

Report to:	STRATEGIC PLANNING AND CAPITAL MONITORING PANEL
Date:	14 December 2020
Executive Member:	Councillor Oliver Ryan - Executive Member (Finance and Economic Growth).
Reporting Officer:	Paul Smith Assistant Director Strategic Property
Subject:	GROWTH CAPITAL PROGRAMME UPDATE REPORT
Report Summary:	This report provides an update, on the 2020/21 Growth Capital Programme and sets out details of the major approved capital schemes in this Directorate.
Recommendations:	<p>That Members note the report and recommend to Executive Cabinet that the following be added to the approved Council Capital Programme</p> <ol style="list-style-type: none"> 1) The Corporate Landlord Statutory Compliance capital expenditure for the period identified in Appendix 5 of £0.028m. 2) S106 funding allocations of £0.052m as detailed in section 2.29. 3) That £0.793m of Growth's 2020/21 capital budget is re-phased as set out in APPENDIX 6.
Corporate Plan:	The schemes set out in this report supports the objectives of the Corporate Plan.
Policy Implications:	In line with procurement and financial policy framework.
Draft Financial Implications:	<u>Corporate Landlord – Capital Expenditure</u>
(Authorised by the statutory Section 151 Officer & Chief Finance Officer)	<p>The Capital Programme includes an earmarked resource of £0.585m for Property Assets Statutory Compliance works. Works to date and in previous years have been reported to the Strategic Panel retrospectively as work is completed. This report is requesting a further £0.028m from the above earmarked budget. Supporting details of the related work is provided in APPENDIX 5.</p> <p><u>Section 106 Agreements and Developer Contributions</u></p> <p>The Section 106 agreements must be spent within a specified deadline and for the purpose that the contribution was provided. An analysis of the S106 and developer contributions currently held by the Council are shown in APPENDICES 2 and 3. A request to drawdown £0.052m of the S106 contributions is stated in recommendation 2, with supporting details provided within section 2.28. The £ 0.052m is comprised of £ 0.013m at Copperas Fields, £ 0.026m at Sunnybank Park and £ 0.013m at Werneth Low.</p> <p><u>Former Two Trees School, Denton - Demolition of Buildings and Site Clearance</u></p> <p>On 2 November 2020, Executive Cabinet approved £0.8m for the demolition and site clearance of former Two Trees School. Demolition of the site will minimise the short-term revenue budget</p>

pressure on the Growth directorate but places further demands on the financing requirements of the Capital Programme.

Decarbonisation of the Public Estate

Details are provided in section 2.15 of the report. The scheme offers grant funding of up to 100% and may require match funding. Approval will be sought in advance of acceptance of any successful bids, including any additional cost implications for the Council.

The Council's existing approved capital programme as at September 2020 was £82.2m, with a further £2.985m of earmarked schemes expected to be approved. These schemes will require capital receipts of £8m from a forecast total of £15.3m based on the disposals approved in September 2020. Earmarked schemes currently not reflected in the figures above total £44.9m, with a forecast £33.2m of corporate funding from capital receipts needed to finance these schemes. Assuming that the planned disposals proceed there is a forecast balance of £7.343m of capital receipts to fund future earmarked capital schemes, meaning the broader capital ambition of the Council is currently unaffordable until such time as additional capital receipts are generated.

Legal Implications:
(Authorised by the Borough Solicitor)

Each of the projects referred to in this report will be subject to its own due diligence, governance and decision-making.

Members will note that the project officers are proposing to procure commercial agents to bring the assets identified in the disposals programme to market. This programme is clearly a critical to the Council's overall budgetary position.

