

Report to:	STRATEGIC PLANNING AND CAPITAL MONITORING
Date:	16 March 2020
Executive Member / Reporting Officer:	Councillor Oliver Ryan - Executive Member (Finance and Economic Growth). Jayne Traverse, Director of Growth
Subject:	GROWTH UPDATE REPORT
Report Summary:	<p>This report provides an update on the 2019/20 Growth Capital Programme and sets out details of the major approved capital schemes in this Directorate.</p> <p>Appendix 1 attached shows the list of approved capital schemes within the Growth Directorate capital programme along with budget monitoring completed as at period 10. Milestones have also been included for larger schemes to reflect the progress of these.</p>
Recommendations:	<p>That Members note the report and recommend to Executive Cabinet the following be added to the Council Capital Programme:</p> <ol style="list-style-type: none"> i. £0.720m Housing Infrastructure Funding for Godley Green Garden Village as detailed in section 2.21. ii. the corporate landlord capital expenditure associated with statutory compliance work for the period identified of £0.533m iii. S106 & Developer Contributions for Services for Children & Young People and Community Services totaling £0.589m as detailed in section 2.30.
Corporate Plan:	The schemes set out in this report supports the objectives of the Corporate Plan
Policy Implications:	In line with Policy
Financial Implications:	Disabled Facilities Grant
(Authorised by the statutory Section 151 Officer & Chief Finance Officer)	<p>There is £2.000m included in the 19/20 Capital Programme for adaptations. As of 31 December 2019 there has been expenditure incurred of £1.561m and we are currently expected to spend the £2.000m allocation in full. There is £0.0200m allocated for non-adaptations, with a potential spend of £0.080m resulting from enquiries, of which £0.025m is expected in this financial year.</p> <p>Hattersley Station Passenger Facilities</p> <p>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, meaning this project must be monitored closely. The scheme is currently expected to be completed in financial year 20/21 and within budget.</p> <p>Ashton Old Baths Phase 3</p> <p>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 budget for the data centre has</p>

previously been reported within the Digital Tameside directorate but as this is managed as one project, they have now been combined. The tender process has now been completed and the contractor is due to imminently start on site with works to be completed within 20/21 financial year.

Ashton Town Hall

The Capital programme included an earmarked resource of £10.000m for Ashton Town Hall. On the 24 July 2019, Executive Cabinet approved the release of £0.100k of the earmarked budget to fund further market testing, and a further £0.270m on the 18 December 2019 for emergency works to the building parapet and to establish a high level cost and programme. This has now been added to the Programme, leaving an earmarked balance of £9.630m.

Corporate Landlord – Capital Expenditure

The Capital Programme includes an earmarked resource of £1.322m 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 £0.533m from the above budget. An itemisation of the expenditure is shown in more detail in the table in **Appendix 1**.

Proposed Godley Green Garden Village

Godley Green is proposed to be developed as a Garden Village, there is currently £0.369m already in the Capital Programme to assist with the early preparations. The Council has applied for a £10m grant from Homes England which has now been approved and agreed. Following the award of the funding, £0.720m will be available for drawdown to fund the design of infrastructure to open up the site for residential development and is to be added to the capital programme.

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 are shown in detail in **Appendix 2**. A request to drawdown £0.511m of S106 contributions and £0.078m of Developer Contributions is detailed within section 2.34. This funding is to be allocated to the Education and Operations & Greenspace Capital Programme.

Legal Implications: (Authorised by the Borough Solicitor)

The purpose of this report is to provide an update on progress of the 2019/20 Growth Capital Programme together with an overview of the recommendation to Executive Cabinet of three additions to the Council Capital programme.

It is a statutory requirement for the Council to set a balanced budget and ensure effective financial management is in place. It is therefore vital that the capital expenditure position is regularly monitored so as to maintain a balanced budget whilst ensuring that the priorities of the Council are being delivered.

Particular regard will need to be paid to funding cycles and the need to utilise funding within permitted conditions. Due diligence as regards anticipated project cost will further need to be factored

in the approach, to ensure a balanced budget.

