

Report to:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	15 March 2021
Executive Member:	Councillor Oliver Ryan - Executive Member (Finance and Economic Growth).
Reporting Officer:	Jayne Traverse, Executive Director for Growth
Subject:	GROWTH CAPITAL PROGRAMME UPDATE REPORT
Report Summary:	This report provides an update, on the 2020/21 Growth Capital Programme and sets out details of the major approved capital schemes in this Directorate.
Recommendations:	<p>That Strategic Planning and Capital Monitoring Panel be recommended to note the report and recommend to Executive Cabinet that the following be added to the approved Council Capital Programme</p> <ul style="list-style-type: none"> (i) The Corporate Landlord Statutory Compliance capital expenditure for the period identified in Appendix 4 of £137,350.46. (ii) That the Growth directorate 2020/21 capital budget is re-phased as set out in Appendix 5.
Corporate Plan:	The schemes set out in this report supports the objectives of the Corporate Plan.
Policy Implications:	In line with procurement and financial policy framework.
Financial Implications: (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	<p>Corporate Landlord – Capital Expenditure</p> <p>The Capital Programme includes an earmarked resource of £0.557m for Property Assets Statutory Compliance works repairs on the Councils buildings. Works to date and in previous years have been reported to the Strategic Panel retrospectively as work is completed. This report is requesting a further £0.137m from the above earmarked budget. Supporting details of these related work is provided in Appendix 4.</p> <p>If approved, the available earmarked budget will be £0.420m to fund corporate landlord capital expenditure from 1 November 2020.</p> <p>Section 106 Agreements and Developer Contributions</p> <p>The Section 106 agreements must be spent within a specified deadline and for the purpose that the contribution was provided. An analysis of the S106 and developer contributions currently held by the Council are shown in Appendices 1 and 2.</p> <p>Ashton Town Hall</p> <p>Executive Cabinet in December 2019 approved emergency repair works to the existing building, funds to undertake detailed surveys in order to establish the cost and scope of an envelope only scheme and funds to undertake a feasibility study in order to establish options for the future use of the building.</p> <p>Droylsden Library relocation</p> <p>A Key Decision was approved on 25 February 2021 to relocate Droylsden Library to the ground floor of Guardsman Tony Downes House in Droylsden (section 2.6 refers). Funding of £2.2 m was</p>

approved for the scheme and for the scheme to be included in the capital programme. The decision states that the Council has made a Brownfield Homes funding application to the Greater Manchester Combined Authority for £0.8m as referenced in the next section of the financial comments. The application is on the basis that £ 0.5m needs to be spent by 31 March 2021 with the £ 0.3m balance to be spent in 2021/22. Therefore the estimated net cost of the scheme excluding any capital receipt that will be realised for the disposal of the former site is £ 1.4 m.

Brownfield Homes Fund Grant

A Key Decision was approved on 17 February 2021 to enable the Council to enter into a funding agreement for each of the schemes listed in the table below. The proposed application of this grant will reduce the current estimated Council funding required for the three schemes.

	Estimated Gross Cost	Brownfield Homes Funding	Estimated Council funding (Excluding Capital Receipts)
	£'m	£'m	£'m
Droylsden Library	2.200	0.800	1.400
Denton Pool	0.720	0.300	0.420
Two Trees	0.763	0.800	0.000

Details of the above three schemes are set out in sections 2.4, 2.5 and 2.6 of this report

Members are reminded that there are stringent timescales that need to be adhered to these funding allocations. All three schemes require a minimum level of expenditure to be incurred by 31 March 2021 with the balance to be expended in 2021/22.

Tameside One – insurance invest to save

On 10 February 2021 the Executive Cabinet approved a decision to install fire detection equipment in the Tameside One building (section 2.7 refers) as the installation will save future costs on increased insurance premiums. A sum of £1.249 m was approved for the scheme which will be financed from the Councils Insurance Reserve. The work will begin in April 2021 with an anticipated completion schedule of 65 weeks

Hattersley Station Passenger Facilities

On 2 November, Executive Cabinet approved a grant funding agreement between the Council and Northern Rail with a value of £0.572m to improve passenger facilities at Hattersley railway station. Details are set out in section 2.10 of this report.

