

## PLACE AND EXTERNAL RELATIONS SCRUTINY PANEL

**Day:** Tuesday  
**Date:** 20 September 2022  
**Time:** 6.00 pm  
**Place:** Committee Room 1 - Tameside One

Item No.	AGENDA	Page No
1.	<b>APOLOGIES FOR ABSENCE</b>	
2.	<b>DECLARATIONS OF INTEREST</b> To receive any declarations of interest from members of the Scrutiny Panel.	
3.	<b>MINUTES</b> To approve as a correct record, the Minutes of the proceedings of the Place and External Relations Scrutiny Panel held on 26 July 2022.	1 - 4
4.	<b>TAMESIDE TOWN CENTRES</b> The Panel to meet Councillor Vimal Choksi, Executive Member (Town Centres, Communities, Corporate Land & Community Assets); and Gregg Stott, Assistant Director, to receive a strategic overview and proposals on next steps for Tameside town centres and regeneration.	5 - 34
5.	<b>CHAIR'S UPDATE</b> The Chair to provide a verbal update on activity and future priorities for the Panel.	
6.	<b>DATE OF NEXT MEETING</b> To note that the next meeting of the Place and External Relations Scrutiny Panel will take place on Tuesday 1 November 2022.	
7.	<b>URGENT ITEMS</b> To consider any additional items the Chair is of the opinion shall be dealt with as a matter of urgency.	

This page is intentionally left blank

## Place and External Relations Scrutiny Panel 26 July 2022

**Commenced:** 6.00pm

**Terminated:** 7.15pm

**Present:** Councillors Cartey (Chair), Chadwick, Glover, Robinson, Roderick

**Apologies:** Councillors Gosling, A Holland, Mills

### 1. DECLARATIONS OF INTEREST

There were no declarations of interest submitted by members of the Scrutiny Panel.

### 2. MINUTES

The minutes of the meeting of the Place and External Relations Scrutiny Panel held on 8 March 2022 were approved as a correct record.

### 3. TRANSPORT FOR GREATER MANCHESTER

The Panel welcomed Councillor Jan Jackson, Executive Member (Transport, Planning & Connectivity); Nick Fenwick, Interim Director of Place; Ian Palmer, Head of Modelling and Analysis, TfGM; and Rosalind O'Driscoll, Head of Policy, TfGM, to receive an update on regional strategy and priorities, to include key projects and developments with a focus on transport and infrastructure in Tameside.

Members received an update of transport policy, strategy development, challenges and opportunities. This included detail specific to the:

- Greater Manchester Transport Strategy 2040
- 5 year environment plan
- Capital programme
- Network update
- Bus reform
- Clean Air
- Decarbonisation

The panel heard that the strategic vision is for 50% of all journeys in Greater Manchester (GM) to be made by walking, cycling and public transport by 2040. A number of network principles, key assumptions and policies have been identified and factored within the strategy. This includes the ambition and requirement of zero net traffic growth.

Mr Palmer introduced the Five Year Transport Delivery Plan (2021-2026), which forms part of the wider strategy. The delivery plan identifies the correlation between the overarching vision, network principles and a more customer-focused transport system. This includes aspects such as reliability, safety, integration, maintenance and environmental responsibility.

It was reported that Local Implementation Plans (LIPs) are live documents, with a focus on supporting local trips within neighbourhoods and to town centres. Tameside's LIP summarises key local transport issues and opportunities. This provides the added layer of local detail to support the required transport mix and carbon reduction targets. Further detail was provided on

the future examination in public of Tameside's LIP.

Transport accounts for around one-third of carbon emissions in GM. In addition to a regional commitment and credible infrastructure plan, this requires a significant and rapid shift to active travel and public transport, in order to reduce traffic volume and schemes to support transition to zero emission vehicles.

Members reviewed Tameside schemes that form part of the City Region Sustainable Transport settlement (CRSTS). This includes the:

- Streets for All Programme
- Bus Programme
- Rail Programme

As part of a capital programme there is an accelerated priority list to come from district areas. Mr Palmer provided detail on the priority investment maps, separated to show projects for delivery in the next five years; projects to complete a business case in the next five years; and options for projects to be developed in the next five years.