Access to Information:

The background papers relating to this report can be inspected by contacting the report author Assistant Director Strategic Property Paul Smith by:

Telephone: 0161 342 2018

e-mail: paul.smith@tameside.gov.uk

1. INTRODUCTION

- 1.1 This report provides an update on the major capital projects, within the Capital Programme owned by the Growth Directorate. It also provides an update on the prioritisation of some business cases that have yet to be approved and formally included in the Capital Programme.
- 1.2 The Growth Directorate also plays a key role in the delivery of Capital projects with other directorates but these are covered by separate reports.

2. APPROVED CAPITAL PROJECTS

Ashton Old Baths Annexe - Phase 3

- 2.1 The Ashton Old Baths Annexe scheme, which includes a new data centre, is progressing well and is due to complete on the 12 February 2021. Currently there are no budget concerns. The procurement of an operator for the annexe and the Facilities Management arrangements for the building generally will be the subject of a future report to Executive Cabinet.

Ashton Town Hall

- 2.2 The planned emergency repairs to the building are being completed having obtained listed building consent in October. A report setting out proposals for the envelope scheme is due from the LEP in November. In addition an options appraisal looking at potential future sustainable uses of the building, has been developed and will be the subject of a future report to Executive Cabinet.

Hartshead Pike

- 2.3 The new the stone lantern is ready for installation and will be installed as soon as there is a one-week "weather window". The installation of the lantern will coincide with the pointing of the spire.
- 2.4 Work to investigate the condition of the internal floor beams has been concluded. The poor condition of the beams is such that the floors have been propped in order to make them safe in the short term. An annual inspection regime has been put in place to recheck the condition of the floor beams and check the verticality of the pike, which is showing evidence of a lean. The lean is not considered serious but does warrant monitoring in order to highlight any further deterioration. As previously reported the pike is in need of a full-scale restoration and consideration should be given to developing a Heritage Lottery bid within the next 3 to 5 years in order to minimise the impact on the approved capital programme.

Denton Baths Site Clearance

- 2.5 Approval to clear the former Denton Baths site was approved by Executive Cabinet 30 September 2020. Works to clear the site will be completed in April 2021.

Former Two Trees School – Site Clearance

- 2.6 Approval to clear the former two trees school site was approved by Executive Cabinet on 2 November 2020. The site clearance will be completed in July 2021.

Proposed Godley Green Garden Village

- 2.7 The proposed Garden Village at Godley Green is the key strategic site for residential development in Tameside. 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.

- 2.8 The Council entered into a £10m Housing Infrastructure Funding (HIF) award for the Godley Green in December 2019. The Grant Funding allows for an early draw down of £0.720m supporting activity required to get to planning submission stage. A planning application based on Very Special Circumstances will be submitted in February 2021 and is the next critical date for the project.
- 2.9 On 2 November 2020, the Council's Executive Cabinet approved an additional £2.75m to take the project to the next stage. It is proposed to fund this from the medium-term financial strategy reserve, on the basis that the project if successful will bring significant benefits to the borough and its residents.
- 2.10 The first claim for £0.3m has been made and received from Homes England. A detailed capital programme plan outlining the spending of the remaining £9.28m grant is being developed and will then be added to the Council's capital programme.

Corporate Landlord – Capital Expenditure

- 2.11 This section of the report provides information relating to the corporate landlord capital expenditure in regard to statutory compliance repairs on the Councils buildings during the period up to 31 July 2020 (**27,894.71**). These costs are scheduled in **APPENDIX 5**.
- 2.12 The Council has a duty to ensure that its buildings provide a safe physical environment for staff and services to work in. The monitoring and regulation of this is undertaken by a series of statutory checks across a range of requirements e.g. fire safety, asbestos management and electrical safety. These checks are carried out at fixed intervals and reports produced to state condition and inform about remedial works that need to be undertaken to ensure compliance. These notified repairs and upgrades to building fabric and condition are the subject of this report.
- 2.13 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.
- 2.14 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.

