

Report to:	STRATEGIC PLANNING AND CAPITAL MONITORING
Date:	25 November 2019
Executive Member/Reporting Officer:	Councillor Oliver Ryan – Executive Member (Finance and Economic Growth) Jayne Traverse, Director of Growth
Subject:	CAPITAL PROGRAMME - GROWTH
Report Summary:	This report provides an update on the 2019/2020 Growth Capital Programme. The report sets out, in Section 2, details of the major approved capital schemes in this Directorate. In addition, Section 3 of this report provides an update on the prioritisation of individual new business cases within the Directorate.
Recommendations:	That Strategic Capital Panel Members note the report and recommend to Executive Cabinet the following be added to the Council Capital Programme: <ul style="list-style-type: none"> i the corporate landlord capital expenditure associated with statutory compliance work for the period identified of £0.115m; ii S106 education contributions totaling £0.453m as detailed in section 2.31
Corporate Plan:	The schemes, set out in this report, support the objectives of the Corporate Plan.
Policy Implications:	In line with policy.
Financial Implications: (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	The financial implications within this report can be summarised as follows: <p><u>Disabled Facilities Grant</u> There is £2.000m included in the 19/20 Capital Programme for adaptations. As of 30th September 2019 there has been expenditure incurred of £0.933m and are currently expected to spend the £2.000m allocation in full. There is £0.200m allocated for non-adaptations, there is currently a potential spend of £0.080m resulting from enquiries.</p> <p><u>Hattersley Station Passenger Facilities</u> This scheme is fully funded by GMCA and TfGM with £0.750m included in the capital programme. Grant claims need to be submitted on a quarterly basis and the scheme must be completed by March 2021 to enable the full amount of the grant to be claimed, this means this project must be monitored closely. The scheme is currently expected to be completed in financial 20/21 and within budget.</p> <p><u>Ashton Old Baths Phase 3</u> An approved budget of £3.847m is included within the capital programme which includes £0.840m for the data centre and £0.250m of DCMS funding. The project has been delayed and following the tender process, works are now expected to start in December 2019. The works are expected to be completed in 20/21</p>

and within the allocated budget.

Corporate Landlord – Capital Expenditure

The Capital Programme includes an earmarked resource of £1.437m for Property Assets Statutory Compliance works. Works to date in previous years have been reported to the Strategic Panel retrospectively as completed. This report is requesting a further £0.115m from the above budget. An itemisation of the expenditure is shown in more detail in the table in Appendix 1.

Section 106 Agreements and Developer Contributions

The S106 agreements must be spent within a specified deadline, the agreement will also detail the purpose of the contribution, and a record of this is maintained within financial management. A breakdown of the funds currently held is shown in detail in Appendix 2. A request to drawdown £453,168 of S106 contributions is detailed within section 2.31. This funding is to be allocated to the Education Capital Programme.

Ashton Town Hall

The Capital programme included an earmarked resource of £10.000m for Ashton Town Hall. On the 24th July 2019, Executive Cabinet approved the release of £0.100k of the earmarked budget. The LEP have appointed a specialist company to undertake the survey and initiate any urgent repairs. A further report is in preparation for Cabinet with proposals for the next stages of work to the Town Hall

Legal Implications: (Authorised by the Borough Solicitor)

It is a statutory requirement for the Council to set a balanced budget. It is important that the capital expenditure position is regularly monitored to ensure we are maintaining a balanced budget and to ensure that the priorities of the Council are being delivered. Capital is one off spend on infrastructure and needs to be replenished by selling assets in the absence of grant monies from Government to enable a capital programme. Every project also has ongoing running as well as lifecycle costs, which need to be factored into it. This report refers to high level project for which there need to be clear business cases and project plans for delivery and a reminder that there needs to be a relentless focus and disciplined project management.

Risk Management:

This is covered in the reports on individual projects.

Background Information:

The background papers relating to this report can be inspected by contacting: Nicola Turner



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1. INTRODUCTION

- 1.1 This report provides an update on the major capital projects, within the Capital Programme managed by the Growth Directorate. It also provides an update on the prioritisation of business cases yet to be approved and formally included in the Capital Programme.
- 1.2 The Capital Programme delivers a number of the Council's objectives ranging from statutory responsibilities to regeneration ambitions. Education and leisure projects are covered in separate reports but also form part of the Council's capital programme.