Northern Rail's VAT status has recently changed and there is the potential the Council would have to fund Northern Rail's irrecoverable VAT, which is above the grant funding available.

Officers are in discussions with STAR to seek an alternative way to secure a contractor without the burden of VAT costs of the scheme. A further report will be presented to Members once all options have been explored.

Decarbonisation of the Public Estate

Details are provided in section 5 of this report. The scheme offers grant funding of up to 100% and may require match funding. Approval will be sought in advance of acceptance of any successful bids, including any additional cost implications for the Council.

The current approved capital programme requires a minimum of £21.544m of capital receipts or reserves. Two further earmarked schemes are also expected to be approved requiring a further £2.857m of receipts or reserves. Any additional priority earmarked schemes that are approved by Executive Cabinet will increase the amount of corporate funding needed for the capital programme. The Council currently has £14.953m in capital reserves and the anticipated level of capital receipts is £15.3m based on the disposal of surplus assets approved by Executive Cabinet on 30 September 2020

Earmarked schemes not included on the approved capital programme exceed £40m. Assuming that the planned disposals proceed, there is a forecast balance of £5.8m of capital receipts to fund future earmarked capital schemes, meaning the broader capital ambition of the Council is currently unaffordable until such time as additional capital receipts are generated. The Growth Directorate is reviewing the estate and developing a further pipeline of surplus sites for disposal. A full refresh of the Capital Programme is to be undertaken alongside this review of the estate. A refreshed and reprioritised Capital Programme will then be proposed for Member approval in Spring or early Summer 2021

Legal Implications:

(Authorised by the Borough Solicitor)

This is a high level report to provide Members with an overview of the progress and issues arising in relation to the growth capital programme. No decisions are being sought in relation to any of the projects as result of this report and each of the projects is subject to its own due diligence, governance and decision making.

A number of the projects such as Denton Baths, Two Trees and Droylsden library are being funded by grants which have clawback provisions if certain conditions are not met. It is therefore critical that such projects are particularly robustly managed and Member oversight will be a valuable support to the project managers.

Members will also note the section in relation to land disposals. This work stream is critical to the council's overall budgetary position and again will require particularly diligent project management in the current financial climate.

Access to Information:

The background papers relating to this report can be inspected by contacting the report author Assistant Director Strategic Property Paul Smith by:

Telephone: 0161 342 2018

e-mail: paul.smith@tameside.gov.uk

1. INTRODUCTION

- 1.1 This report provides an update on the major capital projects, within the Capital Programme owned by the Growth Directorate. It also provides an update on the prioritisation of some business cases that have yet to be approved and formally included in the Capital Programme
- 1.2 The Growth Directorate also plays a key role in the delivery of Capital projects with other directorates but these are covered by separate reports.

2. APPROVED CAPITAL PROJECTS

Ashton Old Baths Annexe - Phase 3

- 2.1 The Ashton Old Baths Annexe scheme, which includes a new data centre, is progressing well and is due to complete towards the end of March 2021. The early completion of data centre, at the end of February, enables the council to gain access for the purposes of commissioning etc. Currently there are no budget concerns. The procurement of an operator for the annexe and the Facilities Management arrangements for the building generally were the subject of a report approved by Executive Cabinet on 9 December 2020.

Ashton Town Hall

- 2.2 Options for the future use of Ashton Town Hall have been developed to support discussions with elected members.

A report to Executive Cabinet in December 2019 approved emergency repair works to the existing building, funds to undertake detailed surveys in order to establish the cost and scope of an envelope only scheme and funds to undertake a feasibility study in order to establish options for the future use of the building. An element of the emergency repair works included dealing with penetrations through the roof and various areas of dislodged tiles and damaged flashing. Extensive survey work to establish the envelope scheme has been completed and unearthed significant issues with the integrity of the roof including rot and infestation. The roof structure is in such a poor condition that the planned emergency repairs involving the roof cannot be undertaken until the issues with the roof have been dealt with. A report will be presented to Executive Cabinet in April which provides a comprehensive update on progress and sets out what investment is required in order to further protect this significant heritage asset.

