

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

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

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

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

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

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

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

**Risk Management:**

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

**Background Information:**

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



Telephone: 07974 111 756



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

## 1. INTRODUCTION

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

## 2. STALYBRIDGE LEVELLING UP FUND BID

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

**Table 1**

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

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

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

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

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

### **3. NEXT STEPS**

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

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

#### 4. RISK MANAGEMENT

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

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

#### 5. CONCLUSION

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

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

#### 6. RECOMMENDATIONS

6.1 As set out at the front of the report.