executive Cabinet approved the original scheme, colleagues in the Council, at Hawthorns School, in the New Bridge Trust and the LEP have worked together to produce designs for the building which received planning permission in December 2022. This has led to cost plan 4 being issued. There have been significant increases in cost since the original estimate from the LEP in 2021 due to the economic climate and additional design requirements which are outlined in the report, mainly the construction of football pitches to meet the planning requirements of Sport England and looking to achieve carbon neutral status. The total cost is now predicted to be £22.762m.
- 11.3 Whilst there is sufficient headroom in the education capital budgets to accommodate this increase, the impact of the increased costs is that there is a reduction in residual funding to support other capital projects that may be needed to increase school places in the borough in line with PAN. The Council may receive further capital allocations from the DfE to support high needs provision places, or general places in line with PAN, but this will not be before the 2024/25 financial year and cannot be guaranteed.

## 12 RECOMMENDATIONS

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

Hawthorns SEN School

Section 1 - BCIS Elemental Breakdown

ELEMENT	Stage 2 Concept budget				Stage 2-3 indicative budget				Stage 3 (Tendered Packages)			
	Total Cost of Element (£)		Cost per m2 gross floor area (£)		Total Cost of Element (£)		Cost per m2 gross floor area (£)		Total Cost of Element (£)		Cost per m2 gross floor area (£)	
<b>0. Demolitions and Alterations</b>	#REF!		#REF!		85,000		21.13		243,150		60.45	
Group Element Total	#REF!	#REF!	#REF!	#REF!	85,000	85,000	21.13	21.13	243,150	243,150	60.45	60.45
<b>1. Substructure</b>	#REF!		#REF!		502,750		125.00		867,520		215.69	
Group Element Total	#REF!	#REF!	#REF!	#REF!	502,750	502,750	125.00	125.00	867,520	867,520	215.69	215.69
<b>2. Superstructure</b>												
2.a Frame	#REF!		#REF!		479,000		119.09		630,104		156.66	
2.b Upper Floors	#REF!		#REF!		21,120		5.25		27,302		6.79	
2.c Roof	#REF!		#REF!		648,320		161.19		594,453		147.80	
2.d Stairs	#REF!		#REF!		10,000		2.49		18,417		4.58	
2.e External Walls	#REF!		#REF!		602,380		149.77		1,196,578		297.51	
2.f Windows and External Doors	#REF!		#REF!		304,800		75.78		378,064		94.00	
2.g Internal Walls and Partitions	#REF!		#REF!		843,607		209.75		838,718		208.53	
2.h Internal Doors (inc above)	#REF!		#REF!		224,260		55.76		279,948		69.60	
Group Element Total	#REF!	#REF!	#REF!	#REF!	3,133,487	3,133,487	779.09	779.09	3,963,583	3,963,583	985.48	985.48
<b>3. Internal Finishes</b>												
3.a Wall Finishes	#REF!		#REF!		117,516		29.22		88,820		22.08	
3.b Floor Finishes	#REF!		#REF!		197,135		49.01		215,720		53.63	
3.c Ceiling Finishes	#REF!		#REF!		192,022		47.74		311,506		77.45	
Group Element Total	#REF!	#REF!	#REF!	#REF!	506,674	506,674	125.98	125.98	616,047	616,047	153.17	153.17
<b>4. Fittings and Furnishings</b>												
4a Furniture - commercial kitchen	#REF!		#REF!		110,000		27.35		88,568		22.02	
Group Element Total	#REF!	#REF!	#REF!	#REF!	110,000	110,000	27.35	27.35	88,568	88,568	22.02	22.02
<b>5. Services</b>												
5.a Sanitary Appliances	#REF!		#REF!		80,440		20.00		136,541		33.95	
5.b Services Equipment												
5.c Disposal Installations												
5.d Water Installations												
5.e Heat source												
5.f Space Heating and Air Treatment												
5.g Ventilating System												
5.h Mechanical & Electrical Installation	#REF!		#REF!		2,332,540		579.95		2,148,634		534.22	
5.i Gas Installation												
5.j Lift and Conveyor Installations												
5.k Protective Installations												
5.l Communication Installations												
5.m Special Installations												
5.n Builderswork in connection with services	#REF!		#REF!		93,776		23.32		118,767		29.53	
Group Element Total	#REF!	#REF!	#REF!	#REF!	2,506,756	2,506,756	623.26	623.26	2,403,942	2,403,942	597.70	597.70
	C/fwd	#REF!	C/fwd	#REF!	C/fwd	6,844,666	C/fwd	1,701.81	C/fwd	8,182,809	C/fwd	2,034.51

**Section 1 - BCIS Elemental Breakdown**

ELEMENT	Table 1				Table 2				Table 3			
	Total Cost of Element (£)		Cost per m2 gross floor area (£)		Total Cost of Element (£)		Cost per m2 gross floor area (£)		Total Cost of Element (£)		Cost per m2 gross floor area (£)	
	<b>B/fwd</b>	<b>#REF!</b>	<b>B/fwd</b>	<b>#REF!</b>	<b>B/fwd</b>	6,844,666	<b>B/fwd</b>	1,701.81	<b>B/fwd</b>	8,182,809	<b>B/fwd</b>	2,034.51
<b>6. External Works</b>												
6.a Hard & Soft landscaping	#REF!		#REF!		1,449,810		360.47		983,834		244.61	
6.b Drainage	#REF!		#REF!		190,770		47.43		880,308		218.87	
6.c External Services	#REF!		#REF!		259,682		64.57		443,420		110.25	
<b>Group Element Total</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>1,640,580</b>	<b>1,640,580</b>	<b>407.90</b>	<b>407.90</b>	<b>2,307,563</b>	<b>2,307,563</b>	<b>573.74</b>	<b>573.74</b>
<b>7. On-Costs</b>												
Prelims (approximate)	#REF!		#REF!		1,400,000		348.09		1,594,021		396.33	
Design Fees	#REF!		#REF!		250,000		62.16		150,000		37.29	
Planning Application Fees - By Client	#REF!		#REF!		#REF!		#REF!		#REF!		#REF!	
DDC/ Risk allowance / Inflation	#REF!		#REF!		568,420		141.33		681,874		169.54	
Total - Incl Sub-contract Prelims	#REF!		#REF!		#REF!		#REF!		#REF!		#REF!	
<b>Group Element Total</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>2,425,895</b>	<b>2,425,895</b>	<b>603.16</b>	<b>603.16</b>
<b>8. OH &amp; P</b>												
Robertson OH/P @ 6.5%	#REF!		#REF!		712,618		177.18		839,557		208.74	
<b>Group Element Total</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>712,618</b>	<b>712,618</b>	<b>177.18</b>	<b>177.18</b>	<b>839,557</b>	<b>839,557</b>	<b>208.74</b>	<b>208.74</b>
<b>Sub Total</b>		<b>#REF!</b>		<b>#REF!</b>		<b>#REF!</b>		<b>#REF!</b>		<b>13,755,824</b>		<b>3,420.15</b>

