

**Report to :** EXECUTIVE CABINET

**Date :** 12 December 2018

**Executive Member/Reporting Officers:** Councillor Bill Fairfoull – Deputy Executive Leader  
Ian Saxon – Director Operations and Neighbourhoods

**Subject :** VISION TAMESIDE UPDATE REPORT

**Report Summary :** The report seeks to provide an update to Cabinet on current information in relation to the service and staff relocation project

**Recommendations :** It is recommended that Executive Cabinet endorse the proposals set out in the report.

**Links to Corporate Priorities :** The effective communication of the benefits of the Vision Tameside project will support an understanding of the links to the delivery of the Corporate Plan.

**Policy Implications :** No direct policy implications.

**Financial Implications :** All costs associated with the communications plan and relocation of staff as part of the Vision Tameside project need to be contained within the overall budget envelope.

**(Authorised by the Section 151 Officer)** Any costs associated with the Ashton Town Hall project will be met from the capital budget specifically set aside for the Town Hall.

The ongoing future running costs of the operational estate are being reviewed, taking into account that the original intention was to vacate Margaret Street and the Ashton Central library building. This will no longer be taking place and therefore running costs will need to be incorporated into the budget going forward. The running costs of the Tameside One building have been estimated based on the design standards, and the likely rateable value. This will not be known until the building is fully operational.

Consideration of rental income in the short term will also need to be given due to provisions in lease agreements for rent free periods.

**Legal Implications :** It is important that there is clarity about the operational estate as there is no published recant plan or estates strategy. It is important that both the transitional costs of recant together with the ongoing revenue costs are understood and budgeted for.

**(Authorised by the Borough Solicitor)**

**Risk Management :** A failure to effectively communicate plans for and the rationale around the Vision Tameside project could lead to damage to the organisation's reputation.

**Access to Information :** The background papers relating to this report can be inspected by contacting the report writer Alison Lloyd Walsh:



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## **1.0 PURPOSE OF REPORT**

- 1.1 This report provides an update on the main communication activity and the staff and service relocation plans associated with the Vision Tameside project.

## **2.0 COMMUNICATIONS ACTIVITY**

- 2.1 A video for sharing on the Council and College social media channels as well as the Vision Tameside website has been produced. This showcases the significant achievements which have been delivered to date as part of the Vision Tameside programme and some of the key developments still to come.
- 2.2 The following key messages underpin all of the Vision Tameside communication activity.

Key messages:

- Tameside One comprises of a new 7,000 m<sup>2</sup> Advanced Skills Centre for Tameside College, a new Joint Public Service Centre for Tameside Council and its partners and retail space for Wilko's
- Vision Tameside is about investing in the young people of Tameside, investing in the whole Borough, reducing the Council's running costs and working with partners, such as health services, to bring public sector services into one central point to make the lives of residents easier.
- The new development will bring thousands of new staff and students to the town centre, boosting the retail economy, growth and regeneration.
- Will bring £300million of economic growth to the area through the creation of jobs, increased apprenticeships and increased footfall to shops and retailers.
- The new facility will provide residents with more cost effective and customer friendly facilities under one roof - expected to save a significant amount of money every year with a smaller building incorporating the latest energy-saving technology and shared with partners.
- The college development will provide state-of-the-art educational facilities for students who will be able to study a broad range of vocational skills in the borough.
- Two state-of-the-art college facilities have already been built providing students with the best studying opportunities on their doorstep (Clarendon Sixth Form College & Advanced Technologies Centre).
- The culmination of Vision Tameside will provide a huge boost to Ashton and the wider Tameside economy, creating new job opportunities and improving the learning and skills facilities for our young people.
- Vision Tameside improves the future prospects, opportunities and aspirations of our young people across the borough.
- Vision Tameside has allowed us to invest in all our Town Centres and provides crucial infrastructure in the Borough's principle economic hub.
- Vision Tameside has enabled us to invest and secure the future of our prestigious buildings across Tameside (pictures of our prestigious buildings)

- Council staff will be permanently located in our prestigious buildings across the borough, a catalyst for strong and robust town centres across Tameside.
- Vision Tameside – along with the modern and vibrant redevelopment of the market ground – will improve the appearance of Ashton Town Centre, enhance shopping and visitor experience and hugely increase footfall and business opportunities.
- For more information on the Vision Tameside project please go to <http://www.visiontameside.com/>

