

Report to:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	18 July 2022
Executive Member:	Councillor Jacqueline North, First Deputy, Finance, Resources & Transformation
Reporting Officer:	Nick Fenwick, Interim Director of Place Emma Varnam – Assistant Director, Operations & Neighbourhoods Gregg Stott – Assistant Director, Investment, Development & Housing
Subject:	PLACE CAPITAL PROGRAMME
Report Summary:	This report provides an update on the delivery of Capital Projects in the Place Directorate.
Recommendations:	That Strategic Planning and Capital Monitoring Panel: <ul style="list-style-type: none"> (i) Note the progress with regards to the schemes within the Place Capital Programme as set out in the report (ii) Note that £339,935 of Corporate Landlord Capital Expenditure financed from the approved Statutory Compliance budget has been spent as detailed in Appendix 3. (iii) Approve the Mayors Challenge Fund (MCF) and Active Travel Fund (ATF) phasing strategy and consultation plans for the walking and cycling schemes listed in Tables 4 and 5 to allow the required Business Cases to be completed and submitted to TfGM for approval to secure the necessary external grant funding. Note that a more detailed report will be presented at a future meeting evidencing the outcome from the consultation, estimated scheme costs and proposed funding packages. (iv) Approve the drawdown of funds (£412,800) in respect of the S106 agreement for the former Robertsons site in Droylsden and add to the Council's Capital Programme to allow the detailed design and estimates for various associated highway works and the procurement of identified TfGM signal improvements (section 3.4 of the report refers).
Corporate Plan:	A number of the schemes presented in this report continue to support the objectives of the Corporate Plan.
Policy Implications:	The Place Directorate Capital Programme contributes to the 5 focus themes of the Tameside Carbon Reduction and Environment Strategy 2021-2026, specifically: <ul style="list-style-type: none"> • The development of low carbon solutions in a number of schemes driving down consumption across the estate including the streamlining the corporate portfolio of buildings. • Supporting and facilitating sustainable travel options.
Financial Implications:	Ashton Town Centre Levelling Up Fund
(Authorised by the statutory Section 151 Officer & Chief	Sections 2.2 to 2.13 sets out details of the progress with this scheme with supporting details relating to Ashton Town Hall provided in

Finance Officer)

tables 1 and 2. All related expenditure will be managed within the confirmed grant award of £19,870,000.

Stalybridge High Street Heritage Action Zone (HSHAZ)

Set out in sections 2.14 to 2.21 of this report is the progress of the various elements of the scheme. The total value of the capital scheme is £3,689,000.

Proposed Godley Green Garden Village

Set out in sections 2.22 to 2.27 of this report are details of the progress of this scheme. The total value of the capital scheme is £12,844,000. A report to the Executive Cabinet on 22 June 2022 was approved to commence the process for the identification of a partner or partners to deliver the Godley Green Vision; this process will play a critical element in establishing the Council's future role in Godley Green.

Hattersley Railway Station

Sections 2.28 to 2.30 of this report sets out the progress of the scheme which is expected to be complete in 2022/23

Tameside One – Ceiling Voids

Liaison with Tameside College to agree access arrangements for the remaining four floors of Tameside One have now been concluded. It has been agreed that two floors will be completed this summer between June and September with the remaining two floors completed in the summer of 2023 at which point the scheme will be concluded. The financial impact of the programme change has yet to be determined. In addition, the impact on the Council's insurance premiums and excess levels in the event of a claim are currently being established. Members will be fully updated as part of the Autumn 2022 SPCMP report.

Corporate Landlord – Capital Expenditure

A £1,000,000 budget was approved by the Executive Cabinet on 29 September 2021 for statutory compliance. **Appendix 3** provides details of all expenditure to date of £339,935 that is financed via this budget leaving a remaining balance of £660,065 (sections 2.32 and 2.33 of the report refers).

Land disposals

Sections 2.34 to 2.36 of the report provides an update of land disposals. A critical source of funding required to finance the Council's capital programme is capital receipts from the sale or disposal of Council owned land and buildings. The existing approved capital programme requires a minimum of £15,410,000 of capital receipts which is based on the disposal of surplus assets approved by the Executive Cabinet on 30 September 2020.

Decarbonisation of the Public Estate

The first phase is concluded (deadline 30 June) and the Council has secured further funding to assist in delivering an additional phase containing six buildings – two schools, two sports facilities and two corporate buildings. Details of this next phase is set out in section 2.40 of this report.

Highway Maintenance Programme

Approval was granted to re-phase £2,330,000 within the Highway Maintenance Programme from 2021-22 into 2022-23. Following the rephrasing in January 2022 further costs were incurred resulting in an overspend of £122,340 in 2021/22. Budget was brought forward from 2022/23 to fund this meaning that the opening 2022-23 budget is £2,207,660 (excluding the 2022/23 Highway Maintenance Grant allocation which is still to be confirmed). **Appendix 1** provides details of the proposed schemes to be completed in 2022/23.

Mayors Challenge Fund (MCF)

The schemes listed in Tables 4 have been subject to Public Consultation and are currently in the process of being costed to enable Business Cases to be submitted to TfGM in the coming months. A more detailed report will be presented at a future meeting evidencing the outcome from the consultations, estimated scheme costs and proposed funding packages.