The Executive Member and officers responded to a number of questions from the Panel on:

- TfGM's current and future engagement methods with elected members and the local authority to inform both strategy and delivery plans.
- The role of TfGM to improve access to public transport, affordability, review the network and future accountability of service providers.
- Clean air and plans to establish a reduced and zero emission bus fleet across GM.
- Opportunities that may arise as part of future devolution arrangements.
- Electric vehicle ownership and charging, including the challenges and barriers for local residents and the number of properties with on-street parking in Tameside.

**Resolved:** That Cllr Jackson, Mr Fenwick, Mr Palmer and Ms O'Driscoll be thanked for attending the meeting.

#### **4. CORPORATE PLAN SCORECARD**

The Panel received the Corporate Plan Scorecard for information.

#### **5. ANNUAL WORK PROGRAMME**

Tameside Scrutiny Panels are required to publish an Annual Work Programme of planned activity. Scrutiny will continue to adopt a combination of approaches to review service and performance updates, respond to formal consultations, focus reports of the Local Government and Social Care Ombudsman and areas in need of more in-depth review.

The Chair presented the agreed Annual Work Programme for the Place and External Relations Scrutiny Panel. Discussion followed on the priority of topics and the timetable for future meetings. The Chair confirmed that the following topics will now be explored to inform future updates and review:

- Next steps for town centres and regeneration
- Delivery of environmental and climate change improvements

The Chair also advised members that certain aspects of activity would continue to take place outside of the formal meetings.

## **6. CHAIR'S UPDATE**

The Chair updated members on the following matters.

- Scrutiny and Overview Chairs received role specific training, delivered by the Local Government Association (LGA) on 20 July.
- Scrutiny reports well received at Overview Panel on 25 July 2022, with a paper providing the summary of work completed during the 2021/22 municipal year.
- All Scrutiny members invited to attend a training session delivered by the Centre for Governance and Scrutiny on 5 September 2022. A choice of two training sessions at 1pm and 6pm offered.

## **7. DATE OF NEXT MEETING**

To note that the next meeting of the Place and External Relations Scrutiny Panel will take place on Tuesday 20 September 2022.

## **8. URGENT ITEMS**

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

**CHAIR**

This page is intentionally left blank

# Place and External Relations Scrutiny Panel Town Centres

Page 5

September 2022

Agenda Item 4



# Town Centres

- Tameside Council recognises that its town centres are crucial components to the economic, environmental and social wellbeing of the borough.
- Each town centre provides a unique but complementary offer, where Tameside's residents and visitors should be able to easily access a range of facilities and services; and locations where businesses can grow and reach their full potential
- Nationally town centres are facing a number of significant challenges and our towns are not immune to these pressures
- There is a significant opportunity for Tameside's town centres to rebuild and reinvent themselves as the heart of their communities, with a diversification of offer and increase of other uses, including residential

Page 6





# Tameside Town Centres Framework

- The draft Tameside Town Centres Framework has been produced to cover each town centre within the borough and act as a strategic 'umbrella' to coordinate future development and regeneration activity
- Complements Tameside's Corporate Plan and support delivery of the Tameside Inclusive Growth Strategy (2021)
- Aligns with existing and future studies and strategies for our town centres
- Provides the context for strategies in each of the individual town centres to realise the opportunities that exist over the next 15 years, support formal planning guidance and provide a strategic co-ordinated approach

Page 7



# TAMESIDE TOWN CENTRES FRAMEWORK:



For everyone every day

Page 8

# Framework Priority Themes

- **Place:** to ensure a holistic approach to place making
- **Heritage and Culture:** to protect and promote the heritage value and culture
- **Environment and Health Places:** to embrace the principles of sustainability and benefit the health and well-being of local populations
- **Transport, Accessibility and Movement:** to be highly accessible by sustainable modes of transport and have sufficient parking provision.
- **Retail and Leisure:** to embrace opportunities for more specialist and independent retailers alongside a strong leisure offer

Page 9



# Framework Priority Themes

- **Markets:** to support permanent and temporary markets across Tameside
- **Commercial:** to attract businesses into town centres
- **Housing:** to new residential neighbourhoods in and around our town centres
- **Employment and Skills:** to provide economic opportunities for residents and businesses
- **Marketing and Promotion:** to promote and brand our town centres
- **Collaboration:** to support collaborative working with public, private and community/voluntary organisations and local communities

Page 10

# Ashton Town Centre

- Ashton Town Centre has undergone improvement in recent years, with the Council's ambition has been evident through the significant investment under the Vision Tameside programme, including delivery of Tameside One.
- The Council has engaged with the owners of The Arcades and Ladysmith Shopping Centres since 2019 to better understand opportunities for significant change.
- Despite investment to date there are further issues and barriers to improvements the final phase of Vision Tameside and unlocking further development.