Hartshead Pike

- 2.3 The new the stone lantern has been reinstated at the top of the spire. The spire itself is due to be repointed when a "weather window" becomes available. An annual inspection regime has been introduced to check the verticality of the pike, which is showing evidence of a lean. The lean is not considered serious but does warrant monitoring in order to highlight any further deterioration. As previously reported the pike is in need of a full-scale restoration and consideration should be given to developing a Heritage Lottery bid within the next 3 to 5 years in order to minimise the impact on the approved capital programme.

Denton Baths Site Clearance

- 2.4 Approval to clear the former Denton Baths site was approved by Executive Cabinet 30 September 2020. Works to clear the site has started and will be completed in late May 2021. The cost will be offset by a GMCA Brownfield Homes grant of £0.300m approved by Key Decision on 17 February 2021

Former Two Trees School – Site Clearance

- 2.5 Approval to clear the former two trees school site was approved by Executive Cabinet on 2 November 2020. The site clearance has begun and will be completed in July 2021. The cost

will be offset by a GMCA Brownfield Homes grant of £0.800m approved by Key Decision on 17 February 2021.

Droylsden Library relocation

- 2.6 The Droylsden library relocation scheme has had an earmarked sum of £ 1.4m in the capital programme. A Key Decision in February 2021 approved a request to increase the budget to £ 2.2m. The report stated that the Council has made a Brownfield Homes funding application to the Greater Manchester Combined Authority for £0.8m. However, this is on the basis that £ 0.5m needs to be spent by 31 March 2021 with the £ 0.3m balance to be spent in 2021/22. There is a risk to the Council that total grant allocation will not be available if £0.5m is not expended by 31 March 2021. The estimated £2.2m capital programme sum will be reduced by £0.8m if the Council can successfully commit the Brownfield Homes funding towards the cost of this scheme by the funding deadlines. The scheme includes the redevelopment of the library offer in the ground floor of Guardsman Tony Downes House and the demolition of the existing library building.

Tameside One – Invest To Save

- 2.7 Tameside One is a flagship multipurpose building in the centre of Ashton. Construction and occupation was completed in March 2019. A broad range services and organisations are accommodated including; Central Library, Tameside College, Job Centre Plus together with council administrative and civic offices. During the construction, building control approval was obtained for the fire safety systems and fire strategy. This did not include the provision of ceiling void fire detection. It is important to note that a lack of ceiling void fire protection does not mean that the building is unsafe for occupation as the fire strategy confirms. It is also important to note that industry standards for fire detection equipment have changed as contained in BS5839-6:2019. Whilst this specific change relates to domestic dwellings and was introduced after the Grenfell Tower tragedy the insurance industry in general has an increased focus in regards to ceiling void protection overall. The lack of ceiling void protection as an insurance risk issue was drawn to the Council's attention when the Council insurers (Travelers) were reviewing the fire strategy as part of the pre occupation insurance survey and identified that void detection survey equipment had not been fitted at the time of construction. The lack of ceiling void protection would increase the Council's future insurance premium costs and also increase financial risk in response to claims. On the 10th February 2021 the Executive Cabinet agreed a decision to install the necessary fire detection equipment - as the installation would save future costs on increased insurance premiums - and allocate £1.249m from the Council's Insurance Reserve to capital funds to fund the work. The work will begin in April 2021 and has an anticipated completion schedule of 65 weeks.