### **3.0 STAFF AND SERVICE RELOCATION PROJECT – UPDATE**

- 3.1 The main physical moves of staff into their new locations will begin in week commencing 3 December 2018 and all staff will be settled into their new locations by the end of May 2019.
- 3.2 The buildings affected and included in the recant moves are:
- Tameside One
  - Dukinfield Town Hall
  - Hyde Town Hall
  - Ryecroft Hall
  - Hattersley Hub
  - Ashton Central Library
  - Ashton Market Hall
  - Two Trees
  - Shirley House
  - Denton Festival Hall
  - Margaret Street
  - Clarence Arcade (main building)
- 3.3 Previous reports had indicated the use of the Concord building in Droylsden and Heginbottom Mill in Ashton as being included in the recant process. After further investigation and cost benefit analysis these buildings have been removed from the programme as they are not deemed suitable and/or value for money accommodation for staff at this time. The capital funding required for the Concord was deleted at the Executive Cabinet on the 25 July 2018. The future use of these buildings will form part of the Council Estate Strategy.
- 3.4 The physical moves have been timetabled taking into account a number of different factors with the main dependency being the completion and ready for occupancy of the Tameside One building. The majority of the moves are dependent on the availability of this building but we have also taken into account other issues such as scheduled service delivery pressures. We have also been cognisant of the potential risks of the plan and have made every effort to mitigate these risks by taking a measured approach over a phased period of time.
- 3.5 In particular relation to the Tameside One building it has been previously agreed that the moves will be phased to ensure that the that essential customer facing services (both TMBC and partners) are moved first into the new building, giving time to ensure operational effectiveness and ensuring continuity of services to our communities. This will be followed by moves into the rest of the building based on a building by building approach e.g. all staff from Dukinfield Town Hall will move in the same phase of move.
- 3.6 Once the moves into Tameside One are complete we can then start to move staff into vacated space in other buildings.

#### **4. ASHTON CENTRAL LIBRARY**

- 4.1 The building in Ashton under Lyne which is currently home to both Ashton Central Library and Central Art Gallery will close its doors to the public in January 2019. Following a break of a month to move books, and other equipment Ashton Central Library will then re-open in February 2019 in the new Tameside One building and be known as Ashton Library.
- 4.2 Astley Cheetham Art Gallery in Stalybridge is currently open the first and third Saturdays in the month. To ensure the borough retains access to high quality art provision and exhibitions, the opening hours of the gallery will be increased to 17 hours per week. The increased opening hours will follow a redevelopment of the gallery, which will require the gallery to be closed to the public for a period of time, but once re-opened will see an enhanced visitor experience and more artworks on show. The enhancements will include new flooring, a new lighting track, better seating, investing in panelock moveable display walls and repainting the gallery.
- 4.3 In the longer term, (and subject to capital funding) it is our hope and ambition to have a space for arts and exhibitions again in Ashton under Lyne in the future. The plans drawn up for the redevelopment of the Museum of the Manchester Regiment on the ground floor of Ashton Town Hall includes two spaces for art to be displayed. One space will display the Harry Rutherford collection and the other will be a changing exhibition space for local and regional artists to exhibit work. This space will sit directly next to the Tameside One building and within easy reach of the railway station and the market, opening up the gallery to a potentially much bigger audience. It will also enable schools and groups to visit the museum, the gallery and the library in one visit and so increase the cultural offer that Tameside is able to provide.
- 4.4 Once the Library move has been fully completed and the building is unoccupied work will begin to transform the space into office accommodation for 150 staff. The refurbishment plans have necessarily taken into account the listed status of the building and the external and internal fabric of the building will remain virtually unaltered apart from the removal of library desks and equipment and the addition of office furniture. Statutory requirements in relation to change of use and planning regulations including listed building compliance are in process.
- 4.5 We are mindful of the fact that empty buildings can be a source of many difficult issues for the Council so a rapid refurbishment plan has been developed in order to minimise the time that the building will be unoccupied before being brought back into full use as a valuable part of the Councils operational estate.

#### **5.0 RECOMMENDATIONS**

- 5.1 As set out on the front of the report.