Active Travel Fund

The Council secured £985,000 from TfGM following a successful Active Travel Fund infrastructure bid (ATF) in 2021. Schemes have been approved for delivery in Table 5 which will utilise part of this funding (final costs to be determined).

Feasibility studies have been completed on a further five proposed schemes using the approved ATF development cost funding. These schemes, will form part of the Council's pipeline of projects until further funding becomes available.

On the 14 May 2022 the Active Travel Fund Tranche 3 programme (ATF3) allocated £200,000,000 of funding for a range of initiatives that will help to deliver the Government's vision for half of all journeys in towns and cities to be cycled or walked by 2030.

The announcement included the approval of 6 schemes within Greater Manchester, totalling £13,066,225. One of the successful schemes was the A57 Crown Point MCF. Further information, regarding a grant funding offer of £1,950,000 will be presented in a future report to enable the funding to be added to the capital programme.

Cremator Replacement

Section 2.71 – 2.77 of this report sets out the progress of this scheme. Project completion is now anticipated to be August 2022.

Crematorium Steeple

Urgent repair works to the steeple have been carried out and all associated costs are within the total scheme budget. Any further works to the Chapel will require separate governance as they will be considered outside the scope of the original scheme.

Section 106 Agreements and Developer Contributions

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 provided in **Appendix 2**.

Recommendation five requests approval for the drawdown of funds

(£412,800) in respect of the S106 agreement for the former Robertsons site in Droylsden. The funding is to be included in the Council's Capital Programme to allow the detailed design and estimates for various associated highway works and the procurement of identified TfGM signal improvements (section 3.4 of the report refers).

Fleet Replacement Programme

Approval was given for a budget of £826,000 in the Executive Decision Notice in May 2022. It is estimated that build times for vehicles is currently running at 50-60 weeks. It is envisaged expenditure of circa of £379,539 for 8 x small vans and 3 x Van Mount access platforms will be incurred in 2022/23. This estimate is subject to change and, until further timescales are confirmed with regards to the tender process for the remaining items of fleet identified in the Executive Decision Notice it may be necessary to rephase some of the £826,000 budget into 2023/24 financial year.

Resources available to fund the Capital Programme

The Council has limited resources available to fund Capital Expenditure and the current capital programme, which is based upon receiving capital receipts of £15,410,000, is fully allocated to Council priorities. Careful monitoring of progress in realising these capital receipts must be undertaken throughout the year to ensure that there is timely and pro-active disposal of assets and that the actual receipts are in line with projections.

The Council's capital programme will be reviewed and updated during 2022/23 in order to ensure that all approved schemes are still required and to include those schemes that are fully funded from external sources.

Any additional priority schemes that are put forward for consideration and that are not fully grant funded will need to be evaluated, costed and subject to separate Member approval. There will be a revenue cost for any new capital schemes that are not fully funded from alternative sources and the implications of this will need to be carefully considered, given the on-going pressures on the revenue budget.

Legal Implications:

(Authorised by the Borough Solicitor)

This report is intended to provide the Panel with an overview of the capital works to provide Members with an opportunity to review the progress being made particularly in terms of timescales, value for money and delivery of capital receipts.

The report is not seeking decisions in relation to the individual projects as these are and will continue to be governed by their own due diligence, governance and decision making especially those projects which are subject to grant funding to ensure that any conditions attached to that funding such as milestones, match funding and parameters for the spend are adhered to.

With regards to the disposals programme Members need to be mindful that the figures included are indicative only as each sale decision will be subject to a valid redbook valuations to provide confirmation of a best value price and achieve compliance pursuant to s123 of the Local Government Act 1972.

Access to Information:**CONFIDENTIAL**

Not for Publication: This report contains exempt information set out at Appendix 4 to this report relating to paragraph 9 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended) and in particular any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services.. On balance, under paragraph 10 of Part 2 of Schedule 12A, it would not be in the public interest to disclose this information to the public because disclosure would, or would be likely to, prejudice the commercial interests of the Council, which, in turn, could impact upon the interests of the local taxpayer.

Background Information:

The background papers relating to this report can be inspected by contacting the Report Writers, Mike Reed and Lee Holland by:



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1. INTRODUCTION

- 1.1 This report provides an update on the delivery of the Place Capital Programme managed by the Departments of Strategic Property, Investment, Development and Housing, Planning and Place Making and Operations & Neighbourhoods.

2. APPROVED CAPITAL PROJECTS

Recently Completed Schemes

- 2.1 The following capital projects have reached practical completion and are currently in their 12 month defects liability period where applicable. Once the outstanding defects have been remedied to the satisfaction of the Council any outstanding payments will be made including contractual retentions. **Table 1** illustrates the current list of schemes that will conclude this summer with the final position reported to SPCMP in Autumn 2022. Any cumulative underspend across the listed schemes will be returned to the capital programme.