2. APPROVED CAPITAL PROJECTS

Disabled Facilities Grant and Other Related Adaptation Funding

- 2.1 The total budget for adaptations as reported previously is £4,251,885 comprising funding for Adaptations £2,000,000; Pilot for Single Handed Care scheme £375,000; Disability Assessment Centre £250,000; and the Brain in Hand Project £20,000. Estimated expenditure will be £2,645,000 with the remainder carried forward to underpin possible reduction in funds or for new initiatives.
- 2.2 Disabled Facilities Grants and other major adaptations – the information reported below for adaptations is valid as of 30 September 2019. The expenditure to date is on target but ultimately depends upon the number of referrals received and completed.

Referrals received in year	128	Urgent and substantial	From Adults and Children's Services
Approved schemes	201	Urgent and Substantial	54 carried over from 18/19
Completions to date	131	Urgent and Substantial	
Budget committed	£1,578,779	Value of approved schemes	Major adapts only
Expenditure to date	£933,095	As per Agresso – includes minor works and fees	£158,140 committed purchases
Referrals awaiting allocation	5	Current waiting list for Substantial	After allocation at end of September
Referrals cancelled	11	Various reasons	2 cancelled following approval of grant
Minor Adaptations Ordered	191	This figure covers only TMBC orders	5 Cancelled after ordering
Minor Adaptations Completed	141	All tenures	Current issues with delivery of certain Minor Adaptations

Funds Transferred to Adults Services

2.3 Single Handed Care

The Capital Single Handed Care scheme was approved on the 24th July 2019 at Executive Cabinet. It's an investment of £0.375m Disabled Facilities Grant that will fund a dedicated team. The team will be tasked with instigating whole system change with the aim of reducing the instances of double up staffing in order to undertake safe manual handling activities associated with the provision of care and support. Interviews for the team have been scheduled for 16th, 17th, 21st and 28th October, assuming to be able to appoint and

have people in post by Christmas. The variance will factor the delay in recruiting the staff which will result in slipping budget into next year.

2.4 **Disability Assessment Centre (DAC)**

£250,000 has been allocated for this project from the Adaptations budget from Ministry of Housing, Communities and Local Government. The Housing Adaptations Team and Adult Services are working together to design the interior of the facility which will also include overseeing its' fit-out. The DAC is progressing slowly. It is likely that the DAC will be based in Ashton due to transport links and Tameside One being a place where potential users of the new facility can also go to for assistance. Due to the delay of the project and on-going discussions with the Housing Adaptations Team and Adults team it is estimated that the project will commence in the next financial year; this has been factored within the capital monitoring as the budget re-phasing will be allocated to 2020/21.

There are potential issues regarding funding this beyond set up; £250k may not be enough and further funding may be required.

Non-adaptations

- 2.5 The total budget for non-adaptation works is £999,289 including repayments from previous capital schemes. Some of this budget is now being used to fund 2 new discretionary repair schemes highlighted in the new RRO Policy (Housing Assistance): Over 65 Stay Put Scheme and a Home Repair Assistance for vulnerable families. Each scheme will have £100,000 allocated. Depending upon take up the remaining funds will be used to maintain the programme over future years.
- 2.6 The new non-adaptation schemes so far have 14 enquiries with a potential spend of £80,000. A method of procuring these schemes has been agreed with STAR procurement.
- 2.7 The table below provides a high level summary of the key project risks.

Risk	Mitigation	Status
Financial – prioritisation of DFG funding	Prioritise this element of budget	AMBER
Partnership working -	Ensure close working arrangements are in place with Adult and Children's services to achieve agreed output targets	AMBER due to reduction in referrals

Hattersley Station Passenger Facilities

- 2.8 Improvement works to Hattersley Rail Station Passenger Facilities, constituting a new ticket office, improved public realm and car park extension form Stage 2 of the ongoing works to improve the station. Following the Stage 1 improvements made to Hattersley Road West and the station car park in 2016, passenger numbers using the station have increased substantially, from 51,982 in 2014/15 to 88,926 in 2017/18.
- 2.9 The station is owned by Network Rail and is leased and operated by the current Northern franchise operator Arriva Rail North.
- 2.10 This scheme is fully funded by GMCA and TfGM through Growth Deal 2 grant which has a value of £750,000. In order to draw down the total value of this grant all works must be completed by the 31 March 2021.
- 2.11 The Growth Deal 2 funding is now available up to end of the 2020/21 financial year. The Funding Agreement is currently with Northern Rail for signing and sealing. Following this,

work on GRIP Stages 4 - Single Option Development and GRIP Stage 5 - Detailed Design will then commence. The construction phase of the project (GRIP Stage 6 to 8) will take place in the financial year 2020/21(July 2020 to March 2021) which has resulted in the scheme being rephased.