<b>Build Total</b>	#REF!
<b>Adjustment</b>	
<b>Construction &amp; Cost Total</b>	#REF!

check = #REF!

#REF!
#REF!

check = #REF!

13,755,824
13,755,824

check = 3,420.15

**Other "Below the Line items"-:**

Production of strategic brief PCSA 1	£18,565.00
Pre-Con Fee RIBA 1 - 3 PCSA 2 - 4	£66,030.00
Design Fees RIBA 1 - 3 PCSA 2-4	£441,975.00
MUGA Based on 3G polymeric to FA standards 66 x 46m2	£798,750.00
Grass Pitch (1nr) excluding importing topsoil, flood lighting, irrigation system	£150,165.00
Bream Excellent - see below the line costs	£514,011.60
278 works (prov sum)	£100,000.00

£18,565.00
£66,030.00
£441,975.00
£798,750.00
£150,165.00
£514,011.60
£100,000.00

£18,565.00
£66,030.00
£441,975.00
£798,750.00
£150,165.00
£514,011.60
£100,000.00



HAWTHORNS SEN SCHOOL - STAGE 2				STAGE 2		STAGE 3 price update April 2022		STAGE 4 price update Jan 2023		MOVEMENT TRACKER			Stage 4 price update Mar 2023 with Client Costs Split out - BREEAM assessed costs £11,920.00 - £11,920.00
0	DEMOLITIONS AND ALTERATIONS	Quantity	Unit Rate	Total £	DEMOLITIONS AND ALTERATIONS	DEMOLITIONS AND ALTERATIONS	Move £	Moved /	Comments	DEMOLITIONS AND ALTERATIONS			
1	Site clearance works to create site entrance	1	Item	£35,000.00	£35,000.00	£35,000.00	£7,332.00						
2	Cut and Fill - see site abnormal cost	1	Item	£50,000.00	£50,000.00	£181,000.00	£1,044,601.00	-£836,601.00	Site Abnormals			£215,332.00	
3	Topsoil strip and mound on site	1	Item			£27,150.00	£27,150.00	-£27,150.00	Site Abnormals				
			Total	£85,000.00		£243,150.00	£1,079,083.00	£963,751.00				£215,332.00	
1	SUBSTRUCTURE	Quantity	Unit Rate	Total £	SUBSTRUCTURE	SUBSTRUCTURE							
1	Assuming a simple foundation solution will be required without any abnormal costs for geotechnical or contamination issues	4,022	m2	£125.00	£502,750.00	£471,122.59	£892,924.00	-£170,676.48	BREEAM	Substructure element of BREEAM assessed costs		£690,327.52	
2	Substructure Masonry	1	Item			£27,965.00	inc above	-£1,920.00	Planning	Electric car charging points			
3	Beam & Block Ground Floor	4,022	m2		£0.00	£162,240.49	inc above	-£30,000.00	Planning	Electric car charging points			
4	Screed/ Polythene/ Perimeter/ Insulation	4,022	m2		£0.00	£206,192.00	inc above						
			Total	£502,750.00	£867,520.08	£892,924.00		£202,596.48				£690,327.52	
2a	FRAME	Quantity	Unit Rate	Total £	FRAME	FRAME							
1	Quant advised by A/P ( includes 10% fittings)	195	1	£2,200.00	£429,000.00	£582,720.00	£637,070.00					£637,070.00	
2	Secondary Steel (Windposts etc) - steel trimming to windcatchers - steel support to moveable partition - steel support to entrance cladding - steel to external enclosures - steel to swings	1	Item	£50,000.00	£50,000.00	£28,790.00	inc above						
3	Intumescent (new)	1	Item		£0.00	£18,594.00	inc above						
			Total	£479,000.00	£630,104.00	£637,070.00		£0.00				£637,070.00	
2b	UPPER FLOORS	Quantity	Unit Rate	Total £	UPPER FLOORS	UPPER FLOORS							
1	metaldeck floor to support plant - assumed 11 x 25.64	282	m2	£75.00	£21,120.00	£11,851.50	£24,436.00					£24,436.00	
2	insitu concrete	282	m2		£0.00	£15,450.18	inc above						
			Total	£21,120.00	£27,301.68	£24,436.00		£0.00				£24,436.00	
2c	ROOF	Quantity	Unit Rate	Total £	ROOF	ROOF							
1	Euroclad Elite plus 3 roof cladding option	4,022	m2	£160.00	£643,520.00	£499,273.65	£1,079,523.00	-£180,990.00	BREEAM	Roof element of BREEAM assessed costs		£898,533.00	
2	Rainwater pipes	28	nr			included	inc above						
3	Entrance canopies	2	nr			included	inc above						
4	Bilco roof hatch	1	nr			included	inc above						
5	Hot melt roofing	1	Item			£76,653.97	inc above						
6	Door canopy to main entrance door	32	m2	£150.00	£4,800.00	included	inc above						
7	Timber roof members to canopies (New)	1	Item			£3,000.00	inc above						
8	Gutter cover/ grille	1	Item			£15,525.00	inc above						
			Total	£648,320.00	£594,452.62	£1,079,523.00		£180,990.00				£898,533.00	