# Vision Tameside



- Tameside One, Council Head Office, Tameside College and Clarendon Sixth Form College delivered

- New Ashton Transport Interchange completed



# Ashton Levelling Up Fund

- Levelling Up Fund (LUF) bid secured £19.87m to support the continued regeneration of Stalybridge
- The LUF bid and the specific interventions proposed within it were prepared in the context of an emerging wider strategic vision for Ashton Town Centre
- They are critical to unlocking the comprehensive redevelopment, completing of the final phase of Vision Tameside
- Previous public consultation undertaken by both the Council and the owners of the Ladysmith and Arcades Shopping Centres informed the bid and further engagement is planned

Page 13



# Insight Insight Analysis

**Ashton town centre is....**

**Over reliant**  
on retail

**Lacking in diversity** of uses and users, only certain groups are using the town centre

**In need of a public realm** that successfully integrates all areas of the town centre

**Disconnected** from St. Petersfield, an area of significant investment

**Failing to capitalise** on transport links and visitor numbers

**Ashton town centre contains....**

**63%** of all occupable ground floor space is Retail  
**50%** higher than the national average

**DOUBLE** the retail space of other north west towns

**The population of Ashton....**

**Has a desire** for a greater leisure offer

**Has an ageing demographic** that will need supported

**Displays a general lack of pride and enthusiasm** for the town

Page 14





# Levelling Up Fund

	Proposal	Description	Funding Amount
1	Land remediation and enabling works at the former interchange site	<ul style="list-style-type: none"> <li>Remediation and service works to the former transport interchange site;</li> <li>Unlocks the site for future development with adjacent sites to facilitate potential wider mixed use development with residential, commercial, leisure and community uses.</li> </ul>	£5.3m
2	Public Realm Improvements	<ul style="list-style-type: none"> <li>Public realm improvements across the town centre.</li> <li>Refurbishment of the Market Square</li> </ul>	£11.2m
3	Restoration of Ashton Town Hall	<ul style="list-style-type: none"> <li>Funding towards the restoration of Ashton Town Hall following closure in 2015; and</li> <li>Supports re-purposing of Town Hall and delivers phase 1 and 2 of restoration.</li> </ul>	£3.4m

**Total Funding Secured via LUF: £19.87m**



# Public Realm Delivery - Vision

- Planit-IE and Civic Engineers appointed in January 2022 via STaR to undertake a Public Realm and Movement Strategy for Ashton Town Centre.
- The Love Ashton engagement event in March 2022 to gather public's initial ideas and thoughts about the emerging Public Realm Strategy.
- Consultation to launch later in 2022 on emerging thoughts and proposals for the Town Centre, with focus on options for Market Square as first area for delivery .
- The regeneration of the Market Square presents an opportunity for Ashton Town Centre to provide a unique offer and utilise LUF funding secured.
- Sets the public realm vision for Market Square, Old Street, Stamford Street Central, Oldham Road, Katherine Street, Laneways/Market Avenue, St





# Public Realm Strategy - Area



Page 17





# Ashton Town Hall



Page 18



# Ashton Town Hall

- £3.5m LUF funding secured to support the restoration of Ashton Town Hall.
- Robertson commissioned via the LEP to progress the following:
  - Completion of outstanding survey works: July 2022
  - Listed Building Consent granted for phase 1 works: August 2022
  - Development of plans to RIBA Stage 2 for internal restoration supporting consultation and future funding bids: September 2022
  - Roof Strengthening Works Construction Phase: December 2022 – June 2023
  - Listed Building Consent submission for Envelope Restoration: February 2023
  - Envelope Restoration Construction Phase: June 2023 – September 2024