Table 1

Scheme	Current Status
Ashton Old Baths Annexe	Outstanding defects being remedied
Hyde Pool Extension	Outstanding defects being remedied
Droylsden Library Relocation and old library demolition	Outstanding defects being remedied
Two Trees School demolition	No defects to report
Denton Baths demolition	No defects to report

Current Schemes: Town Centres

Ashton Town Centre

- 2.2 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 are critical to unlocking the comprehensive redevelopment of the Town Centre; supporting a coherent vision and completing of the final phase of Vision Tameside.
- 2.3 The Council has 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.
- 2.4 The Council is currently finalising the acquisition of the former interchange site from Transport for Greater Manchester. Following acquisition the Council will commence enabling infrastructure works to unlock the site for future redevelopment. This work will be undertaken in the context of longer term opportunities for comprehensive development which is the subject of discussions with the owners of the Arcades and Ladysmith Shopping Centres.
- 2.5 Work has commenced on the preparation of options for the improvement of the Market Square, and a Town Centre Public Realm Vision Strategy. The Council is currently finalising material for public consultation on the Public Realm Vision Strategy.
- 2.6 Previous reports have provided details of the plans to deliver the next phase of the public realm works within the Northern Core and across Wellington Road in order to connect Clarendon College with Tameside One. A revised procurement programme has been produced following a number of unfortunate delays due, in the main, to a lack of resources and COVID. The

procurement process for purchasing materials is now being progressed, as a key priority by the Council and STAR. Uncertainty remains nationally regarding cost, availability and delivery of construction materials. However if materials are readily available on completion of the tender process it is anticipated that works can start on site in Summer 2022.

- 2.7 A draft business case has been prepared for the Mayors Challenge Fund (MCF) scheme known as Ashton Streetscape on Albion Way and Wellington Road. The business case has been reviewed by TfGM and work is ongoing to finalise the proposals to complement the wider Town Centre plans and Public Realm Vision Strategy.
- 2.8 As set out later in this report under walking and cycling infrastructure the intention is to prioritise the Ashton Streetscape (Albion Way and Wellington Road) from the current MCF programme budget. This will maximise funding opportunities associated with the time limited match funding available from the Levelling up Fund, Growth Deal and Council funds. Further consultation on Ashton Streetscape is required before business case resubmission to TfGM. Public consultation is planned to start in July 2022, running in parallel with the Public Realm Vision Strategy consultation programme. A more detailed report, summarising the outcome from the consultation, estimated scheme costs and proposed funding package, will be presented to members in the autumn.
- 2.9 Levelling up funding has been secured to support the restoration of Ashton Town Hall. The fund will be used to support three phases of work:
- Roof strengthening
 - Envelope restoration and
 - The development of plans to RIBA Stage 2 for the buildings internal restoration to support extensive consultation and future funding bids.
- 2.10 In order to undertake surveys and fully develop plans for the 3 phases indicated above the following costs will be incurred as set out in **Table 2**.

Table 2

Stage	Phase	Cost £
RIBA Stage 1 & 2	For the Roof Strengthening & Envelope only scheme	237,000
RIBA Stage 3	For the Roof Strengthening & Envelope only scheme	56,000
RIBA Stage 1 & 2	Future use proposals for consultation	60,000
	Total	353,000

- 2.11 A budget for emergency works to the Town Hall still remains in the Capital Programme at a value of £113,000. It is proposed that this budget remains in the approved Capital Programme to undertake any urgent repairs to the building required in advance of the scheme of works set out in **Table 2** above.
- 2.12 A project programme has been drafted for the phases outlined above. The key target dates are set out in **Table 3**.

Table 3

Item	Start	End
Listed Building Consent Application/Structural survey enabling works	May 2022	November 2022
Listed Building Consent Application/Design and procurement of roof structural works	November 2022	April 2023
Roof structural strengthening works	May 2023	November 2023
Listed Building Consent Application / Design and procurement of main envelope repair works	March 2022	November 2023
Main envelope repair works	November 2023	February 2025

Levelling up Fund spend deadline	March 2025	March 2025
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Stalybridge Town Centre

- 2.13 The Stalybridge High Street Heritage Action Zone (HSHAZ), funded through a £1,275,000 grant from Historic England and £1,275,000 match funding from the Council, is helping to regenerate areas of the town centre and restore the town's local historic character by deliver physical improvements and cultural activities. A further £1,138,720 was approved at Executive Cabinet on 28 July 2021 for the Stalybridge Civic Hall roof works giving a total scheme budget of £3,688,720.
- 2.14 There are nine projects that make up the High Street Heritage Action Zone. The detailed capital programme plan agreed with Historic England outlines the projects and spend of the funding up to 31 March 2024. The whole HSHAZ programme of works and the Heritage Walk scheme are included in the Council's Approved Capital Programme.
- 2.15 Work is complete on the Civic Hall Feasibility and Market Street Studies (budget £100,000 and £140,000 respectively). The budget on the Shop Front scheme (budget £335,840) was reallocated to 2022/23 and 2023/24 to allow the continuing impact of the covid pandemic on the high street to recover further.
- 2.16 The Heritage Walk scheme on Market Street has a total budget of £1,104,160. The scheme has been designed by The Council's Engineering Design team to reflect the current situation with regards to availability and cost of materials, achieve best value and secure maximum benefit for the wider HSHAZ scheme and Stalybridge Town Centre. The Council have worked to engage and take on-board the advice from Historic England; including from their Landscape Architect for the North of England.
- 2.17 Formal confirmation has now been received from Historic England that the design of the scheme and materials to be used are acceptable; the project has now progressed to the delivery stage. The procurement of materials for scheme delivery (carriageway regular paving, footway paving and kerb edging and any other materials required) are being sourced via the LEP Additional Services Contract; with materials called off as required in line with the delivery programme up to an approved order value of £609,828. There is a further £494,332 within the capital programme to spend on the delivery and installation of the work, which is expected between September 2022 and March 2023. The works are currently costed within the budget allocation.
- 2.18 The work on the restoration of the roof at Stalybridge Civic Hall is intended to be re-programmed to early 2023 to allow for the full use of the Civic Hall for events linked to the Town of Culture 2022. At this point the financial impact on the delay has yet to be determined. Discussions are ongoing with Historic England and the LEP to ensure that the re-programming of the scheme does not have a negative impact on the scheme, the Council's Capital Programme or the funds provided by Historic England. However, given the rising cost of construction inflation and specific requests made by Historic England then its inevitable costs will increase above the available budget. In order to mitigate the impact on the Council's Capital Programme the intension is to seek a contribution to the roof scheme from the emerging Stalybridge Levelling Up Fund round 2 bid.
- 2.19 The roof restoration is part funded via the High Street HAZ scheme with the Historic England contribution totalling £283,950. The total Historic England contribution was drawn down in 2021/22 for the planning and design phase of the works.
- 2.20 The Community Engagement Programme to enhance the capital programme continues with a successful artist led youth engagement programme with local primary schools to create artwork for display during the capital works programme and throughout the town. The HAZ Community Engagement Programme is also supported by the wider work of the Bridge Cultural consortium and Town of Culture events.