Hattersley Station Passenger Facilities

- 2.15 The project will provide a refurbished and extended ticket office at Hattersley Railway Station forming 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 2015 to 111,354 in 2019.
- 2.16 The station is owned by Network Rail and is leased and operated by the current Northern franchise operator Northern Trains, which is now a Government owned company.
- 2.17 This scheme is fully funded by GMCA and TfGM through Growth Deal 2 grant, which has a value of £0.750m, and schemes need to be completed before the end of this financial year. The latest scheme programme is shown below:
- 2.18 The proposed timeline for Governance for Railway Investment Projects (GRIP) key stages is set out in the table below.

Hattersley Station Passenger Facilities			
Key Milestones		Planned	Actual
GRIP Stages 1–3 – Outline Design	Start	26/10/18	20/10/18
	Completion	21/01/19	21/01/19
GRIP Stages 4 & 5 – Detailed Design and Procurement	Start	22/01/19	22/01/19
	Completion	19/11/19	02/03/21
GRIP Stages 6-8 – Construction and H	Start	20/11/19	03/03/21
	Completion	11/06/20	10/06/21

- 2.19 There have delays to the scheme due to:-
- Increased monitoring and design reviews required by Network Rail which were previously not anticipated;
 - Resource issues related to COVID -19; and
 - The Government’s decision to take the original Northern franchise Train Operating Company run by Arriva Trains North into government ownership caused delays to the project whilst this process was taking place.
- 2.20 Governance has recently be approved which will enable GRIP Stages 6-8 – Construction and Handover of the scheme to take place and a draft Funding Agreement with Northern Trains is currently in negotiation.
- 2.21 The latest cost programme is shown in the table below. Which is an update to the report approved by Executive cabinet 2 November 2020.

	Previous programme cost	Latest programme cost (04/11/20)
	£000s	£000s
Prior Years Spend	76	76
2020/21 Projection	674	302
2021/22		372
Total	750	750

- 2.22 Work is underway with Northern Trains and TfGM to bring forward both the start date of the construction and expenditure currently programmed for 2021/22 into the current financial year. This will include the advanced purchase of construction materials and will enable the current funding shown in 2021/22 to be reduced. In addition, Northern Trains principal contractor is programmed to sign their contract with Northern Trains before the end of December 2020. This, and construction starting before the end of the financial year, will give TfGM the required assurance that the scheme is committed and will enable funding to be drawn down in 2021/22.

Section 106 Agreements and Developer Contributions

- 2.23 This section of the report summarises the financial position as at 31 October 2020 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.
- 2.24 The current position for s106 Agreements is £0.866m in credit, less approved allocations of £0.197m, leaving a balance available to drawdown of £0.669m, as at 31 October 2020 as detailed in **APPENDIX 2**.

- 2.25 The position for Developer Contributions as at 31 October 2020 was £0.070m in credit, less approved allocations of £0.042m leaving a balance of £0.028m as detailed in **APPENDIX 3**.
- 2.26 Details of new Section 106 Agreements are provided in **APPENDIX 4**.
- 2.27 Drawdown requests of Section 106 contributions:

1. 17/01034/FUL - Vacant industrial land, Edge Lane, Droylsden.

Full planning permission was granted on 23 January 2019 for the erection of 116no. dwellings with associated works including car parking, access road, and landscaping. It was subject to a Section 106 agreement requiring contributions to be paid towards Education (£85,456.10 towards the cost of extending Aldwyn Primary School), Green Space Contribution (totalling £199,237.42 for purposes set out below), and a Highways Contribution (£65,306.48 used to secure improvements of the junction of Fairfield Road and Edge Lane).

The Green Space Contribution referred to above comprises the following projects:

- £104,000 towards recreation improvements at Sunny Bank Park, including playground and pitch improvements;
- £51,940 towards improvements to Copparas Fields including improvements to footpaths, signage and new furniture; and,
- £43,297.42 towards play improvements at Floral Gardens.

Although a s73 planning application was subsequently made and approved for minor material amendments to the original planning permission (19/00128/FUL) the requirements of the Section 106 agreement remain applicable.