2d	STAIRS / BALCONIES			Quantity	Unit Rate	Total £ p	STAIRS / BALCONIES	STAIRS / BALCONIES			
1	Access ladder to plant area	1	item	£10,000.00	£10,000.00		£5,416.89	£14,087.00			
2	Stair on Plant area Roof (New)	1	item				£2,500.00	inc above			
3	safety barrier around hatch	1	item				£1,500.00	inc above			
4	Handrail to external steps						£9,000.00	inc above			
5											
6											
<b>Total</b>						<b>£10,000.00</b>	<b>£18,416.89</b>	<b>£14,087.00</b>	<b>£0.00</b>		<b>£14,087.00</b>

2e	EXTERNAL WALLS			Quantity	Unit Rate	Total £ p	EXTERNAL WALLS	EXTERNAL WALLS			
1	Brickwork outer leaf	2,257	m2	£150.00	£338,550.00		£720,365.03	£1,291,807.00	-£136,012.50	BREEAM	External walls element of BREEAM assessed costs
2	Feature brickwork emblem	1	item	£10,000.00	£10,000.00		n/a	n/a			
3	Inner leaf	2,257	m2	£90.00	£203,130.00		£463,179.39	inc internal walls			
4	Skonace	1	item	£10,000.00	£10,000.00		n/a	n/a			
5	Downpipes	1	item	£15,000.00	£15,000.00		incl in roof	inc above			
6	Coping	514	m	£50.00	£25,700.00		incl in roof	inc above			
7	Louvers (New)	21	nr		£0.00		£7,033.43	inc above			
8	RWP anti climb covers (New)	53	nr				£0.00	n/a			
9	Treatment to external columns	6	nr				£6,000.00	inc above			
<b>Total</b>						<b>£602,380.00</b>	<b>£1,196,577.85</b>	<b>£1,291,807.00</b>	<b>-£136,012.50</b>		<b>£1,155,794.50</b>

2f	EXTERNAL WINDOWS & DOORS			Quantity	Unit Rate	Total £ p	EXTERNAL WINDOWS & DOORS	EXTERNAL WINDOWS & DOORS			
1	External Windows	548	m2	£425.00	£232,900.00		£355,076.79	£481,611.00	-£142,030.72	BREEAM	Windows element of BREEAM assessed costs
2	External doors - single	29	nr	£1,200.00	£34,800.00		incl above	inc above			
3	External doors - double	8	nr	£2,200.00	£17,600.00		incl above	inc above			
4	Steel Doors - single	3	nr	£1,500.00	£4,500.00		£1,622.00	inc above			
5	Steel Doors - double	6	nr	£2,500.00	£15,000.00		£11,915.00	inc above			
6	Door Guards	63	nr				£9,450.00	inc FF&E			
<b>Total</b>						<b>£304,800.00</b>	<b>£378,063.79</b>	<b>£481,611.00</b>	<b>-£142,030.72</b>		<b>£339,580.28</b>

29	INTERNAL WALLS, PARTITIONS	Quantity	Unit Rate	Total £ p	INTERNAL WALLS, PARTITIONS	INTERNAL WALLS, PARTITIONS			
1	Plaster board partitioning (assumed as 3.3 m high) Double sided boarding and frame								
	Wall Type 1 - Corridor Walls	1991	m2 £150.00	£298,599.00	£734,232.59	£1,167,094.00	-£8,025.00	Roller Shutters	£1,159,069.00
	Wall Type 2 - Internal Partitions	3560	m2 £125.00	£445,007.50	included above				
2	Glazed Screens (New)	6	nr £0.00	£0.00	£6,752.00	inc above			
3	Sliding Partition (New)	1	nr £13,687.00	£13,687.00	£13,687.00	inc above			
4	IPS/ Cubicles to toilet suites	10	nr £10,000.00	£100,000.00	£84,046.44	inc above			
			Total	£843,606.50	£838,718.03	£1,167,094.00	-£8,025.00		£1,159,069.00



3c CEILING FINISHES				Quantity	Unit Rate	Total £ p	CEILING FINISHES	CEILING FINISHES				
1	Ceilings	4,022	m2	£45.00	£180,990.00		£258,809.09	£352,351.00				£352,351.00
2	EO for moisture resistant	701	m2	£10.00	£7,010.00		£0.00	inc above				
3	EO for perimeter bulkhead	402	m2	£10.00	£4,022.00		£0.00	inc above				
4	Acoustic ceiling baffles (new)	1	item				£52,697.37	inc above				
5												
6												
Total						£192,022.00	£311,506.46	£352,351.00	£0.00			£352,351.00

4 FITTINGS & FURNISHINGS				Quantity	Unit Rate	Total £ p	FITTINGS & FURNISHINGS	FITTINGS & FURNISHINGS				
1	FF & E - Excluded (includes all loose and Fixed FF&E, blinds, signage etc.)		item		Excluded			inc FF&E				£209,677.93
2	Catering - Commercial Kitchen	1	item	£100,000.00	£100,000.00		£85,000.00	£65,876.23				£355,015.00
3	Internal building regulation signage	1	item	£10,000.00	£10,000.00		£3,568.00	£3,568.00				£12,689.95
4	Reception desk (New)				£0.00		Incl in FF&E	inc joinery				
5	Blinds (New)				£0.00		Incl in FF&E	inc FF&E				£53,514.36
6	Feature Building Signage (New)	1	item		£0.00		Incl in FF&E	£4,543.70				
7	Canopies				£0.00			£104,515.00				
8	External street furniture				£0.00			£80,550.00				
Total						£110,000.00	£88,568.00	£259,052.93	-£49,375.00	Canopies Canopies		£630,877.24

5a SANITARY FITTINGS				Quantity	Unit Rate	Total £ p	SANITARY FITTINGS	SANITARY FITTINGS				
1	Sanitaryware to toilet areas only	4,022	m2	£20.00	£80,440.00		£136,540.90	inc MEP below				£0.00
2												
3												
4												
5												
6												
Total						£80,440.00	£136,540.90	£0.00				£0.00