Current Schemes: Strategic Sites

Proposed Godley Green Garden Village

- 2.21 The proposed Garden Village at Godley Green is the key strategic site for residential development in Tameside.
- 2.22 A cost plan outlining the spending of the remaining £9,280,000 grant has been developed by the Project team. This has been agreed with Homes England through the Client Relationship Manager process. An Outline Planning Application was validated by the Local Planning Authority (LPA) in November 2021. Delivery of the scheme will commence should planning consent be approved by the LPA.
- 2.23 The Council continues to engage with landowners in order to seek to acquire control of the land via Option Agreements. The land Option Agreements, whereby an interest in land is secured by the Council, are now going through the final legal documentation stage with five of the Landowners. Where agreement is not possible the council will seek to secure control over the land by way of a Compulsory Purchase Order (CPO), which is required in any event to ensure clean title to the land in question. In due course a further report will be presented to Executive Cabinet seeking permission to commence the CPO process if necessary.
- 2.24 Between December 2021 – March 2022, a Soft Market Engagement (SME) exercise was carried out in order to understand the development market's view of the project and to get commercial feedback to inform the Council's ongoing role in the project and preferred delivery model. As a result of the responses to the SME, greater clarity and focus has been provided by the market on how Godley Green is perceived as a development opportunity.
- 2.25 A report to the Executive Cabinet on 22 June 2022 was approved to commence the process for the identification of a partner or partners to deliver the Godley Green Vision; this process will play a critical element in establishing the Council's future role in Godley Green. The process will be supported by both STaR and the Council's legal advisors to identify the appropriate delivery vehicle for Godley Green via the most effective, and compliant procurement route.

Hattersley Station Passenger Facilities

- 2.26 This project provides a refurbished and extended ticket office at Hattersley Railway Station, which will accommodate increased passenger numbers in future years. The increase in passenger numbers will be due to the future residential developments in both Hattersley and the proposed Godley Green Garden Village.
- 2.27 The increase in passenger numbers, especially from the new developments, will help to reduce car usage from the area and the Right Mix ambitions set out within the Greater Manchester Transport Strategy 2040. Achieving the Right Mix is expected to lead to zero net growth in motor vehicle traffic in Greater Manchester between 2017 and 2040.
- 2.28 The scheme has a total budget of £750,000, and spend to date on the development of the scheme has been £189,000. Preliminary work on the station ticket office began in January 2022, but there has been a delay due to Northern Trains awaiting final approvals from Network Rail. Construction resumed at the end of March and the current expected completion date is the end of July/beginning of August 2022. The remaining budget of £561,000 will be spent during 2022/23, which has been agreed with TfGM, upon the construction phase of the project.

Current Schemes: Property

Tameside One – Ceiling Voids

- 2.29 Discussions with Tameside College to agree access arrangements for the remaining four floors of Tameside One have now been concluded. It has been agreed that two floors will be

completed this summer between June and September with the remaining two floors completed in the summer of 2023 at which point the scheme will be concluded. The financial impact of the programme change has yet to be determined. In addition, the impact on the Council's insurance premiums and excess levels in the event of a claim are currently being established. Members will be fully updated as part of the Autumn 2022 SPCMP report.

Corporate Landlord – Capital Expenditure

- 2.30 Members are requested to note that a £1,000,000 budget was approved by Executive Cabinet on 29 September 2021 for statutory compliance. **Appendix 3** provides details of all expenditure to date of £339,935 that is financed via this budget leaving a remaining balance of £660,065.
- 2.31 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 structural 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 compliancy. These notified repairs and upgrades to building fabric and condition are the subject of this report and set out in **Appendix 3**.