Proposed Godley Green Garden Village

- 2.8 The proposed Garden Village at Godley Green is the key strategic site for residential development in Tameside. The transformational change that is proposed by this development will help to satisfy the needs of current and future households across the spectrum of housing types and tenures, from affordable to executive homes as well as providing the step change required that will contribute to the re-balancing of the Tameside housing market.
- 2.9 The Council entered into a £10m Housing Infrastructure Funding (HIF) award for the Godley Green in December 2019. The Grant Funding allows for an early draw down of £0.720m supporting activity required to get to planning submission stage. The first claim for £0.3m has been made and received from Homes England. A claim of £421,003 for the remaining balance has been submitted to Homes England and are awaiting payment.
- 2.10 A detailed capital programme plan outlining the spending of the remaining £9.28m grant is being developed and will then be added to the Council's capital programme should planning consent be approved.

- 2.11 On 2 November 2020, the Council's Executive Cabinet approved an additional £2.75m to take the project to the next stage. It is proposed to fund this from the medium-term financial strategy reserve, on the basis that the project if successful will bring significant benefits to the borough and its residents.
- 2.12 The Executive Cabinet report also set out the critical next stages of the planning process. This includes continuing work with Godley Green Landowners on Land Assembly through Options Agreements. The first round of Landowner negotiations have now concluded satisfactorily with Landowners and the advisors reviewing associated Head of Terms. The Godley Green Public Engagement and Stakeholder consultation programme was launched on 17 February and will continue until 24 March.
- 2.13 The Council has secured an additional £30,000 capacity funding from Homes England to support the ongoing project management function. A similar bid will be made for 21/22.

Stalybridge Heritage Action Zone (HAZ)

- 2.14 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 a Stalybridge Town Centre Challenge Action Plan now sets out the aspirations for the town centre
- 2.15 A bid for external funding to deliver on the ambitions for Stalybridge secured £1,275M High Street Heritage Action Zone (HSHAZ) funding through Historic England with £1.275 match funding by the Council. The Grant Funding Agreement was completed on 16 February 2021.
- 2.16 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 HAZ funding.
- 2.17 The Project Officer has been appointed and with Heritage England a detailed capital programme plan is under review which will outline the projects and spend of the funding up to 31 March 2024.
- 2.18 It should be noted that the Council has continued to maintain and repair Stalybridge Market/ Civic building, addressing condition issues such as roof repairs as they arise. Appendix 6 indicates a schedule of recent works.
- 2.19 Part of the proposed HSHAZ funded scheme is a replacement roof on Stalybridge Civic / Market in 2021

Corporate Landlord – Capital Expenditure

- 2.20 This section of the report provides information relating to the. These costs are scheduled in **Appendix 4.**
- 2.21 The Council has a duty to ensure that its buildings provide a safe physical environment for staff and services to work in. The monitoring and regulation of this is undertaken by a series of statutory checks across a range of requirements e.g. fire safety, asbestos management and electrical safety. These checks are carried out at fixed intervals and reports produced to state condition and inform about remedial works that need to be undertaken to ensure compliance. These notified repairs and upgrades to building fabric and condition are the subject of this report.
- 2.22 In addition to compliance, issues informed by the regular statutory checks there are in addition repairs and replacements identified during the day-to-day management of our buildings. These may be repairs and replacements brought about by one off events such

as vandalism and extreme weather or they may be due to breakage or failure during normal operations. If the issue is deemed to be causing a serious risk, it will require immediate rectification. Where the costs of replacement and repair are deemed to be of benefit in regards to the Councils capital assets then costs are met from the statutory compliance fund.

- 2.23 The ownership and use of property carries with it a number of risks including health and safety, economic, financial, service delivery, statutory compliance and maintenance risks. It is therefore proposed to develop a risk register as part of the strategic review of the Councils assets to identify and manage risks.