2.12 The table below provides a summary of the high level project risks:

Risk	Mitigation	Status
Financial – spend to be achieved by March 2021	<ul style="list-style-type: none"> Value for Money will be confirmed by Arriva Rail North Ltd. Close monitoring of project to ensure works are delivered by the 31 March 2021 in order to secure grant funding. Rigorous change control process implemented. 	GREEN
Stakeholder Engagement / Reputation	<ul style="list-style-type: none"> Stakeholder engagement ongoing. 	GREEN
Economic Benefits	<ul style="list-style-type: none"> Economic benefits to be evaluated at end of project life. 	GREEN

Ashton Old Baths Phase 3

2.13 The full business case for the Ashton Old Baths Phase 3 project, involving the redevelopment of the Annexe as offices and a new Data Centre, was approved by Executive Cabinet on 12 December 2018. Executive Cabinet also approved a waiver of Procurement Standing Orders for the award of the contract for the supply and installation of a new Electricity Sub-Station to Electricity North West (ENWL) and for the award of the main contract through a two-stage design and construct procurement process.

2.14 The approved budget for this project is £3.847m which includes £0.840m for the Data Centre and DCMS Contribution of £0.250m. Further details on the progress of the Data Centre can be found in the Directorate Capital Update paper for Finance and IT.

2.15 The project has progressed through RIBA Stage 3 and as agreed by Executive Cabinet on 12 December 2018, a design team (MCAU) appointed using the Bloom Framework, has progressed the project through to RIBA 4.

2.16 The tender process is underway and scheduled to be complete by November 2019. Subject to the outcome of the tender exercise works are anticipated to start in December 2019 and be complete by October 2020.

2.17 The project has been delayed due to the contracting of the Design Team through the Bloom Framework. This includes the need to undertake a further asbestos survey, revise the listed building consent (glazing of internal windows) and planning permission, a slight change of location for the substation in order to keep Fleet Street open and the Data Centre specification changes. This has added significant time to the delivery programme.

2.18 The table below provides a summary of the high level project risks:

Risk	Mitigation	Status
Failure to develop an appropriate business case	<ul style="list-style-type: none"> Experienced specialist cost consultants engaged to provide cost information to inform a robust business plan High level of interest/commitment from future 	GREEN

	occupiers	
In appropriate redevelopment of a Grade II listed building	<ul style="list-style-type: none"> • Early and ongoing engagement with Historic England and TMBC Planning team • Listed Building application approved 	GREEN
Delays with Electricity North West to the delivery of substation	<ul style="list-style-type: none"> • Assurance given by EWN to deliver a new substation within 12 weeks of placing order • Planning application for substation approved 	GREEN
Insufficient funding available to complete all aspects of the project	<ul style="list-style-type: none"> • The project is subject to close monitoring to ensure overall costs are contained within approved budget Fit out costs included within the budget Appropriate contingency established as part of Stage ¾ costs 	GREEN

Ashton Town Hall

- 2.19 In June 2017 Executive Cabinet received a report on the plans for the development of Ashton Town Hall and approved a development budget for the initial design and planning work. In July 2018, a pause was placed on the Capital Programme and a prioritisation exercise undertaken, which was then approved by Executive Cabinet in March 2019. The prioritised schemes included a £10.000m earmarked budget for Ashton Town Hall.
- 2.20 The initial plans drawn up in 2017 developed a model for Ashton Town Hall which delivered the objectives of the Council but with a significant ongoing revenue cost. In the context of the ongoing financial pressures facing the Council, further market testing is required to consider alternative models which could deliver revenue benefits or reduce the revenue costs to the Council. The cost of market testing, estimate to be £0.100m, is to be funded from the schemes current earmarked budget. This approach was approved at Executive Cabinet on the 24 July 2019.
- 2.21 Further survey work is required to the main building parapet which is showing signs of deterioration. The survey will be managed by the LEP with the cost met from the £0.100m allocation identified in section 3.5. The LEP have appointed a specialist company to undertake the survey and initiate any urgent repairs. This is due to take place during the first week of November.
- 2.22 A further report is in preparation for Cabinet with proposals for the next stages of work to the Town Hall.