Risk Management:

This is covered in the content of the report

Background Information:

The background papers relating to this report can be inspected by contacting Roger Greenwood



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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 £4.251m which includes funding for Adaptations £2m; Pilot for Single Handed Care scheme £0.375m; Disability Assessment Centre £0.250m; and the Brain in Hand Project £0.020m. Estimated expenditure will be £2.645m 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 31 December 2019. The expenditure to date is on target however the cost of work currently coming through from Adult and Children's Services will potentially exceed the original £2.000m. This includes, assisting with underpinning a replacement program of stairlifts and hoists that are currently on the service and maintenance program. A series of unexpected recent failures requires re- assessment of the stock with certain units targeted for replacement. This will also assist in reducing revenue costs within Adult Services who fund the maintenance service and care costs when units do fail and cannot be repaired. If this occurs within this financial year, a request to allocate additional resources will be made to prevent the service from having to place applications on hold.

Referrals received in year	251	Urgent and Substantial	From Adults and Children's Services
Approved schemes	216	Urgent and Substantial	54 carried over from 18/19
Completions to date	203	Urgent and Substantial	
Budget committed	£1.8m	Value of approved schemes	Major adapts only
Expenditure to date	£1.561m	As per Agresso – includes minor works and fees	£278,187 committed purchases
Referrals awaiting allocation	14	Current waiting list for Substantial	After allocation during December
Referrals cancelled	11	Various reasons	2 cancelled following approval of grant
Minor Adaptations Ordered	233	This figure covers only TMBC orders	11 Cancelled after ordering
Minor Adaptations Completed	169	All tenures	Current issues with delivery of certain Minor Adaptations

Funds Transferred to Adults Services

2.3 Single Handed Care/ Moving with Dignity

The Single Handed Care, now entitled "Moving with Dignity" 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. Interviews for the team took place in October. A

new Admin Officer is now in post and two further members of staff will commence in post as soon as their current roles are backfilled. The training of staff and carers is now underway. The variance will factor the delay in recruiting the staff which will result in slipping budget into next year.

Disability Assessment Centre (DAC)

- 2.4 £0.250m 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. Discussions with Adult Services to consider potential premises and longer term funding of the facility have begun. 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; £0.250m may not be enough and further funding may be required from the capital budget.

Non-adaptations

- 2.5 The total budget for non-adaptation works is £0.999m including repayments from previous capital schemes.
- 2.6 The new non-adaptation schemes so far have 16 enquiries: 4 have been approved and 5 have been cancelled because the applicant failed the means test/criteria for applicants or decided not to proceed. One approved scheme resulted in a referral to Adult Services for works via a Disabled Facilities Grant. The total projected expenditure for the current live enquiries remains around £0.080m with approx. £0.025m to be spent in this financial year. A method of procuring these schemes has been agreed with STAR procurement and will be reviewed in the summer.
- 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	GREEN
Partnership working -	Ensure close working arrangements are in place with Adult and Children's services to achieve agreed output targets	GREEN – the number of referrals has increased

Hattersley Station Passenger Facilities

- 2.8 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.
- 2.9 The Growth Deal 2 funding is now available up to end of the 2020/21 financial year. The Funding Agreement has been completed and initial meetings to start work on GRIP Stages 4 - Single Option Development and GRIP Stage 5 - Detailed Design will be held shortly. This stage of the scheme will determine detailed scheme costs, scheme programme and the detailed design of the ticket office. The construction phase of the project (GRIP Stage 6 to 8) will take place as soon as possible following the completion of GRIP Stages 4 and 5.

2.10 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

2.11 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.

2.12 The approved budget for this project is £3.847m which includes £0.840m for the Data Centre and DCMS Contribution of £0.250m. The budget for the Data Centre (previously included under Digital Tameside) has been moved and consolidated with the budget for Ashton Old Baths (AOB) Phase 3 because the Data Centre is now part of the AOB project. The AOB phase 3 and Data Centre works have been procured and are being managed as one project, and as such for ease of budget monitoring, the budgets have been combined.

2.13 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.

2.14 The tender process has been completed, contracts have been drafted but are yet to be signed/ sealed.

2.15 Start on site by the contractor 'The Casey Group Ltd' is programmed for the 24 February 2020, subject to final execution of the contract documentation.