5j LIFT INSTALLATIONS				Quantity	Unit Rate	Total £ p	LIFT INSTALLATIONS	LIFT INSTALLATIONS				
1	Not Applicable											
2												
Total						£0.00			£0.00			

5h ELECTRICAL & MECHANICAL INSTALLATION				Quantity	Unit Rate	Total £ p	ELECTRICAL & MECHANICAL INSTALLATION	ELECTRICAL & MECHANICAL INSTALLATION				
1	Mechanical and Electrical	4,022	m2	£570.00	£2,292,540.00		£2,475,008.12	£3,557,694.00				£2,594,207.97
2	Bream Excellent - see below the line costs				Excluded			included within the package costs				
3	Carpark external lighting	1	item	£40,000.00	£40,000.00		included above	inc above				
4	Sprinkler system (moved to below the line)	4,022	m2		below line		-£267,953.00	inc above				
5	Car Charging points (moved to below the line)	30	nr		below line		-£58,421.00	inc above				
Total						£2,332,540.00	£2,148,634.12	£3,557,694.00	-£963,486.03	Planning BREAM Sprinklers	Car charging point MEP element of BREAM assessed costs	£2,594,207.97



5d	BUILDERSWORK IN CONNECTION WITH SERVICES			Quantity	Unit Rate	Total £ p	BWIC	BWIC				
1	BWIC	1	Item		£88,776.20	£88,776.20	£93,766.82	£120,002.00	-£9,378.36	Spinklers		£110,623.65
2	Firestopping to MEP Installations	1	Item		£25,000.00	£25,000.00	£25,000.00					
3	Spinkler water tank housing (included below the line)	1	Item			below line	£0.00	inc substructure				
4	Car Charging points (included below the line)	1	Item			below line	£0.00	inc substructure				
						<b>Total</b>	<b>£93,776.20</b>	<b>£118,766.82</b>	<b>£120,002.00</b>	<b>-£9,378.36</b>		<b>£110,623.65</b>
6a	HARD & SOFT LANDSCAPING			Quantity	Unit Rate	Total £ p	HARD & SOFT LANDSCAPING	HARD & SOFT LANDSCAPING				
0	Roads, Paths, Pavings	1	Item		£0.00	£0.00	£504,846.86	£1,152,282.00	-£41,963.27	BREEAM		£1,110,318.73
1	Access Road & Parking	7,227	m2		£100.00	£722,700.00	£139,351.12	inc above				
2	Footpaths	3,948	m2		£55.00	£217,140.00	£168,379.48	inc above				
3	Hard informal & social area	7,188	m2		£55.00	£395,340.00	£91,258.00	inc above				
4	Boundary landscaping	4,172	m2		£7.50	£31,290.00	£22,500.00	inc above				
5	Planted landscaping	817	m2		£40.00	£32,680.00	£22,500.00	inc above				
6	Seeded landscaping	10,132	m2		£5.00	£50,660.00	£35,000.00	inc above				
						<b>Total</b>	<b>£1,449,810.00</b>	<b>£983,834.46</b>	<b>£1,152,282.00</b>	<b>-£41,963.27</b>		<b>£1,110,318.73</b>
6b	DRAINAGE			Quantity	Unit Rate	Total £ p	DRAINAGE	DRAINAGE				
7	Drainage	4,022	m2		£35.00	£140,770.00	£880,307.91	£1,016,175.00	-£38,500.00	Spinklers		£977,675.00
8	Drainage attenuation	1	Item		£50,000.00	£50,000.00	Included	inc above				
						<b>Total</b>	<b>£880,307.91</b>	<b>£1,016,175.00</b>	<b>-£38,500.00</b>			<b>£977,675.00</b>
6c	EXTERNAL SERVICES			Quantity	Unit Rate	Total £ p	EXTERNAL SERVICES	EXTERNAL SERVICES				
9	External Services	4,022	m2		£31.00	£124,682.00	£111,437.05	£711,849.00	-£9,302.00	Planning	EV car charging points	£489,919.55
10	278 works - see below the line costs					Excluded			-£18,840.00	Cycle shelters		
11	Pitches - see below the line costs					Excluded			-£162,851.45	278 works		
12	Incomino services - ENW inc substation	1	Item		£75,000.00	£75,000.00	£70,000.00	inc above	-£3,520.00	Spinklers		
12A	Incomino services - UU water main						£25,000.00	inc above	-£2,816.00	MUGA		
12B	Incomino services - Telecoms						£30,000.00	inc above	-£1,100.00	MUGA		
13	Furnino site entrances	1	Item		£10,000.00	£10,000.00	£0.00		-£18,500.00	Spinklers		
14	Fencing	1	Item		£50,000.00	£50,000.00	£203,332.40	inc above		Planning Officer request for amendments to the fence strategy		£7,198.41
15	Cycle Shelter (New)	1	Item			£0.00	Incl in FF&E	inc FF&E				
16	White Lining (New)						£3,650.80	inc above				
						<b>Total</b>	<b>£443,420.25</b>	<b>£711,849.00</b>	<b>-£211,929.45</b>			<b>£587,117.96</b>
<b>Measured Works Sub-total</b>							<b>£8,744,928.48</b>	<b>£10,490,371.75</b>	<b>£14,515,921.93</b>	<b>-£2,952,238.21</b>		<b>£12,005,231.44</b>