Land Disposals

- 2.32 In terms of progress at the date of this report, a cumulative total of £623,000 has been achieved through completed sales.
- 2.33 A second batch of surplus sites was approved by Executive Cabinet on 29 September 2021 following consultation with the Cabinet Member initially, with further consultation completed with Ward Councillors as set out in the Disposal Policy. A report seeking to declare a third batch of assets surplus was approved by Executive Cabinet on 22 June 2022. A 'batch 4' report has been prepared and is due to be considered in the forthcoming weeks which, if positively received, will allow officers to begin internal consultation with Ward Councillors in accordance with the disposals policy. It is thought that this report would be considered by Executive Cabinet in Autumn 2022.
- 2.34 An exercise is still ongoing mapping all of our operational and non-operational assets with a view to continuing the pipeline of disposals in the medium term. As such, it is expected that reports continuing to declare batches of assets surplus would continue throughout 2023.

Decarbonisation of the Public Estate

- 2.35 The GMCA consortium bid to the Decarbonisation of the Public Estate Fund (phase one – which began in April 2021) was successful, resulting in grant award of £78,300,000. The Council's initial allocation of this grant was £2,283,604, with further funding being requested to install additional measures from an underspend across the wider GMCA pot. The total additional measures equal £60,782. Including fees, the net amount for PSDS1 grant will be £2,344,386. On the 14 April 2021 an Executive Decision Notice was signed to give permission to enter into a contract with GMCA to allow the drawdown of the funds. The draw down arrangement works on a monthly basis in arrears on provision of necessary financial information to GMCA.
- 2.36 Building fabric and mechanical and electrical interventions across fourteen buildings are predicted to save ITR 6000tonnes of CO₂ over the lifecycle of the projects. The programme is physically underway with the majority of schemes achieving completion. Planning approval was received for the air-source heat-pump component of six of the schemes during early October – enabling those to progress as planned. One scheme required listed building consent and this was granted via a decision in early November – this has caused a lag in the programme that is expanded on below. Some issues in supply chain availability has caused minimal disruption to projects, as substitute products have been available. However, in one case, roof-fabric conditions have delayed the solar PV installation which resulted in an increase

in material costs (captured in the updated grant amount). Projects in the programme were all originally scheduled for completion by the end of March 2022, however due to the expansion of scope (three additional sites) and delays with the Hyde Town Hall Project (due to planning consent) an extension has been sought (in line with all other grant recipients across GM). Officers followed GMCA protocol to ensure all necessary information was shared with SALIX (grant funding body) to guarantee the extension was approved.

- 2.37 Nine of the eleven original sites are practically complete, snagging ongoing. Hyde Town Hall's project (delayed due to application for listed building consent) still has a small additional component of the lighting upgrade to complete - due to inconsistencies between detailed design assumptions and the existing fittings on site. George Lawton Hall had additional doors added to the original scope of works at a later stage in the project – these have as yet to be fitted. A small number of the light fittings at Heggibottom Mill were inaccessible, so luminaires have been left onsite with the intention that they are fitted when access is enabled. Of the three additional insulation projects, which were tagged to the end of the scheme to maximise funds that were returned to the GMCA pot. The works were completed (practical completion) on 30 June 2022, within the expected timeframe.
- 2.38 Tameside's successful bid for further funding for phase three (few authorities were in a position to bid for phase two – Tameside being no exception) of the Public Sector Decarbonisation Scheme was confirmed in early 2022. Phase three contains six sites; two schools, two leisure centres and two corporate sites. The funding model is not 100% grant this time and match funding had to be sought to ensure progress. Sites have been identified where heating plant and associated equipment is at the end of its viable life. With escalating fuel costs as well as our commitment to respond to the climate emergency – refitting these sites with low-carbon alternatives is both morally and financially prudent. After adjustment from GMCA in late February, the overarching cost of the works is now projected at £2,971,810 (due to a slight reduction of £19,000 for the St John's School project). The grant the Council is eligible to apply for now totals £1,918,260 (64% of the total programme cost). Leaving a sum of £1,053,550 (36%) that the Council has agreed to contribute.
- 2.39 Revenue savings are calculated at £912,560 over the twenty year lifecycle of the programme (this being a conservative estimate as energy prices have become so volatile – savings could be significantly more).
- 2.40 The amount of carbon proposed to be eliminated is calculated to be 6,802 tonnes CO₂e – again over the twenty year projected lifecycle. Regarding both revenue costs and carbon emissions – it is likely the proposed investment will, in reality, continue to deliver savings beyond that twenty-year threshold.

Current Schemes: Highways

Highway Maintenance Programme

- 2.41 Approval was granted to re-phase £2,330,000 within the Highway Maintenance Programme from 2021-22 into 2022-23. Following the rephrasing in January 2022 further costs were incurred resulting in an overspend of £122,340 in 2021/22. Budget was brought forward from 2022/23 to fund this resulting in an opening 2022-23 budget of £2,207,660 (excluding the 2022/23 Highway Maintenance Grant allocation which is still to be confirmed).
- 2.42 **Appendix 1** provides a schedule of schemes that are proposed for 2022/23.
- 2.43 Tenders are to be issued shortly to appoint a contractor to deliver the carriageway resurfacing schemes. The process is being conducted by STaR utilising an existing Framework run by Stockport and Bury councils.