2.16 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 occupiers 	GREEN
In appropriate redevelopment	<ul style="list-style-type: none"> Early and ongoing engagement with Historic England and TMBC Planning team 	GREEN

of a Grade II listed building	<ul style="list-style-type: none"> Listed Building application approved 	
Delays with Electricity North West to the delivery of substation	<ul style="list-style-type: none"> EWN to deliver a new substation within 12 weeks of placing order; order has been placed, starting in April. 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 RIBA Stage 3/ 4 costs. 	GREEN

Ashton Town Hall

- 2.17 Works to Ashton Town Hall forms the next phase of the Vision Tameside flagship development. The condition of Ashton Town Hall continues to give cause for concern and if significant work is not undertaken to the “envelope” in the short term then this significant heritage asset may be put at risk, and the cost of work required to restore and redevelop the building is likely to increase significantly. In order to arrest any further deterioration of the building, which will inevitably occur whilst alternative development options are explored, approval has been obtained to undertake an “envelope” refurbishment/restoration scheme procured through the LEP, as the first stage of a two stage approach to the redevelopment of the building. In order to establish a high level cost and programme a budget of £0.050m has been established in the Capital Programme. In advance of the proposed envelope scheme emergency repairs works are required to the building parapet and roof. The cost of the emergency repair is estimated to be £0.120m with works planned to take place as a matter of urgency in April 2020.
- 2.18 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 approved Capital Programme. Work on the feasibility study is underway and will be informed by the wider Ashton Town centre Regeneration Strategy. A further £0.270m was approved by Executive Cabinet in December 2019 to fund emergency works.
- 2.19 The next phase includes developing a business case and options appraisal for the long term use of the Town Hall within the context of the retail core masterplan. An experienced surveyor has been appointed by the Council to lead the development of the business case and options appraisal. In parallel with developing the Town Hall business case a masterplan is being developed by the two shopping centre owners in consultation with the Council. The masterplan will then inform the Town Hall business case and both are to be completed July 2020.

Hartshead Pike

- 2.20 The monument tower on Hartshead Pike was built in 1863 and is Grade 2 Listed. The site is owned and maintained by the Council. Survey work, undertaken by the Council, has identified the need for emergency repairs to the 1.35m tall mullioned lantern (with wrought iron finial) that sits at the top of the tower some 20m above ground level. The lantern was at risk of falling to the ground posing a significant health and safety risk to passers-by and a risk to the integrity of the heritage asset. In order to address the immediate concerns the lantern has been removed from the top of the tower at a cost of £0.023m. The cost of the removal has been met from existing revenue budgets. Approval is being sought to undertake additional work to arrest its deterioration and to reinstate the lantern structure.

The cost of the works estimated to be £61k is to funded from the Statutory Compliance Budget subject to approval and Listed Building Consent.

Proposed Godley Green Garden Village

- 2.21 The proposed Garden Village at Godley Green is the key strategic site for residential development in Tameside. Working with the Godley Green Landowners, a locally led public sector intervention of this scale has the potential to deliver up to 2,350 new homes. The transformational change that is proposed by this development will help to satisfy the needs of current and future households across the spectrum of housing types and tenures, from affordable to executive homes as well as providing the step change required that will contribute to the re-balancing of the Tameside housing market. The £10m Housing Infrastructure Funding (HIF) award for the Godley Green Garden Village was approved on 25th March 2019. Executive Cabinet agreed to enter into the Grant Funding Agreement on 23rd October 2019. Following the award of the funding, £0.720m will be available for drawdown to fund the design of infrastructure to open up the site for residential development, a detailed capital programme plan outlining the spending of the £10m grant will need to be developed before being adding the remaining £10m to the Council's capital programme. A full business case will be required once the proposals are developed that outlines the planned infrastructure expenditure that will enable the development of the whole site. It is expected that the Council will generate a capital receipt from the eventual sale of its own land interests in the development. The value of the receipt will be subject to the market conditions and the overall success of the scheme, but is expected to be a significant sum that will contribute to funding the Council's wider capital investment programme for the benefit of the borough and its residents.