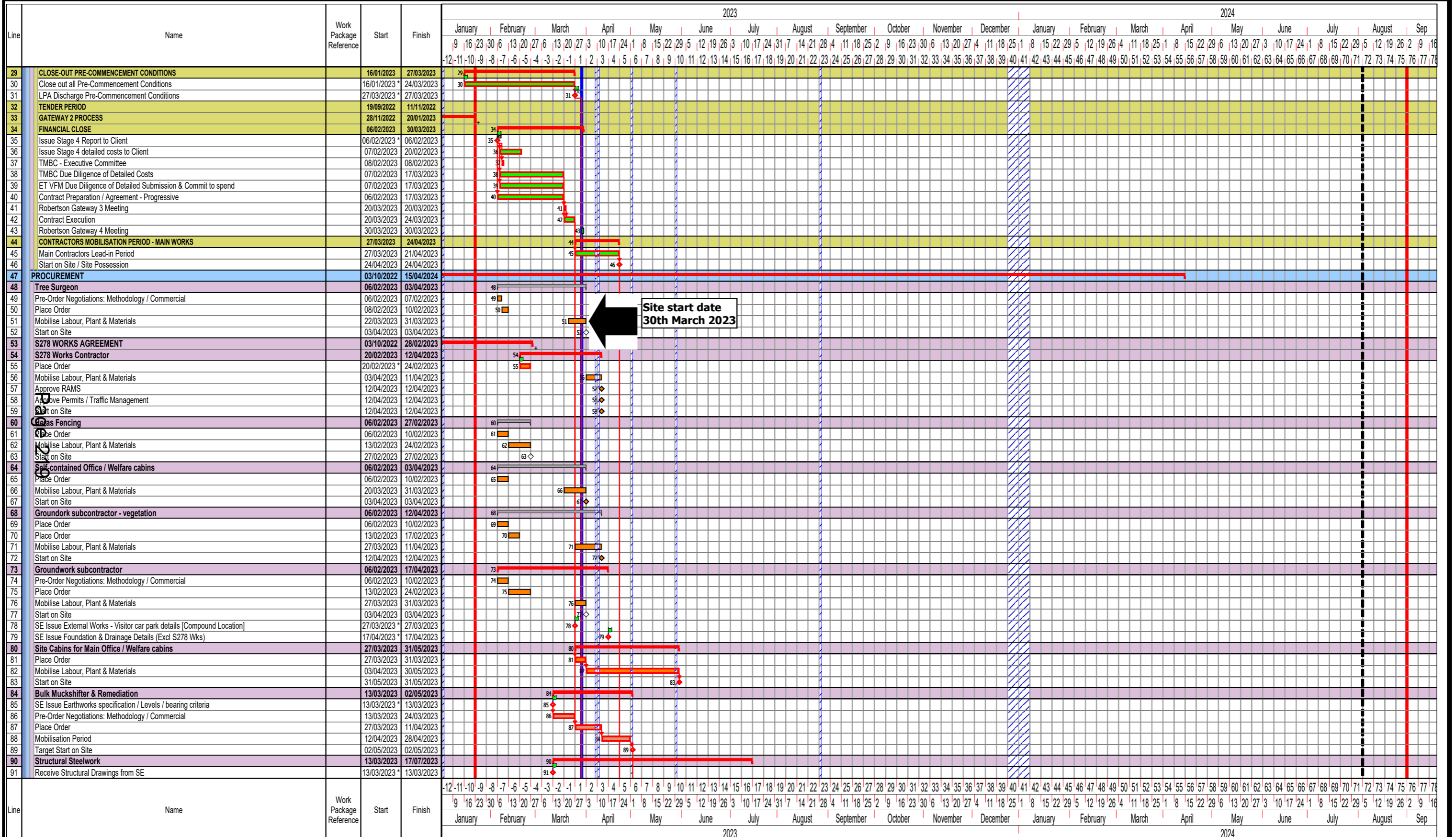
7	On-Costs	Quantity	Unit Rate	Total £ p	On-Costs	On-Costs					
a	Prelims (approximate)	1	item	£1,400,000.00	£1,400,000.00	£1,594,021.10	£2,065,526.00			Preliminaries to include full time security previously excluded programme now at 71 weeks	£2,320,497.79
b	Design Fees - stage 5 onwards	1	item	£250,000.00	£250,000.00	£150,000.00	£222,691.00	-£13,150.00	BREEAM		£208,941.00
c	Surveys (included in design fees above)										
d	Design Development	2.00%		£8,744,928.48	£174,898.57	£209,807.44	£75,814.00			%age allowance increased to reflect additional works	£82,648.19
e	Contractors Risk Allowance	1.00%		£8,744,928.48	£87,449.28	£104,903.72	£240,000.00				£240,000.00
f	Inflation - indexed bcis 4th qtr 2021 to 4th qtr 2022	3.50%		£8,744,928.48	£306,072.50	£367,163.01	£662,263.00			%age allowance increased to reflect additional works	£646,476.78
	<b>On-Costs Total</b>					£2,218,420	£3,205,694	-£13,150.00			£3,499,564
						£10,963,348.83	£12,916,207.01				£15,500,795.18
	Robertson Overhead & Profit	6.50%		£10,963,348.83	£712,617.67	£839,557.36	£1,151,905.00			%age allowance increased to reflect additional works	£1,199,642.28
	<b>TOTAL</b>	m2		£2,903.02	£11,675,966.51	£13,755,824.37	£18,873,520.93				£16,703,437.46
<b>Additional Client requirements</b>											
<b>Planning</b>											
	Car charging points				£58,421.00	embedded above	£51,194.00		MEP		£51,194.00
	BWIC with Car charging points - ducting				£1,920.00	embedded above	£1,920.00		Substructure		£1,920.00
	BWIC with Car charging points - bases				£30,000.00	embedded above	£30,000.00		Substructure		£30,000.00
	EO for additional infrastructure supply from ENW for increased load				£8,302.00	embedded above	£8,302.00		Utilities		£8,302.00
	Cycle shelters				£15,862.00	embedded above	£16,840.00		External Services		£16,840.00
	278 works (prov sum)	1	item	£100,000.00	£100,000.00	embedded above	£162,851.45		External Services		£162,851.45
<b>Breem Excellent</b>											
	Enhancement to the substructure to achieve BREEAM Excellent				£128,007.36	embedded above	£170,676.48		Substructure	Assessment of the uplift as unable to determine the actual figure as now embedded within the design and costs	£170,676.48
	Enhancement to the Roof to achieve BREEAM Excellent				£100,550.00	embedded above	£180,990.00		Roof		£180,990.00
	Enhancement to the External walls to achieve BREEAM Excellent				£125,550.00	embedded above	£136,012.50		External Walls		£136,012.50
	Enhancement to the Windows to achieve BREEAM Excellent				£38,769.20	embedded above	£42,030.72		Windows		£42,030.72
	Enhancement to the building services to achieve BREEAM Excellent	4.022	m2	£127.80	£514,011.60	embedded above	£599,680.20		MEP		£599,680.20
	Enhancement to the drainage strategy to achieve BREEAM Excellent				£35,760.00	embedded above	£41,963.27		Hard Landscaping		£41,963.27
	Additional consultant fees including Thermal comfort reports, Low Zero Carbon Study, Energy Modelling, Building Life Cycle analysis, Daylight model, Energy Performance workshops				£22,835.00	embedded above	£13,150.00		Design Fees		£13,150.00
	Life Cycle Cost Analysis				£2,800.00	inc above					
	Ecology Reports				£1,190.00	inc above					
	Internal Air Quality					inc above					
<b>Sprinklers</b>											
	Sprinkler installation				£267,983.00	embedded above	£312,611.83		MEP		£312,611.83
	BWIC with Sprinkler installation - internally				£8,038.59	embedded above	£9,378.36		BWIC		£9,378.36
	BWIC with Sprinkler installation - external ducts				£3,200.00	embedded above	£3,520.00		External Services		£3,520.00
	Sprinkler water main				£15,000.00	embedded above	£16,500.00		External Services		£16,500.00
	EO for sprinkler tank water storage				£35,000.00	embedded above	£38,500.00		Drainage		£38,500.00
<b>MUGA &amp; Grass Pitch</b>											
	BWIC with LV supply to MUGA - ducting				£2,560.00	embedded above	£2,816.00		External Services		£2,816.00
	BWIC with LV supply to MUGA - base				£1,000.00	embedded above	£1,100.00		External Services		£1,100.00
	MUGA and Pitch costs elsewhere see 3rd party funding below										
	Site specific groundwork costs in relation to the pitches										
	Strip and remove topsoil from site circa 10000 m3	10,000	m3	£28.75	£287,500.00	embedded above	£27,150.00		Demolitions		£27,150.00
	Strip and mound topsoil	1,500	m3	£9.05	£13,575.00	embedded above	£836,601.00		Demolitions		£836,601.00
	Cut and fill materials management 37000m3 including made ground areas disposal of contaminated material	37,000	m3	£19.82	£733,940.00	Excluded					
<b>Roller shutters to kitchen / hall area</b>											
	New roller shutters	2	nr	£5,000.00	£10,000.00	embedded above	£8,025.00		Internal Walls		£8,025.00
	Overhead doors				£3,000.00	embedded above					
<b>Reception Desk</b>											
	Reception desk				£7,220.00	embedded above	£9,870.00		Internal Doors & Joinery		£9,870.00
<b>Padded mats to floors &amp; walls</b>											