Safer Roads Fund, Department for Transport (DFT)

- 2.44 The Variable Message Signs (VMS) have been installed and the new dropped crossings have been constructed to improve pedestrian crossing facilities. The new tactile surfacing which will feature at each new crossing is scheduled for June/July 2022.

Bus Stop Passenger Access Enhancement, Growth Deal 3

- 2.45 Works to the additional (12) bus stops identified in an earlier report are approximately 75% complete. Delays are currently being experienced in the delivery of some materials (10 to 12 weeks for concrete kerbs).
- 2.46 Transport for Greater Manchester has confirmed that there is additional funding which will allow the upgrade of up to 18 more bus stops within the borough. This will bring the total number of bus stop upgrades carried out under this funding package to 77.

Current Schemes: Walking and Cycling Infrastructure

Mayors Challenge Fund

- 2.47 As previously reported, the Council has secured approval in principle for £10,300,000 of Mayors Challenge Fund (MCF) to support the delivery of walking and cycling schemes across the borough.
- 2.48 The Council has secured approval to draw down £1,930,000 of the MCF funding to support scheme development. These funds have previously been reported and added to the Council's capital programme.
- 2.49 In July 2021, and following the over-allocation of the MCF programme across Greater Manchester, TfGM asked all Council's to review projected scheme costs and develop a phasing strategy. The Council developed a proposed phasing strategy in line with the MCF programme budget of £10.3M. The phasing plan is based on affordability and deliverability in support of the Council's strategic priorities as set out in the Tameside Corporate Plan and Tameside Inclusive Growth Strategy.
- 2.50 **Table 4** provides details of the proposed MCF phasing strategy based on current designs and estimated costs. All proposed schemes listed have previously been subject to public consultation in January / March 2020. The outcome from the consultation programme has helped to support the design development phase.
- 2.51 The schemes listed as Priority 1 will be subject to more detailed consultation in the forthcoming months to help finalise designs in advance of submitting an MCF Business Case, to TfGM, for appraisal and potential approval which would then allow construction works to start.
- 2.52 The schemes listed as Priority 2 have received MCF Development cost approval. This means that design development work is being progressed in advance of additional funds being secured for construction. This work is helping to build the Council's pipeline of projects which will enable the Council to maximise grant funding opportunities as they become available in the future.

Table 4

Priority 1 Schemes for Development and Delivery (subject to approval)	
1.	Ashton Streetscape (Albion Way / Wellington Road), Ashton-under-Lyne
2.	Stamford Drive, Stalybridge
3.	Clarendon Road, Audenshaw
4.	Rayner Lane, Ashton-under-Lyne
5.	Ross Lave Lane, Denton
Priority 2 Schemes for Development (awaiting additional funding for delivery)	
6.	Stamford Street Central, Ashton-under-Lyne

7.	A57 Crown Point, Denton
8.	A57 Denton to Hyde, Denton
9.	Ashton West Retail Bridge, Audenshaw

Active Travel Fund

- 2.53 On the 29 January 2021 the Council secured £985,000 from TfGM following a successful Active Travel Fund infrastructure bid (ATF).
- 2.54 The objectives of the ATF programme are to help create an environment that is safe and attractive for both walking and cycling and to support cycling in particular to replace journeys previously made by car and public transport. Longer term it will also help to deliver significant health, environment and congestion benefits by contributing to the development and roll out of the Greater Manchester Bee Network.
- 2.55 **Table 5** identifies the schemes that have been prioritised to be delivered from the approved ATF budget. The three schemes have been approved, in principle, by TfGM's Design Review Panel and construction estimates, delivery programmes and consultation plans have been produced. Subject to the outcome of consultation this will be finalised, for formal approval by TfGM, in advance of construction.

Table 5

Priority 1	Description
Guide Lane, Audenshaw	Introduction of segregated on-carriageway cycle lanes including the introduction of bus stop bypasses.
Stockport Road, Ashton	Introduction of segregated on-carriageway cycle lanes including the introduction of bus stop bypasses. Replacement of existing two stage controlled crossings.
Oldham Road / Newman Street, Ashton	Introduction of segregated on-carriageway contraflow cycle lanes.

- 2.56 Feasibility studies have been completed on a further five proposed schemes using the approved ATF development cost funding. These schemes, which have an estimated value of £1,000,000, will form part of the Council's pipeline of projects until further funding becomes available.
- 2.57 The ATF pipeline schemes are:
- Mill Lane and Stamford Street Central, Ashton.
 - Ashton Active Neighbourhood, Ashton.
 - Stockport Road, Denton.
 - Dowson Road, Hyde.
 - Roe Cross Road, Mottram.
- 2.58 On the 14 May 2022 the Active Travel Fund Tranche 3 programme (ATF3) allocated £200,000,000 of funding for a range of initiatives that will help to deliver the Government's vision for half of all journeys in towns and cities to be cycled or walked by 2030.
- 2.59 The announcement included the approval of 6 schemes within Greater Manchester, totalling £13,066,225. One of the successful schemes was the A57 Crown Point MCF scheme (referred to in Table 4 above). Further information, regarding a grant funding offer of £1,950,000, will be presented in a future report to enable the funding to be added to the capital programme.