Corporate Landlord – Capital Expenditure

- 2.23 This section of the report provides details of the corporate landlord capital expenditure in regard to statutory compliance repairs on the Councils buildings during the period covered by this report totaling **£115,020.32**.
- 2.24 The Council has a duty to ensure that its buildings provide a safe and effective physical environment for staff and services to operate from. 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 also inform in regard to 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.
- 2.25 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.

- 2.26 The table at **Appendix 1** attached provides details of itemised spend during the period.
- 2.27 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.”

Section 106 Agreements and Developer Contributions

- 2.24 This section of the report summarises the financial position as at 30 September 2019 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.
- 2.28 The current position for s106 Agreements is £1,121,000 in credit, as at 30 September 2019 as detailed in **Appendix 2**.
- 2.29.1 The position for Developer Contributions as at 30 September 2019 was £131,000 in credit, less approved allocations of £42,000, leaving a balance of £89,000, as detailed in **Appendix 3**.
- 2.30 Details of new Section 106 Agreements can be seen in **Appendix 4**.

Requests to Draw Down Funding

- 2.31 **11/00396/OUT – Alma Works, Furnace Street, Hyde.**
This outline planning application proposed the redevelopment of the site to provide up to 100 dwellings with associated landscaping, parking and access. It was approved on 23 November 2011 upon completion of the required Section 106 agreement securing, amongst other things, £108,220.54 for ‘Service for Children and Young People’. This was provided in two equal payments on 23 March 2015 and 20 April 2018.

It is requested that £108,220.54 S106 contribution towards educational provision be allocated to Flowery Field Primary School. This will allow funding previously spent from the Council’s ring-fenced School Condition budget to be replenished by this amount.

12/01025/FUL – Land and buildings bounded by Hart Court, Smith Street, and Lees Road, Mossley

This application proposed the erection of 43 houses and was approved on 31 October 2013 on completion of the Section 106 agreement securing, amongst other things, a Developer Contribution of £16,883.21 as a Community Education Contribution. This will allow funding allocated from the Councils ring-fenced School Condition budget to be replenished by this amount.

It is requested that the £16,883.21 S106 contribution towards educational provision be allocated to a scheme at Mossley Hollins High School. This will allow funding allocated from the Council’s ring-fenced Basic Need budget to be replenished by this amount.

15/00631/FUL – Wharf Mill, Dukinfield Road, Hyde

This was a hybrid planning application (i.e. part full, part outline) proposing:

- a) Full planning permission for the erection of 66 no. dwellings with associated car parking, access, internal roads and landscaped open space; and,

- b) Outline planning permission for employment uses (Use Classes B1 / B2 / B8) with all matters reserved, except for access.

It was approved on 22 October 2015 following completion of a Section 106 agreement securing, amongst other things, a Developer Contribution of £44,461.00 as a Community Education Contribution towards the provision of education services at the new 420 place school in Hyde and Hyde Community College.

It is requested that the £44,461.00 S106 contribution towards educational provision be now allocated to Hyde Community College. This will allow funding allocated from the Council's ring-fenced Basic Need budget to be replenished by this amount. In turn this will fund our ongoing commitments to create additional school places in the future.

17/00266/FUL – Wharf Mill, Dukinfield Road, Hyde

This was a planning permission for the erection of 29 dwellings and was approved on 21 July 2017 on completion of the required Section 106 agreement securing, amongst other things, £36,507.09 toward the provision of education services consisting of the remodelling work that is necessary to increase the published admission number at Hyde Community College from 210 to 240 pupils.

It is requested that the £36,507.09 S106 contribution towards educational provision be now allocated to Hyde Community College. This will allow funding allocated from the Council's ring-fenced Basic Need budget to be replenished by this amount. In turn this will fund our ongoing commitments to create additional school places in the future.

13/00448/FUL – Land adjacent to M60 motorway off Audenshaw Road, Audenshaw

This was a planning permission for the erection of 250 dwellings on the site and was approved on 1 August 2013 on completion of the required Section 106 agreement securing, amongst other things, an Education Contribution for the sum of £237,478.00 to be paid towards the provision of education facilities in the borough.