	Minors and other bathroom fittings (soap dispensers/roll holders etc.)				£10,000.00	embedded above	£11,000.00		Internal Doors & Joinery		£11,000.00
<b>Canopies</b>											
	Shelters to external areas (3nr 10m x 8m) Streetspace	3	nr	£39,725.14	£39,725.14	embedded above	£28,125.00		Furniture & Fixings	Chance of spec Landev 6x6 square	£28,125.00
	Shelters to external areas (2nr 14m x 14m) Streetspace	2	nr	£82,184.05	£82,184.05	embedded above	£21,250.00		Furniture & Fixings	Chance of spec Landev 6x6 triangle	£21,250.00
<b>Steel frame supports to swings</b>											
	Overhead doors (EO as doors included above)					excluded	excluded				excluded
	To ADS classrooms Refer RFI 5	12	nr	£2,500.00	£30,000.00	excluded	£23,000.00		Internal Doors & Joinery		£23,000.00
	To 11 teaching rooms within ADS area	12	nr	£2,500.00	£30,000.00	embedded above	£11,000.00		Internal Doors & Joinery		£11,000.00
	To respite rooms within other wings	4	nr	£2,500.00	£10,000.00	embedded above					
					£2,595,554.75	£0.00	£2,862,238.21				£2,862,238.21
	Robertson Overhead & Profit	6.50%			£168,711.06	inc above					inc above
	<b>TOTAL</b>				£2,764,265.81	£0.00					
	<b>TOTAL CONSTRUCTION COSTS</b>				£16,520,090.18	£18,873,520.93					£19,655,675.67
	RCG Proposed Design Development			Refer Saving Summary dated 30.05.22	-£743,411.28	£0.00					
	<b>TOTAL CONSTRUCTION COSTS INCLUDING RCG DESIGN DEVELOPMENT</b>				£15,776,678.90	£18,873,520.93					£19,655,675.67
<b>Other "Below the Line Items" to be included for with Client budget:</b>											
	Production of strategic brief PCSA 1	1	item	£18,565.00	£18,565.00	excluded	excluded			PCSA Value works already completed	£18,565.00
	Pre-Con Fee RIBA 1 - 3 PCSA 2 - 4	1	item	£96,030.00	£96,030.00	excluded	excluded			inc below	£96,030.00
	Design Fees RIBA 1 - 3 PCSA 2-4	1	item	£441,975.00	£441,975.00	excluded	excluded			PCSA Value works already completed	£207,763.62
	Design Fees RIBA 4 PCSA 5	1	item	£225,145.00	£225,145.00	excluded	excluded			PCSA Value works already completed	£225,145.00
	Design Fees RIBA 4+ FF&E co-ordinated design, additional traffic survey works to satisfy Highways comments on Planning Application, surveys for 278 works	1	item							PCSA Value works already completed	£170,229.48
	Variations to MUGA & Production of travel plan	1	item							PCSA Value works already completed	£20,313.27
	Production of materials management plan for planning	1	item							PCSA Value works already completed	£9,916.07
	Inflation allowance (Excluded from RCG costs above. Rates current as at end April 2022)										
	Note Hyper inflation expected at circa 10% for 2022. RCG cost plan includes for current rates to 01.05.22. Inflation risk to site with TMBC	1.50%	item	£16,520,090.18	£247,801.35		£247,801.35	See above within Additional Client Requirements			
		4.00%	item	£16,520,090.18	£660,803.61						
		6.50%	item	£16,520,090.18	£1,073,805.86						
	Breem Excellent - see below the line costs above					embedded within the design and included above	embedded above				
<b>FF&amp;E items to be funded from separate budget</b>											
	General fixed and loose furniture (DIE funding guide 2003)	220	nr	£1,125.00	£247,500.00	£247,500.00	£247,500.00			Value based on the RCG design at Stage 4	embedded above
	Wall padding to respite rooms				£30,595.90	£30,595.90					
	Reception desk				£7,220.00	£7,220.00					
	Blinds				£17,593.92	£17,593.92					
	Main entrance and wayfinding signage				£8,193.99	£8,193.99					
	Minors and other bathroom fittings (soap dispensers/roll holders etc.)				£10,000.00	£10,000.00					
	Shelters to external areas (3nr 10m x 8m) Streetspace	3	nr	£39,725.14	£39,725.14	embedded above	£28,125.00			Value based on the RCG design at Stage 4	embedded above
	Shelters to external areas (2nr 14m x 14m) Streetspace	2	nr	£82,184.05	£82,184.05	embedded above	£21,250.00			Value based on the RCG design at Stage 4	embedded above
	External FF&E including benches etc.					to be funded from allowance above					
<b>ICT Equipment</b>											
	General ICT equipment (DIE funding guide 2003)	220	nr	£1,450.00	£319,000.00	Excluded				Procured by the Trust	
	ICT related buildings and connectivity works (DIE funding guide 2003)	220	nr	£225.00	£49,500.00	Excluded				Procured by the Trust	
	<b>Total additional allowances required</b>				£720,314.35	£273,287.91				<b>TOTAL OVERALL CONTRACT AWARD VALUE</b>	£20,617,608.41
<b>Other "Below the Line Items" from 3rd party funding applicants</b>											
	Pitches to be funded from separate budget										
	MUGA Based on 3G polymeric FA standards 66 x 46m2	1	item	£798,750.00	£798,750.00	partial foundation funding	excluded				
	EO to increase for 84 x 66m2	1	item	£1,261,788.54	£1,261,788.54	partial foundation funding	excluded				
	Grass Pitch (1nr) excluding imported topsoil, flood lighting, irrigation syste	1	item	£150,165.00	£150,165.00	partial foundation funding	excluded				