Hattersley Station Passenger Facilities

- 2.24 The project will provide a refurbished and extended ticket office at Hattersley Railway Station forming Stage 2 of the ongoing works to improve the facility. Following the Stage 1 improvements made to Hattersley Road West and the station car park in 2016, passenger numbers have increased substantially, from 51,982 in 2015 to 110,646 in 2019.
- 2.25 The station is owned by Network Rail and is leased and operated by Northern Trains, which is now a Government owned company.
- 2.26 This scheme is fully funded by the GMCA/ TfGM through Growth Deal 2 grant, at a value of £0.750m. Whilst schemes need to be completed before the end of the 2020/21 financial year, a number of mitigations for Growth Deal schemes have been approved by AGMA allowing their continuation into the 2021/22 financial year.
- 2.27 Members will be aware that from previous reports that Northern Rail has now returned to public ownership. This change in status would have meant the potential imposition of VAT on the station rebuild, leading to a temporary delay in the scheme roll out.
- 2.28 To mitigate the potential VAT issue, officers are currently involved with discussions with STAR to seek alternative ways to secure a contractor without the additional burden of the VAT of the scheme.
- 2.29 A further report will be presented to members once a positive outcome has been achieved.

3. SECTION 106 AGREEMENTS AND DEVELOPER CONTRIBUTIONS

- 3.1 This section of the report summarises the financial position as at 31 January 2021 with regard to receipts for Section 106 (s106) Agreements and Developer Contributions and makes comments for each service area. This is followed by clarification on new agreements made until this date and any requests made to draw down funding.
- 3.2 The current position for s106 Agreements is £1.040m in credit, less approved allocations of £0.249m, leaving a balance available to drawdown of £0.791m, as at 31 January 2021 as detailed in **Appendix 1**.
- 3.3 The position for Developer Contributions as at 31 December 2020 was £0.070m in credit, less approved allocations of £0.042m leaving a balance of £0.028m as detailed in **Appendix 2**.
- 3.4 Details of new Section 106 Agreements are provided in **Appendix 3**.
- 3.5 No requests have been made to drawdown Section 106 contributions

4. LAND DISPOSALS

- 4.1 A revised policy on the disposal of council owned land, along with a list of initial sites has been agreed at 30 September 2020 Executive Cabinet.
- 4.2 The Council's surplus land disposal programme is highly likely to be impacted by COVID-19 due to changes within the housing market; however, interest in land appears to remain strong within Tameside. A procurement process is currently being undertaken in order to appoint a commercial agent in order to progress sales.
- 4.3 The Council is in the process of mapping all of our operational and non-operational assets with a view to accelerating our disposal plans and to have establish a significant pipeline of assets to consider bringing forward for disposal over the coming years. A procurement process is currently being undertaken in order to appoint an appropriate consultant to carry out surveys and assessments.

5. DECARBONISATION OF THE PUBLIC ESTATE

- 5.1 In September 2020, the Government opened up arrangements for the public sector to be able to bid against a £1 billion fund. The scheme is available for capital energy efficiency and heat decarbonisation projects within public sector non-domestic buildings, including central government departments and non-departmental public bodies in England only, and will deliver the following objectives:
- Deliver stimulus to the energy efficiency and heat decarbonisation sectors, supporting jobs.
 - Deliver significant carbon savings within the public sector.
- 5.2 The scheme allows public sector bodies (PSBs) including eligible central government departments and their non-departmental public bodies in England only to apply for a grant to finance up to 100% of the costs of capital energy-saving projects that meet the scheme criteria. Via a GMCA agreement, 13 public sector organisations have developed a consortium approach to this bid and have submitted a bid valued at £80 million. The Tameside element of this bid is estimated at £2.3 million. Notification of result of the bid is expected on the 29th January 2021. A successful bid will require formal acceptance of the money into the Councils capital fund based on grant conditions, an agreement in principle to accept the monies was agreed at Executive Cabinet in December 2020, a further executive decision report will be required on receipt of the grant condition letter to formally agree to accept the funding into the Councils capital funds