50% of the Education Contribution was payable prior to the first occupation of the 100th dwelling with the remainder required on completion of the 200th dwelling.

It is requested that the £118,739.00 S106 contribution towards educational provision be allocated to Denton Community College. This will allow funding previously spent from the Council's ring-fenced Basic Need budget to be replenished by this amount.

11/00155/FUL – Hyde Hospital, Grange Road South, Hyde

This was a planning permission for the redevelopment of Hyde Hospital for up to 31 dwellings and associated infrastructure and was approved on 18 October 2011 on completion of the required Section 106 agreement securing, amongst other things, an Education Contribution for the sum of £38,450.55.

It is requested that the £38,450.55 contribution towards educational provision be allocated to Alder High School. This will allow funding allocated from the Council's ring-fenced Basic Need budget to be replenished by this amount. In turn this will fund our ongoing commitments to create additional school places in the future.

16/00822/FUL – Mono Pumps Ltd., Martin Street, Audenshaw

This was a full planning permission for a proposed residential development of 178 dwellings and was approved on 15 December 2016 following the completion of the required Section 106 agreement. This secured, amongst other things, £168,548.03 to fund new places at Aldwyn Park Primary School, Audenshaw. This was to be provided in two equal payments of £84,274 with the final payment due prior to occupation of the 89th unit.

It is requested that the £84,274.00 S106 contribution towards educational provision be allocated to Aldwyn Primary. This will allow funding allocated from the Council's ring-fenced Basic Need budget to be replenished by this amount. In turn this will fund our ongoing commitments to create additional school places in the future.

15/00306/FUL – The March Hare Hotel, Crowhill Road, Ashton

This was a full planning permission for the erection of 12no. houses and was approved on 9 September 2015 following the signing of the required Section 106 agreement securing, amongst other things, £5,633.00 towards the enhancement and maintenance of Waterloo Primary School, Worthington Street, Ashton.

It is requested that £5,633.00 S106 contribution towards educational provision be allocated to Waterloo Primary School. This will allow funding previously spent from the Council's ring-fenced School Condition budget to be replenished by this amount.

3. RECOMMENDATIONS

- 3.1 As set out at the front of the report.

APPENDIX 1

Corporate Landlord – Capital Expenditure

Building	Works Undertaken	Cost
Clarence Arcade No 31	Fire Safety - Repair	500.79
Dukinfield Cemetery And Crematorium	Heating System - Repair	471.51
Wilshaw House(Day Centre)	Heating System - Repair	4,921.11
Dukinfield Town Hall	Electrical System - Health and Safety Repair	1,303.26
Mossley Youth Base	Structural/Fabric Damage - Health and Safety Repair	1,967.14
Mottram Cemetery	Fire Safety - Repair	469.73
George Lawton Hall	Structural/Fabric Damage - Health and Safety Repair	256.47
Ryecroft Hall & Annexe	Fire Safety - Repair	787.76
Portland Basin Museum	Security System - Health and Safety Repair	542.22
Stamford Park	Security System - Health and Safety Repair	416.77
Hyde Market Hall	Water Ingress - Health and Safety Repair	2,604.68
Denton Droylsden Audenshaw Social Care	Fire Safety - Repair	549.45
Dukinfield Town Hall	Heating System - Repair	686.98
Linden Rd Childrens Centre, Denton	Asbestos - Management Survey.	936.25
Fairfield Children's Centre	Structural/Fabric Damage - Health and Safety Repair	256.80
Ridgehill Childrens Centre	Heating System - Repair	314.57
Stamford Park	Electrical System - Health and Safety Repair	535.00
Stamford Park	Heating - Health and Safety Repair	946.15
King George V Playing Fields (Aud)	Heating - Health and Safety Repair	349.19
Ridge Hill Child And Family Centre	Fire Safety - Repair	328.82
Ashton Cycle Ops	Fire Safety - Repair	3,331.55
Birch Lane Family Support & Family First	Fire Safety - Repair	5,883.14
Micklehurst/ Mossley Youth Base	Fire Safety - Repair	5,120.43
Blocksages Playing Fields	Fire Safety - Repair	3,146.86
Ashton Market Hall	Electrical System - Health and Safety Repair	415.93
Park Bridge Visitors Centre	Structural / Fabric Damage - Health and Safety Repair	422.65
Clarence Arcade 31	Fire Risk Assessment - Remedial Works	12,667.00
Denton Droylsden Audenshaw Social Care	Structural / Fabric Damage - Health and Safety Repair	259.05
Tameside Hippodrome Theatre	Structural / Fabric Damage - Health and Safety Repair	2,107.90