# Stalybridge Town Centre

- Stalybridge Town Centre identified as a growth priority, supporting delivery of the Tameside Inclusive Growth Strategy 2021-26.
- Significant progress has been made in recent years delivering the Stalybridge Town Centre Challenge Action Plan which set out the aspirations for the town
- £2.55m secured for the Stalybridge High Street Heritage Action Zone,
- Brownfield Homes Funding of £360,000 secured for the redevelopment of the former Stalybridge Police Station
- Launch of Stalybridge Street Fest
- GM Town of Culture status secured for 2022

Page 20

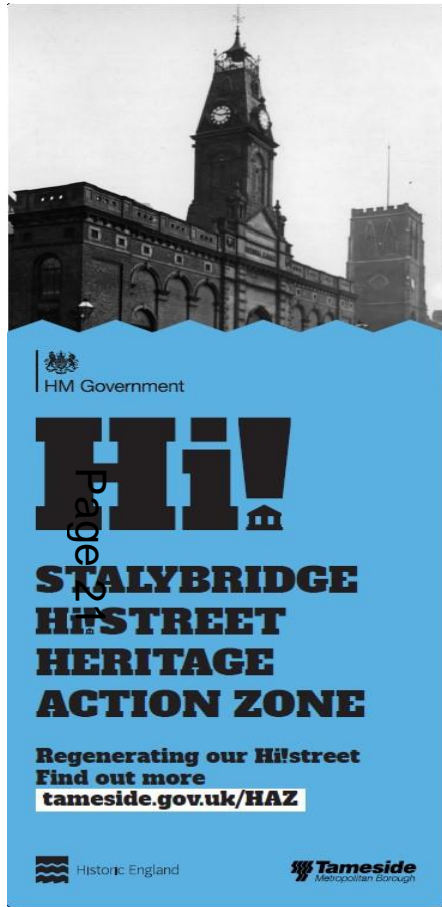


# High Street Heritage Action Zone (HSHAZ)

Over **£2.55million** of investment for buildings, environmental improvements, cultural and community projects

4 year partnership Project with Historic England until March 2024

- Design for Heritage Walk complete with improvements to pedestrian routes from the train station along Market Street to the cultural quarter to commence in Autumn 2022
- Design and Listed Building Consent secured for works to Civic Hall roof to futureproof the future of the building
- Feasibility studies completed for Civic Hall and Market Street
- Shopfront grant scheme for Market Street & Trinity Street
- Community engagement for workshops, events and promotion
- Footfall counters installed and collecting data





# Culture

- In January 2022 the Council was successful with a Town of Culture bid to GMCA securing additional £50,000 to support a programme of cultural activity in Stalybridge during 2022
- Builds on existing vibrant programme of cultural activity working in partnership with The Bridge Cultural Consortium linked to the existing cultural highlights in the town
- In July 2021 the Council launched the monthly early evening street food and drink market know as Street Fest
- Offers a wide array of hot food, drinks, family entertainment, and live music and has drawn thousands of visitors to the town

Page 22





# Stalybridge West Opportunity

- £130,000 GM Evergreen Surplus funding secured by the Council to undertake development feasibility studies on 8 sites in the Stalybridge West area in the control of the Council and GMPF
- Study completed in 2022 identifying opportunity to provide a regeneration catalyst with new provision of over 400 new homes and commercial accommodation
- A development prospectus will now be prepared to support bringing the indicative opportunity to the market
- This will be followed by completion of planning and delivery strategies and undertaking of a soft market test around the development opportunity

# Stalybridge West Opportunity



Page 24



# Stalybridge LUF Bid

- Levelling Up Fund round 2 bid made to support the continued regeneration of Stalybridge based on the following interventions
  - Enabling infrastructure to bring forward vacant sites for redevelopment at Stalybridge West
  - Delivery of the Stalybridge ‘Cultural Quarter’ at the Civic Hall and Ashley Cheetham Art Gallery
  - Public realm and active travel works and improved access to public transport
- These interventions will help the Town Centre to reach its full potential and have been prepared to provide a robust Benefit Cost Ratio
- Final submission made in July 2022 with Government decision anticipated October/November 2022