Pedestrian Controlled Crossing at Laurus Ryecroft School, Lumb Lane, Droylsden

- 2.60 During the course of writing the Speakers Panel objection report for the proposals, previously mentioned, a revised estimate has been compiled. The new estimate takes in to account the

revisions due to stakeholder engagement since the approval of the initial planning application and the recent financial climate. The cost of the proposals now are estimated to exceed the £60,000 funding that was initially made available under Section 106 of the Town and Country Planning Act 1990.

- 2.61 There is a clause in the existing Section 106 Agreement that allow for index linked increases but when this is calculated the costs would only raise to £67,620. However, this does not cover the actual costs that it would take to undertake the works. This figure is circa £100,000 in total, an increase of circa £32,400.
- 2.62 Discussions have taken place between the Department for Education and the Council's Engineers. DfE have given their approval to pay the uplift in costs.
- 2.63 This change will necessitate a variation to the original section 106 agreement. Officers are now preparing a report to go to Speakers Panel on 20 July 2022 to seek approval

Current Schemes: Flooding

Flood Prevention and Consequential Repairs

- 2.64 Fabrication of the debris screens for the inlet structures at Broadacre, Stalybridge and Mottram Old Road, Stalybridge have been completed following delays experienced by the contractor. Installation of the screens is expected to be completed shortly.
- 2.65 Works to replace the debris screen at Stalybridge Country Park, downstream of Walkerwood Reservoir are yet to commence. Access to the site is extremely difficult and will involve crossing land owned by United Utilities (UU). Meetings are ongoing, with representatives of UU, the contractor and TMBC to discuss and agree access and working methods.
- 2.66 The anticipated outturn costs are still within budget.

Current Schemes: Slope Stability Programme

Greenside Lane, Droylsden

- 2.67 The independent third party geotechnical consultant's report, regarding issues at Greenside Lane, Droylsden, has been reviewed by all parties involved (designer, contractor and TMBC).
- 2.68 A number of meetings have occurred with no consensus being reached as to the cause of the problems being experienced on site. Various options for remedial works have been considered and it has become evident that remedial works will be far more extensive than had originally been envisaged. Responsibility for issues experienced to date and the payment for the additional works has yet to be decided and these discussions are ongoing.

Current Schemes: Cremators

- 2.69 A total of £2,500,000 was earmarked in the capital programme to fund the replacement of cremators and mercury abatement, filtration plant and heat recovery facilities. This scheme was marked as business critical and was approved by Executive Cabinet on the 24 October 2018.
- 2.70 New cremators numbers one and two are now working with new bariatric cremator number three, scheduled to be handed over week commencing 27 June 2022. The service is currently running on the two new cremators and the temporary cremator. This is to enable service delivery to continue with minimal disruption. The new operation room and staff working area is almost complete. The abatement equipment is scheduled to be commissioned within the next weeks. The heat exchanger plates are also due to be connected to the existing heating system allowing the Crematorium to recover the energy and utilise this for heating the building.

- 2.71 Several of the contractor's containers and site cabins are now being removed as the contracts nears completion, creating an improved environment for mourners. Public toilets are also now reopened at the chapel.
- 2.72 The urgent repair works to the steeple have been carried out and all associated costs are within the total scheme budget.
- 2.73 The contractor, like many companies, has experienced significant problems with raw material supply's and massive increase in raw material costs. A lot of stainless steel is used in their systems and availability and cost has significantly increased over the last 12 months which is affecting manufacture, delivery and installation. The handover of the project to the client is now scheduled for August 2022
- 2.74 As a result of the delays, the Council are not being charged for the extended use of the temporary cremator beyond 30 November 2021 due to the design and commissioning issues. Acoustics specialists are currently carrying out tests to ensure that any noise from operating the new equipment is not audible at all within the chapel. Despite the inevitable delays, there is no immediate impact on the approved capital programme.
- 2.75 Further repair and restoration works are required to the steeple and chapel roof. Extensive surveys of both the steeple and chapel roof have been undertaken with the cost of the surveys being met from the existing scheme contingency. From the surveys, further governance will need to be sought for the steeple and chapel roof and a separate report and capital scheme will then be required.

Current Schemes: Children's Playgrounds

- 2.76 Children's playgrounds across the borough are being improved to help children stay active and healthy. The Capital investment of £600,000 will improve play areas across the borough and ensure they are good quality and safe facilities for children to enjoy. Some work has already been completed including the replacement of sand with wetpour at Ryecroft Hall and Dukinfield Park. Additionally there has been some smaller improvements to wetpour at other sites throughout the Borough.
- 2.77 Contracts have been awarded to two contractors – one for basic repairs to playgrounds and one for the installation of five multiplay units. The Council has now received these contracts back from the companies and are due to sign them in early June subject to signing of a Delegated Executive Decision by the Director of Place. Work should then be able to commence with play equipment and safety surfacing being installed at a range of sites between July and October.

Current Schemes: Street Lighting

- 2.78 LED street lighting lantern installation is progressing well with 6,800 out of 7,240 of the standard LEDs installed to date. There are 700 lanterns of a non-standard nature outstanding (ie. Heritage, high-mast and Metrolink lighting). All the designs are complete for these, we are now in the process of programming the installations. The completion of the project is unchanged and scheduled for the third quarter of 2022.
- 2.79 The only area to note is the Metrolink route as we are in dialog with TfGM to arrange a track possession to undertake work on these lanterns. Until we have confirmation of a track possession date we cannot confirm the completion date for this small aspect of the project.