Droylsden Library	Structural / Fabric Damage - Health and Safety Repair	290.29
Denton Droylsden Audenshaw Social Care	Fire Safety - Repair	452.82
Portland Basin Museum	Electrical System - Health and Safety Repair	513.60
Ashton Old Library	Water Ingress - Health and Safety Repair	267.50
Ashton Market Hall	Water Ingress - Health and Safety Repair	535.00
Ashton Market Ground (Inc Market Stalls)	Water Ingress - Health and Safety Repair	468.13
Melandra Aka Hattersley Child Centre	Heating System - Health and Safety Repair	2,007.23
Ashton Market Hall	Structural / Fabric Damage - Health and Safety Repair	1,726.98
Jubilee Gardens Child Disabilities Ctr	Heating System - Health and Safety Repair	255.03
Portland Basin Museum	Heating System - Health and Safety Repair	1,106.38
Ryecroft Hall & Annexe	Water Ingress - Health and Safety Repair	553.19
Ashton Market Hall	Fire Safety - Repair	3,654.68
Micklehurst/ Mossley Youth Base	Heating System - Health and Safety Repair	559.86
Birch Lane Family Support & Family First	Heating System - Health and Safety Repair	294.05
Denton Town Hall	Structural /Fabric Damage - Health and Safety Repair	257.42
Denton Town Hall	Fire Risk Assessment - Remedial Work	292.11
Two Trees Community High School	Structural /Fabric Damage - Health and Safety Repair	278.20
Denton Festival Hall	Fire Risk Assessment - Remedial Works	8,689.45
Jubilee Gardens Child Disabilities Ctr	Heating System - Repair	304.00
Hyde Depot- District Assemblies	Water Ingress - Health and Safety Repair	628.09
Stalybridge Civic Hall	Water Ingress - Health and Safety Repair	2,453.87
Denton Resource Centre	Heating System - Repair	643.07
Tame Street Transport Services	Structural Damage - Health and Safety Repair	2,640.76
Park Bridge Visitors Centre	Water Ingress - Health and Safety Repair	696.84
Stalybridge Library	Asbestos Survey	1,521.54
Ashton Market Hall	Electrical System - Health and Safety Repair	525.16
Clough Fold Road Childrens Home	Structural/Fabric Damage - Health and Safety Repair	1,229.29
Micklehurst/ Mossley Youth Base	Heating System - Repair	322.29
Ashton Old Library	Fire Safety - Repair	762.57
Ashton Market Hall	Heating System - Repair	273.39
Loxley House	Structural/Fabric Damage - Health and Safety Repair	781.64
Tame Street Transport Services	Electrical System - Health and Safety Repair	630.23
Tame Street Engineers Aka CivilEngineers	Electrical System - Health and Safety Repair	674.10
Tame Street Transport Services	Electrical System - Health and Safety Repair	579.73
Boyds Walk 109 -111	Structural/Fabric Damage - Health and Safety Repair	315.65
Boyds Walk 109 -111	Fire Safety - Repairs	521.29

Loxley House	Structural/Fabric Damage - Health and Safety Repair	310.58
Droylsden Resource Centre	Fire Safety - Repairs	599.61
George Lawton Hall	Fire Safety - Repairs	4,455.87
Stalybridge Library	Structural/Fabric Damage - Health and Safety Repair	400.18
Hurst Resource Centre	Structural/Fabric Damage - Health and Safety Repair	1,346.06
Dukinfield Cemetery And Crematorium	Fire Safety - Repairs	1,140.35
The Linden Centre	Structural/Fabric Damage - Health and Safety Repair	843.16
Ashton Old Library	Water Ingress - Health and Safety Repair	318.33
Tame Street Engineers Aka CivilEngineers	Fire Safety - Repair	459.25
Tame Street Transport Services	Fire Safety - Repairs	4,603.99
Hyde Childrens Centre	Fire Safety - Repairs	6,044.82
Ryecroft Hall & Annexe	Asbestos Survey	3,193.95
Tame Street Engineers Aka Civil Engineers	Heating - Health and Safety Repair	819.40
Dukinfield Town Hall	Fire Safety - repair	280.19
TOTAL		115,020.32