The Council's Green Space Manager has secured Executive Member Approval for the following schemes on 11 November 2020 and these are required to be funded by the Green Space Contribution:

- £12,985 for proposed improvements at Copperas Fields; and,
- £26,000 for improvements at Sunnybank Park including football pitches and playgrounds.

2. 17/00774/FUL – Land on the south west side of and including 10-12 Slateacre Road, Hyde

Full planning permission was granted on 6 June 2018 for the demolition of 10 and 12 Slateacre Road and the construction of 10no. dwellings with associated access and infrastructure. It was subject to a Section 106 agreement requiring a Green Space Contribution (£12,867.16) to fund upgrades to the path across Hacking Knife Meadow, Werneth Low.

Although a s73 planning application was subsequently made and approved for minor material amendments to the original planning permission (19/00496/FUL) the requirements of the Section 106 agreement remain applicable following a signed deed of variation on 14 February 2020.

The Council's Green Space Manager has secured Executive Member Approval for the proposed path improvements across Werneth Low Country Park on 11 November 2020 which is required to be funded by the full amount of the Green Space Contribution (**£12,867**).

Land Disposals

- 2.28 A revised policy on the disposal of council owned land, along with a list of initial sites has been agreed at 30 September 2020 Executive Cabinet.
- 2.29 The Council's surplus land disposal programme is highly likely to be impacted by COVID-19 due to changes within the housing market; however, interest in land appears to remain strong within Tameside. A procurement process is currently being undertaken in order to appoint a commercial agent in order to progress sales.
- 2.30 The Council is in the process of mapping all of our operational and non-operational assets with a view to accelerating our disposal plans and to have establish a significant pipeline of assets to consider bringing forward for disposal over the coming years. A procurement process is currently being undertaken in order to appoint an appropriate consultant to carry out surveys and assessments.

3. DECARBONISATION OF THE PUBLIC ESTATE

- 3.1 In September 2020, the Government opened up arrangements for the public sector to be able to bid against a £1 billion fund. The scheme is available for capital energy efficiency and heat decarbonisation projects within public sector non-domestic buildings, including central government departments and non-departmental public bodies in England only, and will deliver the following objectives:
- Deliver stimulus to the energy efficiency and heat decarbonisation sectors, supporting jobs.
 - Deliver significant carbon savings within the public sector.
- 3.2 The scheme allows public sector bodies (PSBs) including eligible central government departments and their non-departmental public bodies in England only to apply for a grant to finance up to 100% of the costs of capital energy-saving projects that meet the scheme criteria. Via a GMCA agreement, nine out of the ten GM authorities have developed a consortium approach to this bid and the Council are currently working with the GMCA to identify schemes across our estate that may qualify. Deadline for bids is the 9 November with results been communicated by 30 November. For schemes awarded funding all work must be completed by either 31 March 2021 or 30 September 2021 dependant on negotiation with funding coordinator. Any required governance in relation to this bid will be taken through the necessary thematic route and an update will be provided to the next meeting of this panel.

4. RECOMMENDATIONS

- 4.1 As set out at the front of this report

APPENDIX 1

Growth Directorate Capital Monitoring – 2020/21 Period 7 Projected Outturn Summary