Page 25

# Stalybridge LUF Bid

	Proposal	Description	Funding Amount*
1	Stalybridge West	<ul style="list-style-type: none"> <li>Remediation and re-provision of existing surface car parking on brownfield land</li> <li>Unlocks the sites for future residential development and helps to facilitate further private sector investment</li> </ul>	£11.1m
2	Public Realm and Active Travel	<ul style="list-style-type: none"> <li>Provision of public realm improvements, improved pedestrian and cycle routes and access to public transport.</li> </ul>	£6.1m
3	Cultural Quarter	<ul style="list-style-type: none"> <li>Repair works to the Civic Hall to support its reuse</li> <li>Repair works and internal restoration to enhance the provision and accessibility of the art gallery and library</li> </ul>	£2.7m

Page 26

**Total Funding Request**

**£19.9m**

|

**BCR**

**2.18**





# Hyde Town Centre

- Hyde Town Centre provides a range of retail, medical, leisure and employment facilities
- However over recent years competition from neighbouring centres has increased, with significant new retail and employment developments combined with fundamental structural changes in retail over the last decade
- The Council owns a number of key buildings in the town centre, some of which are vacant and present an opportunity for development and early regeneration

Page 27



# One Public Estate

- Tameside one of 30 local authorities successful in 2020 securing £100,000 funding for Hyde from the One Public Estate/ British Property Federation programme
- Focus was the creation of a focal point for the Southern gateway to define the edge of the town centre
- Consultation feedback (March 2020):
  - Options for the modernisation and provision of the market offer in Hyde.
  - Poor quality public realm
  - Bring back into use the iconic Hyde library building
  - Compression of the existing retail offer
  - Opportunities for consolidation and savings with site assembly and re-use of existing historic buildings
  - The creation of legible and accessible network of streets and spaces
  - Culture and diversity not celebrated

Page 28



# Hyde Town Centre Masterplan

- There have been a number of studies undertaken in Hyde around current and future uses of the Town Centre in recent years but there is an identified need for a town centre masterplan that includes a movement and public realm strategy
- This will support creation of a sustainable, accessible and community service rich centre with a contracted retail core linked to public transport entry points and releases of development space in town gateways where retail is currently sited
- The Council has secured funding of £225,000 from GM Evergreen Surplus with 50% match from the Council/One Public Estate to support the Masterplan and re-purposing of the former Library site on Union Street

Page  
29

# High Street Task Force

- Hyde designated as a national High Streets Task Force area in 2021
- Expert from the High Streets Task Force appointed to assist the Council
- Understanding Your Place Potential report issued June 2021
- Opportunity for collaboration maximising the town's strengths
- Primary recommendation to establish advisory board
- Will guide and support preparation of the Hyde Town Centre Masterplan

Page 30

HIGH  
STREETS  
TASK  
FORCE

Unlocking Your Place  
Potential – Report and  
Feedback





# Denton Town Centre LUF Bid

- Denton Town Centre has benefited from significant investment in recent years, including delivery of the Tameside Wellness Centre, new housing development and the growth of the evening economy
- Despite this investment, the Town Centre is being impacted by national market trends in the retail sector, increasing cost pressures on businesses, the poor condition and/or underutilisation of prominent buildings, varying quality of public realm, impact of traffic and a disconnection between key assets
- LUF bid prepared for Denton Town Centre in the context of an emerging wider strategic vision for the Town with a robust Benefits Cost Ratio
- Final submission made in July 2022 with Government decision anticipated October/November 2022

Page 31



# Denton LUF Bid

Page 32

	Proposal	Description	Funding Amount*
1	A57 Crown Point and Public Realm	<ul style="list-style-type: none"> <li>Provision of public realm improvements, improved pedestrian and cycle routes and cycle parking across the town centre.</li> <li>Supports the full delivery of Denton MCF scheme proposals for which the initial £1.95m is secured via AFT3.</li> </ul>	£12.1m
2	Festival Hall	<ul style="list-style-type: none"> <li>Funding to enable relocation of further Council services into Denton Town Centre and creation of a 'neighbourhood hub' at Festival Hall.</li> </ul>	£3.8m
3	Denton Town Hall	<ul style="list-style-type: none"> <li>Funding towards improvements to Denton Town Hall supporting increased use.</li> </ul>	£0.8m

**Total Funding Request**

**£16.7m**

**BCR**

**2.04**

# Thank You for Listening

Page 33



This page is intentionally left blank