APPENDIX 2

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	(295)	(161)	(712)	(14)	(1,182)
	Received 2019/20	(72)	(17)	(80)		(169)
	Approved at previous SCP and included on Capital Programme	161		69		230
	Total not yet earmarked	(206)	(178)	(723)	(14)	(1,121)
	S106 - Not yet reached trigger point/Payment not yet received	(789)	(689)	(400)	(11)	(1,889)

APPENDIX 3

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	(42)	(73)	(17)	1	(131)
Received 2019/20	0	0	0	0	0
Approved at previous SCP for release at year end	42	0	0	0	42
Total	0	(73)	(17)	1	(89)

APPENDIX 4

NEW SECTION 106 AGREEMENTS

- i. 17/00012/OUT – Amenity Area Adjacent to 25 Grosvenor Street, Stalybridge

(Approved 7 June 2019)

Outline planning permission was granted for a 3/4 storey apartment-led residential scheme to accommodate up to 14no. units. It was considered by the Speakers Panel (Planning) at their meeting in February 2019 and approved, as recommended, with conditions, subject to the applicant entering in to a Section 106 agreement securing the following:

- Open space - £798.42 per dwelling towards playground improvements in Cheethams Park;
- Highways - £347.98 (for any 1-bed unit) and £835.16 for any 2, 3 or 4 bed units towards the installation of electrical vehicle charging points in car parks in Stalybridge; and,
- Affordable housing – Two on site units to be provided as ‘Affordable’.

- ii. 18/00487/OUT – Golden Shred Works, Williamson Lane, Droylsden.

(Approved 5 August 2019)

Outline planning permission was granted for the redevelopment of the site for residential development up to 350 dwellings. It was considered by the Speakers Panel (Planning) in December 2018 and approved, as recommended, with conditions, subject to the applicant entering in to a Section 106 agreement securing the following:

- Affordable housing - On site provision of ‘Affordable’ housing in accordance with a scheme to be submitted requiring at least 5% of the units to meet the definition.
- Education – A contribution of between £78,176.42 and £377,201.22 (depending on the housing mix) towards an extension to Aldwyn Primary School.
- Open Space - £592.38 per dwelling used as follows:
 - £100,000 towards recreation improvements at Sunny Bank Park, including playground and pitch improvements;
 - £57,334.04 towards improvements to Copparas Fields, including improvements to footpaths, signage and new furniture;
 - £50,000 towards play improvements at Floral Gardens.
- Highway Improvements - £400,000(circa) towards highway improvements to be used as follows:

- £35,000 towards CCTV at the junction of Audenshaw Road, Manchester Road and Ashton Hill Road;
- £9,500 towards the implementation of Microprocessor Optimised Vehicle Actuation (MOVA) at the junction of Audenshaw Road, Manchester Road and Ashton Hill Road;
- £10,000 towards resurfacing the access ramp and provision of signage to the Fairfield Road towpath access;
- £5,000 towards opening up the western end of Gorsefields (at the junction of Market Street) for cycle access only to provide a connection to the canal towpath on Fairfield Road;
- £50,000 towards the provision of a zebra crossing with dropped kerbs and tactile paving across Williamson Lane adjacent to the proposed emergency access to serve the development and improvements to pedestrian and cycle connectivity between Williamson Lane and Droylsden town centre;
- £20,000 towards the provision of a zebra crossing with dropped kerbs and tactile paving across Ashton Hill Lane adjacent to the proposed emergency access to serve the development;
- £20,000 towards the provision of a pedestrian crossing across Manchester Road adjacent to the proposed access in the south eastern corner of the site;
- £60,000 towards two splitter islands on Manchester Road to improve north-south pedestrian connectivity between the junction with Audenshaw Road and Fairfield Avenue;
- £61,000 towards upgrading the footway to improve cycle access at the junction between Manchester Road and Kershawe Lane;
- £120,000 towards the provision of a toucan crossing across Droylsden Road, adjacent to the junction with Williamson Lane and connecting the entrance to Lees Park.
- Management and maintenance surface water drainage, parking and on site open space to be undertaken by the Owner.
- Travel Card Scheme – Up to £8,850 to fund a scheme in accordance with details to be submitted for approval.