Corporate Landlord – Capital Expenditure

- 2.22 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 £533,483.54.
- 2.23 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.
- 2.24 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.
- 2.25 The table at **Appendix 2** attached provides details of itemised spend during the period.
- 2.26 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

- 2.27 This section of the report summarises the financial position as at 31 December 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 £1.664m in credit, less approved allocations of £0.684m, leaving a balance available to drawdown of £980,000, as at 31 December 2019 as detailed in **Appendix 3**.
- 2.29 The position for Developer Contributions as at 31 December 2019 was £0.131m in credit, less approved allocations of £0.042m, plus receipts of £0.021m leaving a balance of £0.110m, as detailed in **Appendix 4**.
- 2.30 Details of new Section 106 Agreements can be seen in **Appendix 5**.

Requests to Draw Down Funding

1. **15/00306/FUL – The March Hare Hotel, Crowhill Road, Ashton-Under-Lyne, OL7 9HB.**
This planning application sought permission for the erection of 12no. houses and associated works and was approved on 9 September 2015, subject to conditions, and a Section 106 agreement. The Section 106 agreement included a Developer Contribution of £5,633 to fund environmental improvements to greenspace across the Ashton area, including but not limited to, park infrastructure, increase in sustainable planting, planting of trees, and children's play equipment. The Council's Greenspace Development Manager has requested to draw down this funding for improvements to play areas at Waterloo Park and King George V Park, both in Ashton-under-Lyne. Although the funding will not fund specific pieces of play kit it will be used to enhance work being undertaken through the Council's own capital funding.
2. **15/00631/FUL - Wharf Mill, Dukinfield Road, Hyde, SK14 4RS.**
This was a 'hybrid' planning application seeking:
 - 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.The application was approved on 22 October 2015, subject to conditions, and a Section 106 agreement. The Section 106 agreement included a Green Space Contribution of £79,059 to be used towards the maintenance of Hyde Park and environmental improvements in the Hyde area. The Council's Greenspace Development Manager has requested to drawdown this funding for works to improve the play area within Hyde Park, highway tree planting in Hyde, and shrubbery replacements in Hyde.
3. **17/00266/FUL - Wharf Mill, Dukinfield Road, Hyde, SK14 4RS.**
This planning application sought permission for the erection of 29no. dwellings with associated car parking, access, internal roads, private gardens, public open space and landscaping. The application was approved on 21 July 2017, subject to conditions, and a Section 106 agreement. The Section 106 agreement included a Green Space Contribution of £12,974.48 to be used towards green space schemes at Hyde Park. The Council's Greenspace Development Manager has requested to drawdown this funding for improvements across Hyde Park including work to footpaths, infrastructure such as bins and benches, play equipment and planting.
4. **15/01034/FUL - St Stephens Church, Bennett Street, Hyde, SK14 4PP**
This planning application sought planning permission for the conversion of an existing church into 16no. apartments and the erection of 14 houses on land adjacent to the church. The application was approved on 9 December 2016, subject to conditions, and a Section 106 agreement. The Section 106 agreement included an Education Contribution of £25,000 to be used towards the new Discovery Academy at Godley, Hyde. The Council's Capital Projects Manager has requested to drawdown this funding towards the provision of

education provision allocated to the Discovery Academy. This will allow funding allocated from the Council's ring fenced school Basic Need budget to be replenished by this amount which will, in turn, fund ongoing commitments to create additional school places in the future.

5. 10/00788/FUL – Land at Former Senior Service Site, Ashton Road, Hyde.

This planning application sought planning permission for a residential development comprising 143 dwellings together with associated infrastructure, site remediation and temporary sales signage. The application was approved on 4 January 2011, subject to conditions, and a Section 106 agreement. The Section 106 agreement required the Education Contribution (£138,960) to be used towards the provision of education facilities in accordance with the Council's adopted SPD on Developer Contributions. This was to be made via two payments with 50% due prior to first occupation of the 50th dwelling and 50% prior to the occupation of the 125th dwelling. The Council's Capital Projects Manager has requested to drawdown this funding towards educational provision allocated to Hyde Community College. This will allow funding allocated from the Council's ring fenced school Basic Need budget to be replenished by this amount which will, in turn, fund ongoing commitments to create additional school places in the future.

6. 12/00922/FUL – Warrington Club, Queen Street, Ashton-under-Lyne.