Further Analysis is Provided in Appendix 6

Capital Scheme	2020/21 Budget £000	Future Year Budgets £000	2020/21 Actual to Date £000	2020/21 Projected Outturn £000	2020/21 Projected Outturn Variation £000	Re-profiling to be approved £000	Re-profiled Budgets 2020/21 £000	Future Year 2021/22 £000
Investment and Development Capital Programme								
Feasibility Studies at Ashton Town Hall	337	0	98	257	80	-80	257	80
Godley Hill Development and access road	110	0	107	110	0	0	110	0
Longlands Mill	21	0	0	21	0	0	21	0
Godley Garden Village	1,890	8,062	253	1,890	0	0	1,890	8,062
Denton Pool Demolition	720	0	0	620	100	-100	620	100
Hattersley Station passenger facilities	674	0	52	302	372	-372	302	372
Ashton Old Baths Annex	3,427	0	1,526	3,227	200	-200	3,227	200
Total Investment & Development	7,179	8,062	2,036	6,427	752	-752	6,427	8,814
Estates Capital Programme								
MOTTRAM SHOWGROUND	114	0	0	45	69	-69	45	69
Corporate Landlord Capital Programme								
Retrofit (Basic Measures)	137	137	0	137	0	0	137	137
Statutory Compliance	204	0	172	204	0	0	204	0
Total Corporate Landlord	341	137	172	341	0	0	341	137
Vision Tameside Capital Programme								
Vision Tameside	0	0	48	48	-48	0	0	0
Document Scanning	158	0	0	158	0	0	158	0
Vision Tameside Total	158	0	48	206	-48	0	158	0
Growth Total	7,792	8,199	2,256	7,019	773	-821	6,971	9,020

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	(432)	(178)	(72)	(14)	(696)
	Received 2020/21	(33)	(79)	(58)	0	(170)
	Approved at previous SPCMP and included on Capital Programme	185	0	12	0	197
	Total not yet earmarked	(280)	(257)	(118)	(14)	(669)
	S106 - Not yet reached trigger point/Payment not yet received	(984)	(649)	(644)	(11)	(2,288)

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	(49)	(3)	(18)	0	(70)
Received 2020/21	0	0	0	0	0
Approved at previous SCP for release at year end	42	0	0	0	42
Total	(7)	(3)	(18)	0	(28)

APPENDIX 4

NEW SECTION 106 AGREEMENTS

Planning application 18/00259/FUL – Land Part Of Dukinfield Golf Course, Yew Tree Lane, Dukinfield (Approved, 21 October 2020)

The application proposed a residential development of 33 dwellings with access to the site taken from the Fairways residential development which was a development completed by the applicant.

The application was considered and approved by the Speakers Panel (Planning) at their meeting on 20 March 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:

Green Space:£23,206.74 – To be allocated towards improvements Cheetham Park / Connections to Yew Tree Lane.

Education:£42,039.95 – To be allocated towards Classroom improvements at Rayner Stevens High School.

Highways: £26,340.85 – To fund Cycling /pedestrian improvements between Yew Tree Lane and Matley Lane.

Total £91,587.55

In addition, if the affordable housing provision is to be provided off site, this will trigger a required financial contribution of £149,000 to facilitate this.

The Section 106 agreement was signed on 16 October 2020 and the planning permission was issued on 21 October 2020

ii) Planning application 20/00139/FUL – Former Police Station, Corporation Street, Stalybridge.(Approved 1 October 2020)

- The application proposed amendments to a previously approved planning application (14/00821/FUL and approved on 12 December 2014) which proposed the conversion of the former Police Station to create 14no. 2-bed apartments, 4no. 1-bed apartments, and an office with the addition of a further storey. The amendments related to the following matters: A projecting element would be added to the elevation of the building that fronts onto Corporation Street to form a new entrance point into the development;
- The footprint of the northern end of the building would be increased by a relatively small amount, resulting in a more regular shape to the north eastern corner of the building, replacing the splayed design approved in the extant scheme;
- Part of the northern elevation of the building would be recessed in the north western corner a second floor level, reducing the overall volume of this level in comparison with the extant scheme; and,
- Accommodation would be introduced at third floor level on the northern and southern edges of the building.

The application was considered and approved by the Speakers Panel (Planning) at their meeting on 22 July 2020 subject to the imposition of conditions set out in the report and subject to a revised Unilateral Undertaking to secure continued financial contributions of £5,000 towards improvements to off-site open space and education facilities. These are required to be paid prior to the first occupation of the development.