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# Hawthorn School

## Tender Programme

Client: Tameside MBC



**Site start date  
30th March 2023**

Robertson Construction Group  
3 The Parks,  
Haydock,  
Newton Le Willows,  
Merseyside WA12 0JQ  
TEL: 01942 590190

**ISSUE DATE** :29/11/2021  
**REVISION DATE** :22/03/2023  
1. Start Date adjusted to 27th March 23  
2.

**PROGRAMME No**  
**PROGRAMME STATUS**  
**CHART AUTHOR**  
**CHECKED**

:TP01  
:Tender Programme  
:POG  
:JS / RY

Rev: 22  
PAGE 1 OF 5











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**INSPIREDSPACES TAMESIDE  
LIMITED**

Hawthorns SEND New Build School

Value for Money Review

6<sup>th</sup> April 2023

**LMW** CONSULTING 

Prepared by:



.....  
Michael Wilson MRICS



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## 1. INTRODUCTION AND SCOPE OF WORKS

To satisfy the due diligence requirements of Tameside Council relating to the submitted cost plan from Robertson Construction (RC), LMW Consulting (LMW) were appointed to carry out an independent Value for Money (VFM) review by InspiredSpaces Tameside (IST) for the construction of a new build SEND school.

Hawthorns SEND School is a new build single storey SEND Primary School with additional Early Years' provision for children between 4-11 years. The submitted cost plan includes for the full new build construction and internal fit out, including all associated external works including drainage, parking, recreational facilities and external educational areas.

Robertson Construction Group Limited (RCGL) were engaged to manage and tender the project.

RCGL have provided a proposed construction programme dated 22<sup>nd</sup> March 2023, Stage 4 Cost Plan dated 23<sup>rd</sup> March 2023, in conjunction with a Cost and Procurement Tracker also dated 23<sup>rd</sup> March 2023. RC have also provided LMW with copies of the sub-contractor work package quotes and our findings are contained within Section 2.

## 2. TENDER & PROCUREMENT

RC have submitted a tender programme and procurement tracker, detailing the various work packages and the number of tenders sought for each work package. Of a total 49nr work packages (excluding stats), 73% have been competitively tendered to 2nr or more sub-contractors. We are pleased to report that key high value work packages (remediation, groundworks, steelwork, external windows, roofing, partitions & brickwork) have been tendered to a minimum of 3nr sub-contractors.

The below table demonstrates that all the key work packages have been competitively tendered to a minimum of 2nr or more sub-contractors. A number of work packages have been tendered to a single sub-contractor; however, these are generally low value packages when considering the scale and scope of the project and are not detrimental to achieving a competitive tender sum.

98% of the measured works (by value) have been market tested.

