MANCHESTER CITY COUNCIL

REPORT TO: Communities and Neighbourhoods Overview & Scrutiny

Committee

Executive

DATES: 4th March 2008

12th March 2008

SUBJECT: Proposals for the Regeneration of West Gorton

REPORT OF: Acting Chief Executive of New East Manchester and the

Director of Housing Services

Purpose of the Report

The purpose of this report is to set out details for the future regeneration of the West Gorton area in East Manchester and to seek approval to proposals to enter into a development agreement with BASE who will act as lead developer on the regeneration of West Gorton.

Recommendations

The Executive is requested to:

- 1) Approve the outline regeneration proposals for the West Gorton area contained within this report;
- 2) Note the proposal to consult local Council tenants on the transfer of their homes to an existing Registered Social Landlord;
- 3) Note the proposal for the development of a new medical centre by the Manchester Primary Care Trust and authorise the Acting Chief Executive of New East Manchester and the Head of Valuation and Property to assist in land assembly and delivery of the facility;
- 4) Authorise the full evaluation of the business case for the re-provision of the existing Armitage Primary School as part of Children Services's wider Primary School Review process;
- 5) Approve that proposals for the re-provision of new Social Rented homes on West Gorton are a priority for any future bidding round for Housing Corporation Affordable Housing Programme (AHP) resources;
- 6) Authorise the Acting Chief Executive of New East Manchester Ltd, Head of Valuation and Property and the City Solicitor to negotiate and agree the

final terms for the development agreement with BASE for the delivery of this regeneration project; and

7) Authorise the City Solicitor to complete the legal documentation on behalf of the Council.

Financial Consequences for the Revenue Budget

There are no consequences for the Revenue Budget.

Financial Consequences for the Capital Budget

Any consequences for the Capital Budget will be outlined in the part B report.

Contact Officers

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Background Documents

2008 – 2018 East Manchester Strategic Regeneration Framework , Report to Executive, 19th December 2007. Copies of the framework can be downloaded from www.neweastmanchester.com

Wards Affected

Ardwick

Implications for:

Anti Poverty

The implications of this report for the Council's policies to address poverty and disadvantage are that improvements to existing homes and replacement homes, plus the provision of affordable housing for sale, will help to address social exclusion and improve the quality of life of residents.

Equal Opportunities

The implications of this report for the Council's equal opportunities policies are that all proposed replacement homes and those to be sold on the open market will

be designed to full 'Design for Access 2' compliance and will therefore provide improved accessibility for disabled people either seeking or visiting new accommodation. In addition, all new and replacement community services will be designed to full 'Design for Access 2' compliance, thus ensuring that all such services can be accessed by disabled residents.

Environmental Policies

The implications of this report for the Council's environmental policies are that proposed improvements to retained housing stock and the development of new homes and facilities will substantially improve the local environment. Newly developed homes will be provided with greatly enhanced energy efficiency to 21st century standards. In addition, major improvements to the local environment, including the development of a local community park will greatly enhance the poor environmental perceptions present currently.

Economic Policies

The implications of this report for the Council's economic policies are that replacement and new retail and office accommodation will increase the general economic prosperity of the area.

1.0 Introduction

1.1 The purpose of this report is to set out details for the future regeneration of the West Gorton area in East Manchester and to seek approval to proposals to enter into a development agreement with BASE who will act as lead developer on the regeneration of West Gorton.