The applicant submitted a Unilateral Undertaking (UU) as part of the extant scheme which secured financial contributions of £5,000 towards both improvements to off-site open space and education facilities (£10,000 in total). The payments are required to be made prior to the first occupation of the development. Given that the number of units and the mix would remain unchanged in this revised application, it is considered reasonable that the same amounts be sought again through a revised UU. The recommendation on this application is therefore to seek a revision to that UU prior to the issuing of any approval of this amendment application. Compliance with this requirement by the applicant would negate the need for condition 6 of the original planning permission to be imposed on any approval of this revised scheme.

The Unilateral Undertaking was completed on 30 September 2020 and the planning permission was issued on 1 October 2020.

iii) Planning application 20/01116/FUL – Former A Plant Hire Site, Fairfield Road, Droylsden
(Approved 27 August 2020)

The application proposed the erection of 62 dwellings and associated works including car parking, access road and landscaping.

The application was considered and approved by the Speakers Panel (Planning) at their meeting on 17 June 2020 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:

£26,146.77 to be allocated to a project to extend Aldwyn Primary School;
£123,108.63 is to be secured towards improvements to the play facilities at Sunny Bank Park and improvements to the facilities at Copperas Fields and Floral Gardens;
£8,292.40 towards a scheme to enhance the cycleway network within close proximity of the site;
15% on site affordable housing provision; and,
Management arrangements for surface water drainage and areas of public space within the development.

The Section 106 agreement was signed on 25 August 2020 and the planning permission was issued on 27 August 2020.

APPENDIX 5

STATUTORY COMPLIANCE EXPENDITURE - ITEMISATION OF EXPENDITURE

Building	Work Undertaken	Cost £
	Fire safety works /remedial actions from statutory testing at various sites : -	
Denton Centre – Acre Street		
Denton Festival Hall		
Hyde Youth Base		
Portland Basin Museum		
West End Park		
Cyclops		
Droylsden Resource Centre		
Cedar Park		
Chester Avenue		
Dukinfield Park		
Floral Gardens		
Tame Street Vehicle		
Mossley Youth Base		
Mossley Cemetery		
Stalybridge Library		
Granada Park Pavilion		
Birch Lane Family Support		
Ryecroft Hall		
Green Park		
Hurst Resource		
Hyde Childrens Centre		
Loxley House		
Hollingworth Primary		
	Fire safety work at the sites listed above	5,887.30
Denton Town Hall	Fire safety fabric works to basement	4,707.10
Micklehurst Kitchen	Gas ventilation works	4,969.25
Stalybridge Civic	Ventilation works	12,331.06
	Total Spend	27,894.71

APPENDIX 6 - Service Area Detail Growth

	2020/21 Budget £000	Future Year Budgets £000	2020/21 Actual to Date £000	2020/21 Projected Outturn £000	2020/21 Projected Outturn Variation £000	Re-profiling to be approved £000	Re-profiled Budgets 2020/21 £000
Growth							
Investment & Development	7,179	8,062	2,036	6,427	752	-752	6,427
Corporate Landlord	341	137	172	369	-28	28	341
Estates	114	0	0	45	69	-69	45
Vision Tameside	158	0	48	206	-48	0	158
Total	7,792	8,199	2,256	7,047	745	-793	6,971

Regular detailed reports on progress with the Growth Capital Programme are considered by the Strategic Planning and Capital Monitoring Panel. A detailed breakdown, including prior year spend, future budgets and re-profiling is set out in the next slides.