This planning application sought permission for a residential development comprising 11no. houses and 16no. apartments and was approved on 19 December 2012, subject to conditions, and a Section 106 agreement. The Section 106 agreement included Developer Contributions towards Green Space and Community Education. The Council's Capital Projects Manager has requested to drawdown the Community Education Contribution (£14,400) towards educational provision allocated to Holden Clough Primary School.

7. 13/00296/OUT – Ashton Foods Ltd, Mackeson Road, Ashton-under-Lyne.

This outline planning application sought permission for a residential development which was approved on 5 February 2014, subject to conditions, and a Section 106 agreement. The Section 106 agreement required Developer Contributions for Green Space and Education calculated on a formula based on the number and size of residential units proposed which was confirmed following the subsequent approval of the Reserved Matters application (14/00119/REM) for 86no. dwellings. The Council's Capital Projects Manager has requested to drawdown the Education Contribution (£79,748.68) towards education provision to be allocated to Holden Clough Primary School.

8. 17/01034/FUL – Vacant Industrial Land, Edge Lane, Droylsden.

This planning application sought permission for the erection of 116 no. dwellings with associated works including car parking, access road and landscaping, and was approved on 23 January 2019, subject to conditions, and a Section 106 agreement. The Section 106 agreement included an Education Contribution totalling £85,456.10 to be used towards the cost of extending Aldwyn Primary School. This is to be paid in phases with 25% due before the commencement of development, 25% upon completion of the 58th dwelling, and 50% upon completion of the 108th dwelling. The Council's Capital Projects Manager has requested to drawdown the first installation of the Education Contribution (£21,364.03) towards educational provision allocated to Aldwyn Primary School. This will allow funding allocated from the Council's ring fenced school Basic Need budget to be replenished by this amount which will, in turn, fund ongoing commitments to create additional school places in the future.

9. 16/00822/FUL – Mono Pumps, Martin Street, Audenshaw.

This planning application sought permission for the development for 178 dwellings together with access, associated infrastructure and landscaping. It was approved on 15 December 2016, with conditions, and a Section 106 agreement.

The Section 106 agreement included an Education Contribution to fund new places at Aldwyn Park Primary School, Audenshaw, with 50% to be paid upon first occupation of the development and 50% on first occupation of the 89th dwelling.

The Council's Capital Projects Manager has requested to drawdown the first installation of the Education Contribution (£84,275.00) towards educational provision allocated to Aldwyn Primary School. This will allow funding allocated from the Council's ring fenced school Basic Need budget to be replenished by this amount which will, in turn, fund ongoing commitments to create additional school places in the future.

10. 13/00448/FUL – Land adjacent to M60 Motorway, Off Audenshaw Road, Audenshaw.

This planning application sought permission for the erection of 250 dwellings with associated access, car parking, boundary treatment and landscaping together with conservatory extensions to all plots. It was approved on 9 August 2013, with conditions, and a Section 106 agreement. The Section 106 agreement included an Education Contribution of £237,478 as a Developer Contribution to be paid in two equal payments. The first was paid prior to the occupation of the 100th dwelling and the second payment was recently paid prior to the first occupation of the 200th dwelling. The Council's Capital Projects Manager has requested to drawdown this second payment (£118,739) towards educational provision to be allocated to Denton Community College. This will allow funding allocated from the Council's ring fenced school Basic Need budget to be replenished by this amount which will, in turn, fund ongoing commitments to create additional school places in the future.

11. Draw down of other Community Education Contributions.

The Council's Capital Projects Manager has requested to drawdown £78,000 to further fund educational provision at Denton Community College.