2.0 The West Gorton Neighbourhood

- 1.1 The West Gorton neighbourhood is bounded by Hyde Road to the south, Pottery Lane to the east and the west coast mainline railway line running along the back of the site to the west. West Gorton is located within the operating boundary of New East Manchester Ltd (NEM).
- 1.2 West Gorton is an area of some 52 hectares, with established industrial and commercial uses to the west and in the north of the neighbourhood in and around Vaughan Street. The residential area forms the southern half of the neighbourhood. There is one small shopping parade at Gortonvilla Walk, which although in poor condition, serves the local community. There are a number of existing vacant and derelict sites which are in the ownership of Manchester City Council. Map 1 outlines the current land uses in the West Gorton neighbourhood.
- 1.3 Today West Gorton contains some 862 homes, which are predominantly social housing for rent. The social housing stock is made up of 535 homes owned and managed by Manchester City Council, most of which are of a Radburn Style layout, with two high-rise blocks of flats. In addition, Northern Counties Housing Association, now merged with the Guinness Trust Group, owns and manages 175 homes, Irwell Valley Housing Association owns 23 homes, and English Churches Housing Group manages 23 sheltered flats. The remainder of the housing stock is privately owned, with 40 properties identified as being within the private rented sector. With 66 homes that are owner occupied (7.6%) there is clearly a need to increase the numbers and proportions of the housing stock that is available for home ownership in order to support a more diverse and sustainable community.
- 1.4 Like many parts of East Manchester the West Gorton neighbourhood experiences high levels of worklessness, poor skills levels amongst the resident population, poor educational attainment, poor health, and levels of crime and anti-social behaviour that are unacceptably high. In terms of the physical environment the area suffers from poor property and environmental conditions, poor shopping facilities, and a public services occupying poor quality buildings. Significant investment is required to bring the existing Council-owned homes up to Decent Homes standard and to address the above conditions to promote the long-term sustainability of this neighbourhood.
- 1.5 However, there remains a strong and active community and a number of local assets, including good transport links along Hyde Road, its proximity to the city centre and a successful leisure facility Gorton Climbing Centre.

A vision for West Gorton

- 1.7 Within the recently published 2008 2018 East Manchester Strategic Regeneration Framework, set out a very clear overarching strategy for the future regeneration of east Manchester. The SRF outlined an ambition to create "neighbourhoods of choice" and promoting a neighbourhood offer that would encourage working households to live in East Manchester. This neighbourhood offer would demand: safety and security; access to quality public facilities and services schools, GPs and dentists; signature design of buildings and places; quality retail and other services; and an environment that residents can enjoy. The Framework also stresses the need to rebuild the area's economic base and encourage businesses to locate into and remain within East Manchester.
- 1.8 As a predominantly residential neighbourhood the vision for West Gorton is that the neighbourhood will become a "thriving, family focussed community of choice for current and future residents, which will develop string connections with the wider area whist maintaining a distinct local character". Underscoring the delivery of this vision are a number of key regeneration and design principles. These are:
 - To create a family focused neighbourhood with family homes that have private amenity space;
 - To create an outward facing neighbourhood with strong links to surrounding areas;
 - To provide a balanced housing stock in terms of house type and tenure;
 - To invest in the retained housing stock;
 - To provide improved local services:
 - To encourage re-investment in the business and commercial area through environmental improvements and increased security;
 - To improve accessibility with a traditional street grid pattern; and
 - To provide a high quality public realm.
- 1.9 To help underpin and deliver the vision and these regeneration and design principles NEM, along with the lead developer, will seek to secure, as a minimum, a silver standard award from the CABE's Building for Life standard¹.

2.0 The West Gorton Neighbourhood: Developer Selection and Masterplanning Proposals

2.1 An OJEU selection process in mid 2006 led Manchester City Council, in consultation with NEM, to appoint BASE, a consortium of Artisan Holdings

The Building for Life standard is the national benchmark for well-designed housing and neighbourhoods in England. It is awarded to new housing projects that demonstrate a commitment to high design standards and good place making.

and Barratt Homes as preferred developer for the regeneration of West Gorton. A further report in Part B of the Executive's agenda seeks approval to the appointment of BASE following conclusion of the negotiations to agree the terms of their appointment. Following their appointment as preferred bidder BASE undertook to lead on developing a masterplan for the West Gorton area that would deliver a robust and sustainable regeneration scheme.