3. SECTION 106 AGREEMENTS AND DEVELOPER CONTRIBUTIONS

- 3.1 This section of the report summarises the financial receipts for section 106 agreements and developer contributions.

- 3.2 The current position for s106 agreements is £2,371,000 in credit. Allocations approved are £273,000 leaving a balance available of £2,098,000 as at 1 April 2022 as detailed in **Appendix 2**.
- 3.3 The position for Developer Contributions as at 1 April 2022 was £28,000 in credit also detailed in **Appendix 2**.

Section 106 Works to be Undertaken

- 3.4 As a condition of planning consent for the Land formerly known as Robertsons Jam Factory, Droylsden, a developer contribution of £412,800 was made available, under a Section 106 Agreement of the Town and Country Planning Act 1990, for a number of highway and traffic control related schemes in the vicinity of the development.
- 3.5 The schemes listed in the Agreement consist of:
1. the provision of a zebra crossing with dropped kerbs and tactile paving across Williamson Lane adjacent to the proposed emergency access.
 2. the provision of a zebra crossing with dropped kerbs and tactile paving across Ashton Hill Lane, adjacent to the proposed emergency access.
 3. the provision of a pedestrian crossing across Manchester Road, adjacent to the proposed access in the South Eastern corner of the site.
 4. the introduction of splitter islands on Manchester Road to improve North-South pedestrian connectivity between the junction with Audenshaw Road and Fairfield Avenue.
 5. upgrading the footway to improve cycle access at the junction between Manchester Road and Kershaw Lane.
 6. the provision of a toucan crossing across Droylsden Road, adjacent to the junction with Williamson Lane and connecting the entrance to Lee Park.
 7. resurfacing the access ramp and provision of signage to the Fairfield Road towpath access.
 8. opening up the Western end of Gorsefields, for cycle access only to provide a connection to the canal towpath on Fairfield Road.
 9. upgrades to the main traffic signals at Manchester Road / Ashton Hill Lane junction and provision a monitoring camera to cater for any potential changes in traffic flows caused by the introduction of the Development. These works are to be designed and delivered by TfGM's Urban Traffic Control (UTC) division.
- 3.6 All the above schemes are subject to viability and budget constraints. Some revisions of the proposals may be required if schemes are not viable or are due to be completed as part of other funding streams. Any changes to the above schemes will require the approval of the developer.
- 3.7 The payment of the S106 monies has been received by the Council. Approval is now sought from members to allow the drawdown of funds in order to progress the detailed designs and estimates. Members will be provided with future updates concerning progress and costs.

Fleet Replacement Programme

- 3.8 Approval was given for a budget of £826,000 in the Executive Decision Notice in May 2022. The required PID process for STAR to commence procurement activities for the fleet replacement has been completed, we are now awaiting STAR to begin the process. Due to the tender and procurement process not yet being commenced, it is not possible to confirm the expenditure for this financial year at the present time. It is estimated that build times for vehicles is currently running at 50-60 weeks. However it is envisage an expenditure of circa of £379,539 for 8 x small vans and 3 x Van Mount access platforms, these are the priority (urgent) replacements and would be the first to be procured. This spend estimate is subject to change and without entering into the tender process for all the requirements of the replacement plan a firm projection cannot be made. The remainder of the £826,000 approved budget may need to be rephrased into 2023/24 financial year.

4. RISK MANAGEMENT

- 4.1 The table below (Table 6) provides a summary of the high risks associated with the delivery of the Place Capital Programme. The table also provides a summary of mitigating actions in order to minimise risk.

Table 6

RISKS	MITIGATING ACTIONS
1. Failure to implement the proposed Capital programme will prevent the appropriate allocation of resources by the Authority.	A robust programme of works will be developed to ensure that the objectives underpinning the Department for Transport and other funding allocations will be met and at the same time meet the objectives contained in Tameside's Community Strategy.
2. Inclement weather preventing commencement and completion of schemes.	A comprehensive and realistic programme of works will be agreed between partners to ensure completion by approved dates. However, should the programme not be achieved it may be necessary to arrange for any outstanding financial resources to be transferred into the following financial year.
3. Due to inflation and supply chain pressures there is currently no certainty on the delivery timescales and availability of materials.	<p>Procurement processes will start earlier than normal and the situation will be kept under review and delivery programmes adjusted if necessary.</p> <p>Whilst the Council's Operational Services and external contractors have access to many material suppliers, shortages of materials or delays in delivery may necessitate alternatives to be sourced or approval will be sought to carry forward the project into the following year.</p>
4. Statutory procedures linked to certain schemes could delay implementation.	Should it be necessary approval will be sought to carry over the project into the following year for completion.
5. Failure to deliver schemes funded by external grants will impact on the future success of bids.	<p>External consultancy support being commissioned, with support from STaR, to increase design and business case capacity thereby helping to accelerate the development and delivery of the MCF schemes. Schemes which are currently projected to be completed beyond the funding timescales are being flagged with TfGM to determine opportunities to accelerate approval processes or extend the funding deadline.</p> <p>The Council has requested written confirmation, from funders, that grants can be carried forward beyond the original funding timescales.</p>

5. RECOMMENDATIONS

- 5.1 As set out at the front of this report