1

Service Area Detail - Investment & Development

Investment and Development Capital Programme							Re-profiled Budgets	
Capital Scheme	2020/21 Budget £000	Future Year Budgets £000	2020/21 Actual to Date £000	2020/21 Projected Outturn £000	2020/21 Projected Outturn Variation £000	Re-profiling to be approved £000	Re-profiled Budgets 2020/21 £000	Future Year 2021/22 £000
Feasibility Studies at Ashton Town Hall	337	0	98	257	80	-80	257	80
Godley Hill Development and access road	110	0	107	110	0	0	110	0
Longlands Mill	21	0	0	21	0	0	21	0
Godley Garden Village	1,890	8,062	253	1,890	0	0	1,890	8,062
Denton Pool Demolition	720	0	0	620	100	-100	620	100
Hattersley Station passenger facilities	674	0	52	302	372	-372	302	372
Ashton Old Baths Annex	3,427	0	1,526	3,227	200	-200	3,227	200
Total	7,179	8,062	2,036	6,427	752	-752	6,427	8,814

Re-profiling requested:

Hattersley Station passenger facilities – (£0.372m)

This Scheme programme has slipped due to Increased monitoring and design reviews required by Network Rail which were previously not anticipated, Resource issues related to COVID -19, and, The Governments decision to take the original northern franchise holder Arriva Trains North into government ownership which caused delays to the project whilst this process was taking place. Continuing ongoing discussions ongoing with both Northern Trains and TfGM to reduce both the projected spend in 2021/22 and the overall timescales of scheme programme.

Denton Baths Demolition – (£0.100m)

The programme for the scheme runs until April 2021. The costs expended in April 2021 are forecast to be £0.100m.

Ashton Old Baths Annex – (£0.200m)

The scheme is due to complete in February 2021. A retention sum of £0.200m will be required at the end of the defects liability period. The payment will become due to the main contractor in February 2022.

2

Milestones

Scheme – Godley Garden Village Project Manager - John Hughes

Key Milestones		Start	Completion
Submission of Godley Green Planning Application	Planned	01/02/2020	28/02/2021
	Actual		
Planning consent secured	Planned	28/02/21	30/08/2021
	Actual		
Delivery of infrastructure	Planned	30/09/2021	31/03/2022
	Actual		

Scheme Overview

The vision for Godley Green Garden Village is to create a nationally recognised vibrant, sustainable & beautiful new community based on Garden Village principles.

Scheme Status

The Council has entered into a Grant Funding Agreement with Homes England to deliver the infrastructure required to open up the site for development. This includes an early draw down of £720,000 to support the pursuit of a planning consent. The remaining grant funding can only be drawn down when this is secured.

	£000	£000
Total Budget		10,259
Prior Years Spend	307	
2020/21 Projection	1,890	
Future Years Projection	8,062	
Total	10,259	10,259

Scheme – Denton Pool Demolition Project Manager - Roger Greenwood

Key Milestones		Start	Completion
Start on site	Planned	16/11/2020	
	Actual		
Asbestos Removal	Planned	30/11/2020	26/03/2021
	Actual		
Demolition	Planned	23/03/2021	May 2021
	Actual		
Completion	Planned	May 2021	
	Actual		

Scheme Overview

Approval to clear the former Denton Baths site was approved by Executive Cabinet 30 September 2020. The Capital cost of the scheme is £0.720m. The scheme has been procured through the TAS contract.

Scheme Status

Work to secure the site in readiness for the Asbestos removal began on the 16 November which is in keeping with the overall programme for the scheme. All the utility disconnections have been completed.

	£000	£000
Total Budget		720
Prior Years Spend		
2020/21 Projection	620	
Future Years Projection	100	
Total	720	720

Milestones

Scheme – Hattersley Station passenger facilities Project Manager - Simon Eastwood

Key Milestones		Start	Completion
Outline Design	Planned	26/10/2018	21/01/2019
	Actual	20/10/2018	21/01/2019
Detailed Design & Procurement	Planned	22/01/2019	19/11/2019
	Actual	22/01/2019	02/03/2021
Construction & Handover	Planned	20/11/2019	11/09/2020
	Actual	03/03/2021	10/06/2021
	Planned		
	Actual		

Scheme Overview

The project will provide a refurbished and extended ticket office at Hattersley Railway Station. The Council has secured grant funding of £750,000 from the Greater Manchester Combined Authority through the GM Growth Deal Round 2 to deliver this project.