- 2.2 Following early consultation with local residents, it was clear that any proposals to regenerate the neighbourhood would require new homes for sale, new high quality neighbourhood facilities including a replacement primary school with community facilities, a replacement medical centre, new shops and a consolidation of existing commercial activities, alongside a greatly enhanced and safe local environment and significant improvements to existing Council owned homes all contributing towards the significant and sustainable regeneration of the West Gorton area.
- 2.3 A residents' steering group was established in late 2006 which to date has been working closely with local Members, NEM, Manchester City Council Housing Services and BASE to bring forward draft proposals and to support a number of neighbourhood-wide consultation events.
- 2.4 Throughout 2007, a set of regeneration principles was established underpinned by the future vision for the area. Four key regeneration options emerged which were presented to the wider West Gorton community. These options highlighted a range of proposals and identified different levels of replacement social housing, the potential relocation of any replacement school, differing levels of new housing for sale, the location of a new high quality community park and the location of local services, including a new replacement medical centre.
- 2.5 By September 2007, and in consultation with the residents' steering group and local Members, and following detailed and extensive community consultation, a preferred option emerged (See Annex 1). This preferred option achieves the vision for the area and includes a significant increase in the number of new homes in the area, a new community hub fronting onto Hyde Road, which provides for replacement and new shop units, and a requirement for a replacement school on the existing footprint to serve existing and new households, along with a requirement for a new medical centre. Key gateway buildings, primarily residential in nature, would offer a new high quality entrance into the West Gorton area from Hyde Road, providing a vista into a newly developed community park. Gateway development proposed from Pottery Lane would also create an additional high quality entrance to the area from the east. The preferred option also includes proposals for new commercial development focussed primarily along Hyde Road.
- 2.6 To ensure the masterplan achieves the best urban design possible within the constraints of this site NEM, in conjunction with EP, has secured the enabling services of CABE to offer support and advice on the development of the overall Masterplan for West Gorton.

2.7 The remainder of this section sets out in further detail the key components of the preferred Masterplan.

Residential Proposals – New Housing Development

- 2.8 In relation to existing Council-owned homes, this masterplan proposes the demolition of 280 existing Council-owned homes and the retention of 255 Council-owned homes which will be refurbished. The masterplan proposes that the housing stock in the ownership of Northern Counties Housing Association and English Churches Housing Group is retained while 9 Irwell Valley owned properties are proposed for demolition. In terms of the private sector housing stock 19 properties that are owner occupied and 17 that are privately rented are proposed to be demolished. In total 325 homes along with 12 retail and other commercial properties will be affected by the redevelopment proposals that arise from the draft masterplan.
- 2.9 Arising out of the demolition proposals there will be a requirement to meet the accommodation needs of those existing residents through the provision of high quality new homes for sale or for social renting and existing homes within the West Gorton neighbourhood and wider East Manchester area.

Tenants in MCC / RSL Owned Properties

 Those tenants living in social rented accommodation will be offered a like for like replacement rented home in the area based on the number of bedrooms in their original house and will be given priority rehousing choices. If tenants wish to move elsewhere in Manchester then they will be offered a home based on their housing needs.

Tenants in Private Landlord Owned Properties

 Those tenants living in private rented properties may be re-housed by either (i) becoming social tenants or (ii) moving into private tenancies elsewhere in the surrounding neighbourhoods, where there is adequate provision. They will be awarded Housing Investment Programme (HIP) status in order to ensure they are a priority for relocation. Individuals can obviously make their own choices about where to relocate.

Owner Occupiers

• Through its Relocation Assistance policies, the City Council will support existing owner-occupiers to remain homeowners. Relocation assistance will be offered to existing owner occupiers in accordance with Manchester City Council's Home Improvement and Relocation Policy. This currently provides every displaced owner occupier with compensation for the purchase of their existing home at its market value together with financial support in purchasing a property up to a value of £100,000 or a loan of up to £50,000. Any person displaced as a result of the proposed CPO will be able to access Relocation Assistance to purchase a replacement home anywhere in Manchester subject to their meeting the relevant criteria. This level of support is considerably in excess of the Council's legal obligations on making a CPO.