3. RECOMMENDATIONS

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

APPENDIX 1

See separate document

APPENDIX 2

Corporate Landlord – Capital Expenditure

Building	Work Undertaken	Cost £
31 Clarence Arcade	Essential safety work: fabric, asbestos	2,157.49
Ashton Market Hall	Essential safety work: electrical, fire, fabric	42,791.21
Ashton Old Library	Essential safety works: asbestos, and replacement of heating systems	91,349.96
Birch Lane - Childrens	Essential safety work: fire,	528.37
Blocksages Playing Fields	Essential safety work: electrical	674.86
Boyds Walk	Essential safety work: fire, fabric, security	5,717.00
Concord	Essential safety work: fabric	4916.54
Denton Centre	Essential safety work: fabric, fire	34,521.93
Denton Festival Hall	Essential safety checks and remedial works : fire, asbestos	26,036.42
Denton Town Hall	Essential safety checks and remedial works : fire, water, asbestos	14,460.75
Depot – Stamford Park	Essential safety work: fire	836.08
Droylsden Resource Centre	Essential safety work: fabric,	559.82
Dukinfield Town Hall	Essential safety checks and remedial works : asbestos	3,884.10
George Lawton Hall	Remedial work , asbestos survey	1,278.65
Green Park Neighbourhood	Essential safety work: asbestos	429.13
Greenside - Childrens	Essential safety work: fire, security	957.38
Heginbottom Mill	Essential safety work: fabric and replacement of heating systems	24,411.80
Hurst Resource Centre	Essential safety work: fabric, asbestos	1,492.65
Hyde – Childrens	Essential safety work: fire, security	941.90
Hyde Cemetery	Essential safety work: fabric	529.27
Hyde Market Hall	Essential safety work: electrical, fire	56,195.01
Hyde Town Hall	Essential safety checks and remedial works : fire, asbestos	10135.14
Hyde Youth Centre	Essential safety work: fabric, asbestos	3,414.89
Jubilee Gardens – Childrens	Essential safety work: fire	5,013.75
Longendale – Childrens	Essential safety work: fabric	566.57
Loxley House	Essential safety work: fabric	2,576.56
Margaret Street Offices –AUL	Essential safety checks and remedial works	7,168.32
Melandra – Childrens	Essential safety work: fabric	1,292.58
Micklehurst – Childrens	Essential safety work: fabric, asbestos	2,341.09
Mossley Cemetery	Essential safety work: fabric	542.82
Mossley Park	Essential safety work: electrical	1,599.65
Building	Work Undertaken	Cost £

Picton Street Wall – AUL	Essential safety work: fabric,	3,179.38
Portland Basin Museum	Essential safety work : fire	1,126.08
Ridge Hill – Childrens	Essential safety work: fire, fabric	3,794.31
Ryecroft Hall	Essential safety remedial work: water ,electrical check	1,681.97
St. Lawrence Road – Childrens	Essential safety work: fabric	114,119.50
Stalybridge Civic Hall	Essential safety checks and remedial works :fire	2,011.05
Stalybridge Library	Essential safety checks and remedial works :lift	503.97
Tame Street Transport	Essential safety work and replacement of heating systems	47,588.57
Tame Street Engineering Depot	Essential safety checks and remedial works	3,695.20
Taunton Sunday School – AUL	Essential safety work: fabric, asbestos	3,380.00
Two Trees	Essential safety work: fire	278.40
Unit 7/8 Plantation Industrial	Essential safety work: fire, electrical	2,270.56
Wilshaw House	Essential safety work: fabric	532.86
	TOTAL	533,483.54

APPENDIX 3

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	(182)	(16)	(284)		(482)
	Approved at previous SCP and included on Capital Programme	161	0	523		684
	Total not yet earmarked	(316)	(177)	(473)	(14)	980
	S106 - Not yet reached trigger point/Payment not yet received	(695)	(689)	(316)	(12)	(1712)

APPENDIX 4

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	(8)	(9)	(3)	(1)	(21)
Approved at previous SCP for release at year end	42	0	0	0	42
Total	(8)	(82)	(20)	0	(110)

APPENDIX 5

NEW SECTION 106 AGREEMENTS

- i. Planning application number 18/01102/FUL – (Former) Moss Tavern, 99-101 Ashton Road, Droylsden,

(Approved 8 October 2019)

The application proposed the development of the site of a former (demolished) public house to provide a three-storey building, including 23 residential units with associated car and cycle parking facilities. The application was approved by Speakers Panel (Planning) at their meeting on 29 May 2019 subject to the imposition of conditions set out in the report and on the basis of the completion of a Section 106 agreement to secure the following:

- Financial contribution of £16,835.85 towards upgrading the pathway network within Lees Park (immediately adjacent to the north east); and,
- Details of the management of the surface water drainage system and public open space within the development.

The Section 106 was executed enabling the planning permission to be issued on 8 October 2019.