6. PLAYING PITCH STRATEGY

- 6.1 The production of a Playing Pitch Strategy (PPS) for Tameside is not a Capital matter for consideration by the Strategic Planning Capital Monitoring Panel. However, the creation of the PPS will cut across a number of Capital related developments such as Godley Green. Therefore, regular updates will be presented for information via the Growth Report.
- 6.2 Approval to undertake a Playing Pitch Strategy and Schools Sports Facilities Strategy was approved by Executive Cabinet on 16 December 2020. A specialist consultant has been appointed to develop the PPS and a working group created including representation from Sport England, National Governing Bodies for Sport and key personnel from the Council as required by the Sport England Methodology. It is anticipated that the PPS will be ready for consideration by Members in Late summer 2021.
- 6.3 It is proposed that the School Sports Facility Strategy will be pushed back to later in the year. The development of the strategy requires extensive consultation with schools. It is

considered that any consultation with schools would be fettered due to the current demands placed on schools during the Covid Pandemic. Work will progress at a time to be agreed with the Assistant Executive Director for Education.

7. RECOMMENDATIONS

- 7.1 As set out at the front of this report

APPENDIX 1

SECTION 106 AGREEMENTS – FINANCIAL UPDATE

Section 106		Community Services	Engineering Services	Services for Children & Young People	Other	Total
		£000	£000	£000	£000	£000
S106 - Not yet earmarked	Brought Forward from previous years	(432)	(178)	(72)	(14)	(696)
	Received 2020/21	(207)	(79)	(58)	0	(344)
	Approved at previous SPCMP and included on Capital Programme	237	0	12	0	249
	Total not yet earmarked	(402)	(257)	(118)	(14)	(791)
S106 - Not yet reached trigger point/Payment not yet received		(786)	(690)	(586)	(12)	(2,074)

APPENDIX 2

DEVELOPER CONTRIBUTIONS (SECURED PRIOR TO COMMUNITY INFRASTRUCTURE LEVY REGULATIONS)

Developer Contributions	Green Space Contribution	Community Education Contribution	Integrated Transport Contribution	4% Administration Charge	Totals
	£000	£000	£000	£000	£000
Brought Forward from previous years	(49)	(3)	(18)	0	(70)
Received 2020/21	0	0	0	0	0
Approved at previous SCP for release at year end	42	0	0	0	42
Total	(7)	(3)	(18)	0	(28)

APPENDIX 3

NEW SECTION 106 AGREEMENTS

Planning application 19/00873/FUL – Site of Former Heritage House Nursing Home, Huddersfield Road, Stalybridge (Approved 3 December 2020).

The application proposed the construction of 23no. houses together with associated access road and hard and soft landscaping works.

The application was considered and approved by the Speakers Panel (Planning) at their meeting on 27 May 2020 subject to the imposition of conditions set out in the report and on the basis of the completion of a Section 106 agreement to secure the following:

Affordable Housing: 3 dwellings to be provided on site in accordance with a scheme to be provided and approved;

Education Contribution: £32,879.87 to be used towards classroom improvements / remodelling at Mossley Hollins High School to increase the admission numbers from 156 to 180 over all five year groups;

Green Space Contribution: £13,217.38 to be used for improvements within Stalybridge Country Park including the access to the duck pond at Carrbrook; and,

Highways: £20,568.63 to fund additional widening of the footway adjacent to the entrance to the site including cycle lanes and traffic safety measures in advance of the junction.

The Section 106 agreement was signed on 26 November 2020.

Planning application 18/00826/FUL – Buckton Value Quarry, Buckton Vale Road, Stalybridge (Approved 14 December 2020).

The application proposed variations to conditions attached to planning permission granted under reference 04/01800/FUL (condition 2 - time limit, condition 3 - construction aggregates, condition 4 - approved plans, condition 6 - access, condition 11 – phasing, condition 42 – restoration details, and condition 47 – removal of structures, plant and machinery).

The application was considered and approved by the Speakers Panel (Planning) at their meeting on 17 June 2020 subject to the imposition of conditions set out in the report and on the basis of the completion of a Section 106 agreement to secure a £20,000 Archaeology Contribution towards funding and supporting further conservation, presentation and investigation of the archaeology of Buckton Castle.

The Section 106 agreement was signed on 28 November 2020.