- 2.10 In addition to reproviding new homes for those tenants of MCC / RSL owned properties affected by redevelopment the land that is in City Council ownership, including the Fujitsu Tower and associated sites, will be subject to a development agreement with BASE for the delivery of around 700 additional new homes for sale as part of the comprehensive regeneration of the area. BASE will construct all new homes to meet the Council's Design for Access 2 Standards and Level 3 Code for Sustainable Homes Standard. Developing a residential mix to promote pathways to home ownership is key to the success of this area and discussions have commenced with BASE to promote an appropriate level of intermediate housing that enables residents to secure affordable home ownership.
- 2.11 In addition to land that is in the City Council's ownership there are also a number of sites that are in third party ownership. These sites (appendix 3) are estimated to provide at least a further 400 homes for sale within West Gorton. It is worth noting that one of the key developers proposing to bring forward residential development, Braidwater Ltd, is already in detailed discussions with planning colleagues and NEM to promote appropriate development on the existing reclamation and container yards at Bennett Street. Proposals to bring forward these sites will be expected not only to support the delivery of this Masterplan but it is expected that any residential development on the sites will be required to make available an additional number of affordable homes. The expected numbers and types of properties and models to deliver this will be subject to more detailed discussion with all parties as part of the next steps in this regeneration process.
- 2.12 New homes to be developed will be family orientated, with higher density development proposed at the gateways on Hyde Road and Pottery Lane, with commercial units on the ground floor fronting onto Hyde Road. If housing development is brought forward as outlined above, then in ten to fifteen years time West Gorton will have over 660 homes for social rent and circa 1,100 homes in private ownership. Within the privately owned stock strategies will be pursued to reduce the levels of buy to let, and where buy to let does emerge to ensure that this stock is let and managed appropriately. In addition, opportunities will be taken to widen housing choice through enabling residents to gain a stake in the housing market. This is likely to include supported home ownership, equity share and other models that are tailored to the needs of the individual.

Residential Proposals – the retained MCC Housing Stock

- 2.13 A separate report of the March 2008 Executive seeks approval of the Executive to consult with tenants on transfer of their homes to an existing RSL subject to a positive result of a ballot of tenants.
- 2.14 It is proposed that the priority to provide decent homes for the City Council tenants of West Gorton will be delivered via a transfer of existing stock to an established Registered Social Landlord (RSL) with the asset base to contain a major improvement programme within a 30-year business plan without additional public funding support.

2.15 The Council expects funding for the improvements to homes by the new landlord will be delivered by the RSL and will not subject to gap funding requests to central Government. BASE, in the development of their financial model for the regeneration of the West Gorton neighbourhood, have earmarked resources to contribute to external environmental works and tying in works of the retained MCC owned housing stock.

New Community Facilities

- 2.16 Central to the proposed West Gorton Masterplan is the development of a new neighbourhood centre comprised of shops, community and public services on the frontage of Hyde Road. Placing such services in one location with a gateway feature into the neighbourhood will provide a focal point for residents and help create a sense of place to support the long-term viability of the local shops and services.
- 2.17 The draft masterplan also recognises the existing community benefit provided by Gorton Climbing Centre and proposals contained within the masterplan provide additional off street car parking. This will enhance the attractiveness of this facility to visitors whilst reducing the impact of the centre's use to local residents. This proposal forms part of the much wider public realm and environmental improvements being brought forward as part of the masterplan..
- 2.18 Throughout the consultation process, the lack of good quality outdoor leisure space was recognised as a major gap in local provision. BASE has therefore brought forward proposals to create a new community park for general leisure and play. The location of the proposed park provides a much needed focus for the area and along with proposals to develop significant street environmental improvements, including the planting of trees, the environment of West Gorton will be significantly enhanced.