Scheme Status

Delays to the project have occurred due to increased monitoring and design reviews required by Network Rail which were previously not anticipated. Resource issues related to COVID -19; and: The Government's decision to take the original northern franchise holder Arriva Trains North into government ownership which caused delays to the project whilst this process was taking place. Working with Northern and TfGM to bring funding forward into this financial year.

	£000	£000
Total Budget		750
Prior Years Spend	76	
2020/21 Projection	302	
Future Years Projection	372	
Total	750	750

Scheme – Ashton Old Baths Annex Project Manager - Roger Greenwood

Key Milestones		Start	Completion
Completion	Planned		12/02/2021
	Actual		
Operational Building	Planned	01/03/2021	
	Actual		
	Planned		
	Actual		
	Planned		
	Actual		

Scheme Overview

This is the third phase of the Ashton Old Baths project, this involves the development of the Annex and a new data centre including a new sub station. Work is progressing to establish the management solution for the Annex.

The Principal Contractor, the Casey Group Limited, took possession of site on Monday 24th February 2020. The Casey Group closed the site on 27th March 2020 and returned on 12th May 2020 due to the National Lockdown.

Scheme Status

The scheme is progressing well and is due to be completed in February 2021.

	£000	£000
Total Budget		3,595
Prior Years Spend	168	
2020/21 Projection	3,227	
Future Years Projection	200	
Total	3,595	3,595

Service Area Detail - Estates

Estates Capital Programme							Re-profiled Budgets	
Capital Scheme	2020/21 Budget £000	Future Year Budgets £000	2020/21 Actual to Date £000	2020/21 Projected Outturn £000	2020/21 Projected Outturn Variation £000	Re-profiling to be approved £000	Re-profiled Budgets 2020/21 £000	Future Year 2021/22 £000
MOTTRAM SHOWGROUND	114	0	0	45	69	-69	45	69
Total	114	0	0	45	69	-69	45	69

Re-profiling requested: Mottram showground likely to only spend £45k in the current year. The work relates to moving Mottram showground due to the work by highways England. Work has been unable to be carried out due to Covid-19. As the area is unlit and requires drainage will be difficult to carry out in the winter.

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Service Area Detail - Corporate Landlord

Corporate Landlord Capital Programme							Re-profiled Budgets	
Capital Scheme	2020/21 Budget £000	Future Year Budgets £000	2020/21 Actual to Date £000	2020/21 Projected Outturn £000	2020/21 Projected Outturn Variation £000	Re-profiling to be approved £000	Re-profiled Budgets 2020/21 £000	Future Year 2021/22 £000
Retrofit (Basic Measures)	137	137	0	137	0	0	137	137
Statutory Compliance	204	0	172	232	-28	28	232	0
Total	341	137	172	369	-28	28	369	137

Statutory Compliance – To Note :

There is an additional earmarked sum of £ 0.585m in the capital programme to finance statutory compliance works. The sum is allocated to the approved capital programme during the year as related works are required across the Council's estate.

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Service Area Detail – Vision Tameside

Vision Tameside Capital Programme							Re-profiled Budgets	
Capital Scheme	2020/21 Budget £000	Future Year Budgets £000	2020/21 Actual to Date £000	2020/21 Projected Outturn £000	2020/21 Projected Outturn Variation £000	Re-profiling to be approved £000	Re-profiled Budgets 2020/21 £000	Future Year 2021/22 £000
Vision Tameside	0	0	48	48	(48)	0	0	0
Document Scanning	158	0	0	158	0	0	158	0
Total	158	0	48	206	(48)	0	158	0

Vision Tameside– To Note :

Actual Spend is currently being investigated as to why it has been allocated against this capital scheme cost centre.