Item	Work Package	No. of Tenders Sought	No. of Tender Returns
1	Remediation	3	3
2	Groundworks	5	3
3	Structural Steel	4	4

HAWTHORNS SEND NEW BUILD SCHOOL PROPOSAL  
VALUE FOR MONEY REVIEW

4	Metal Decking	2	1
5	Structural Framing Systems	5	2
6	Fire Protection	3	3
7	Flat Roof	3	2
8	Walkway/Fall Arrest	2	2
9	Architectural Metalwork	2	2
10	Windows	5	5
11	Louvres	2	1
12	Roofing	3	3
13	Masonry	4	3
14	Metal Doors	2	2
15	Partitions & Dry Lining	3	2
16	Folding Partitions	3	3
17	Fire Curtain/ Shutters	3	2
18	Internal Glazed Screens	1	1
19	Joinery	2	2
20	Screeds	2	2
21	IPS	3	3
22	Decoration	4	4
23	Soft Floor Finishes	3	3
24	Epoxy Floor Covering	1	1
25	Hygienic Wall Finishes	4	4
26	Mastic	1	1
27	FF&E	1	1
28	Blinds	3	3
29	Kitchens	1	1
30	Signage	1	1
31	Wall Protection / Corner Protection	1	1
32	Wall Padding	1	1
33	M&E	3	3
34	Fire Stopping	1	1
35	BWIC	1	1
36	Highway Works / S278	4	4

37	Road Markings	3	3
38	Surfacing	4	4
39	Soft Landscaping	4	4
40	Fencing	5	5
41	Canopies	3	3
42	Street Furniture	2	2
43	Signage	1	1
44	Play Surfaces	3	3
45	Acoustic Wall Panels	2	2
46	Roof Access	1	1
47	Tree Removal	1	1
48	Sharps Sweep & Pest Control	1	1
49	Reception Counter	1	1

The proposed tender sum based on the information submitted to LMW at the time of writing is £19,655,675.67. This figure comprises of £12,005,231.44 measured works, plus contractors' preliminaries, design fees, design development and risk allowances, an inflation allowance of 3.5% and Robertson Construction overheads and profit of 6.5%.

Within the total construction sum of £19,655,675.67 Robertson Construction have also included for £2,952,238.21 of additional client requests / requirements. These items have been broken down and are also reviewed as part of this VFM report. These are essentially measured works and are split out only for client review requirements.

### 3. PROGRAMME

RCGL have proposed an initial mobilisation and lead in period commencing on the 27<sup>th</sup> March 2023, with a start on site of the main construction works on 3<sup>rd</sup> April 2023 and a practical completion of 2<sup>nd</sup> August 2024. The current programme results in a 70-week construction period.

LMW have no outstanding queries on the proposed programme.

## 4. BENCHMARKING

### Preliminaries

The preliminaries value contained within RCGL's cost submission is £2,320,497.79 which equates to approximately 15.5% of the measured works sub-total. However, this has an allowance for overnight security requested by the client. There is also an allowance for insurances that is usually broken down outside of the prelims. The revised prelims amount for benchmarking is £2,066,237.79 equating to around 13.8% of the measured works.

From the table below, the Building Cost Information Service (BCIS) mean preliminary percentage for contracts with a value over £7.6m in Q1 22 was 11.5% with projects in the upper quartile increasing to 13.7%.

### **Preliminary percentages (value over £7,600,000)**

Quarter	Mean	Lower decile	Lower quartile	Median	Upper quartile	Upper decile	Proportion above zero	Sample size
1Q2021	15.1		10.2	13.8	16.0			10
2Q2021	12.7		7.8	13.9	17.2			6
3Q2021	16.5		11.8	12.8	16.7			5
4Q2021	12.8		10.5	11.4	12.6			6
1Q2022	11.5		8.8	12.3	13.7			6

Looking at preliminary percentages for all construction projects, the mean percentage level in 4Q 22 was 21.9%.

### **Preliminary percentages (All)**

Quarter	Mean	Lower decile	Lower quartile	Median	Upper quartile	Upper decile	Proportion above zero	Sample size
1Q2021	15.0	8.1	10.3	13.3	18.3	24.7	100.0%	49
2Q2021	13.2	6.5	8.7	12.9	17.7	21.2	100.0%	32
3Q2021	17.6	9.1	12.3	17.2	22.5	27.3	100.0%	31
4Q2021	15.9	8.2	10.6	13.7	18.8	27.0	100.0%	44
1Q2022	14.7	8.9	10.8	14.4	16.5	22.3	100.0%	39
2Q2022	15.0	7.8	9.2	14.5	15.6	27.7	100.0%	26
3Q2022	14.0	7.2	8.5	11.8	15.2	22.8	100.0%	21
4Q2022	21.9		15.6	17.4	25.2			5

The preliminary allowance of 13.8% is higher than the average preliminary percentage than that of other construction projects of a similar contract value. In contrast, the proposed preliminary allowance is slightly lower than the average allowance when using cost data taken from all construction project sizes in Q4 22, however the reduced sample size should be noted.



We note that the preliminary allowances are on the upper quartile for projects of a similar size. It should be noted that increased temporary power costs are impacting prelims costs.

Overheads and Profit

The proposed Overheads and Profit allowance of 6.5% is reasonable and within the expected range based on benchmarking of projects of a similar nature.

BCIS Construction Cost Review

To allow for benchmark comparisons against industry standard cost data, our value for money review will utilise the ‘measured works sub-total’ (£12,005,231.44) plus preliminaries, and exclude professional fees, contingency and inflation allowances, external works, and any abnormal costs contained under ‘additional client requirements’. This results in a revised sum of £13,215,410.50.

Based on an area of 4,022m<sup>2</sup> the cost per m<sup>2</sup> is £3,286/m<sup>2</sup>.

The BCIS benchmark cost, rebased to Tameside, of new build schools for those with learning disabilities is detailed below.

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
717.2 Schools for those with learning disabilities (15)	2,777	1,891	2,342	2,602	3,245	4,110	13

Utilising the above benchmark data, we can identify that the proposed cost per m<sup>2</sup> falls between the ‘upper quartile’ and ‘highest’ ranges when reviewing similar projects in the area and therefore suggests that the proposed build costs (excluding externals and abnormal) represents value for money within an expected range.

A review of key rates against internal benchmark data shows that costs are within expected ranges for schemes of a similar size and nature.

## 5. CONCLUSION AND RECOMMENDATION

Following our review against the BCIS benchmark data and internal benchmark data the proposed construction costs are above average for a project of this size and nature, however the submitted costs are still reasonable and fall within the expected ranges.

As noted in the body of the report 98% of the measured works (by value) have been market tested.

With the allowances outside of the measured works deemed to be within expected ranges LMW considers that the construction costs alone appear to represent current market rates and value for money.