Planning application 19/00994/FUL – Organ Inn, 81 Market Street, Hollingworth (Approved 27 November 2020).

The application proposed a residential development of 52no dwellings and the change of use of the former Organ Inn to 5no. apartments and associated landscaping and car parking.

The application was considered and approved by the Speakers Panel (Planning) at their meeting on 22 July 2020 subject to the imposition of conditions set out in the report and on the basis of the completion of a Section 106 agreement to secure the following:

Affordable Housing: Provision of on site affordable housing subject to a scheme to be approved by the Council;

Green Space £29,703.49 – To be spent on improvements to greenspaces in Hollingworth on play improvements, tree planting and upgrading infrastructure such as benches and footpaths;

Education £74,534.07 – To be allocated towards increasing capacity at local schools; and,

Highways: £18,956.89 – To fund drainage and upgraded surfacing on local footpaths and bridleways.

A financial contribution of £75,000 to be secured through a Section 106 Agreement and Community Use Agreement to help fund bringing Longendale Recreation Ground back into use.

The Section 106 agreement was signed on 26 November 2020.

Planning application 19/00374/FUL – Land to the south east side of Bank Street, Ashton-under-Lyne (Approved 15 January 2021).

The application proposed a redevelopment of land surrounding Cavendish Mill to create 50 No. new homes, with associated landscaping, public space and access roads forming part of the development.

The application was considered and approved by the Speakers Panel (Planning) at their meeting on 15 November 2019 subject to the imposition of conditions set out in the report and on the basis of the completion of a Section 106 agreement to secure the following contributions

Cycling and Walking Facilities: £9,875.42 towards a scheme to improve cycling and walking facilities on Hill Street and Bank Street.

Public Open Space: £41,579.53 towards:

- a) Enhancements to landscaped areas around Ashton Old Baths;
- b) Enhancements to landscaping at the entrance of St. Petersgate; and,
- c) Improvements to the condition of the boundary walls around the public open space at Whitelands Road.

These contributions are to be paid prior to the first occupation of any of the dwellings.

The Section 106 also requires:

That all dwellings to be Affordable Housing Units in perpetuity;
The provision of 38 secure cycle storage facilities provided for use by occupiers of the property;
and,

The preparation of plans for Council approval for the management and maintenance of surface water drainage systems and public open space on the property.

The Section 106 agreement was signed on 15 January 2021.

APPENDIX 4

STATUTORY COMPLIANCE EXPENDITURE - ITEMISATION OF EXPENDITURE

Building	Work Undertaken	Cost £
St Peters Childrens Centre	Fabric/structural repairs	996.17
Hyde Market Hall	Fire	954.33
Durham Drive Home	Fire	399.61
Wilshaw House	Fire	177.62
Denton Town Hall	Fire	160.20
Stamford Park Depot	Fire	563.65
Jubilee Gardens	Fire	374.48
Hyde Cemetery	Fabric/structural repairs	6152.50
Guardsman Tony Downes House	Fire	391.86
Fairfield Childrens Centre	Heating	2974.00
Tame Street Engineers	Fire safety	60.08
Droylsden Cemetery	Fabric/structural repairs	7822.85
Droylsden Library	Fabric/structural repairs	6424.52
Birch Lane Family Support	Fire ventilation safety works	10216.10
Ryecroft Hall	Asbestos remediation	37727.52
Dukinfield Cemetery	Fabric/structural repairs	6766.61
Dukinfield Town Hall	Fire /Fabric/structural repairs	6632.03
Loxley House	Asbestos remediation	884.03
Hegginbottom Mill	Asbestos remediation	884.03
Ashton Market Hall	Fire/Fabric/structural repairs	3132.25
George Lawton Hall	Fabric/structural repairs	7624.22
St Lawrence Road	Fire safety / heating	3535.46
Stalybridge Civic	Ventilation compliance work	28772.84
Tame Street Vehicle Depot	Fire safety / heating	3723.50
	Total Spend	£137,350.46