Armitage Primary School

- 2.19 Armitage Church of England School is currently a one-form Church of England controlled primary school with 210 places with 154 of these places filled, thus indicating that there is 27% of the places surplus. The present building requires a significant level of investment to bring it up to 21st century fit-for-purpose standards and there is very little space within the existing building for extended school activities.
- 2.20 The current physical condition of the school combined with the recognition of the need for a modern 21st century educational facility that would underpin the regeneration of the West Gorton neighbourhood has arisen as a central issue in the consultation process associated with the development of the West Gorton Masterplan. Within the consultation process options for re-provision have examined relocating the school to other parts of West Gorton but have been rejected in favour of retaining a school on the current site.

2.21 In order to secure the development of a new school on the Armitage school site it is clear that such a consideration can only be brought forward as part of a much wider review of primary school provision within the Ardwick ward and, in turn, such work must be form part of the Primary School Review currently being led by the Director of Children Services. In order to explore the potential for the re-provision of a new primary school on the Armitage school site Children Services, along with NEM and officers from the Regeneration Division, will evaluate the business case for this development as part of the Primary School Review, taking into account factors such as the ongoing regeneration elsewhere in the Ardwick ward and consideration of securing developer contributions to help, al least, part fund any new school.

West Gorton Medical Centre

- 2.22 West Gorton Medical Centre is situated at Wenlock Way in a building owned by the GP practice Drs Harris, Eeckelaers, Fraser, Donlan and Protheroe. The practice patient list primarily covers the West Gorton and Coverdale estates and provides a number of additional services supporting the GPs including a well baby clinic, antenatal clinic, drugs treatment, diabetics, asthma and heart clinics as well as "well woman" and health promotion activities.
- 2.23 The current Medical Centre building is in poor condition and is too small for the existing GPs. The lack of space restricts the ability of the surgery to provide a greater range of primary care services. The GPs have been attempting to secure new premises for the last 5 years and have been in discussions with Gorton Monastery, Gorton Medical Centre and the PCT Central East Primary Care Group, the former Central Primary Care Trust (PCT) and latterly the Manchester PCT in an attempt to bring forward a replacement facility.
- 2.24 Both the GP practice and local Chemist have been fully involved in the development of the West Gorton Masterplan proposals and have expressed a preference to be relocated into a new co-located surgery and chemist outlet as part of the proposed new neighbourhood centre on Hyde Road.
- 2.25 The PCT is currently developing its Strategic Service Development Framework to provide the basis for their Estates Strategy. The surgery have been invited by the PCT to submit an early business case for new premises which would include dentistry, pharmacy and optometry services and additional accommodation so that the surgery can be a registered teaching practice. Negotiations are continuing between NEM, the GPs, the chemist and the Manchester PCT to move forward on this project. A decision on funding by the PCT is anticipated by late summer 2008.

2.26 As discussed above, West Gorton also contains a number of existing industrial and commercial premises, primarily adjacent to Bennett Street and Gorton Road. These will continue but improvements will be sought in respect of their existing operations and their interface with the local residential community. Bennett Street Industrial Estate will be supported to provide continued employment opportunities. This is the recently agreed location for the East Manchester Construction Skills Academy and, as part of the masterplanning process, businesses operating in the area have been contacted. Further discussions will take place, subject to approval of the draft masterplan, to discuss opportunities for business development.

3.0 The West Gorton Neighbourhood: Consultation on the Masterplan Proposals

- 3.1 As indicated elsewhere in this report the development of the masterplan for West Gorton has evolved following extensive public consultation with local residents and key stakeholders.
- 3.2 Initial consultation was held in January 2007 using resident consultation open days, the first of which attracted over 200 local people. The outcome of this consultation illustrated strong support for a radical change in West Gorton including the need for new and contemporary homes, the modernisation of existing homes and major improvements to the environment. A high degree of support was given to the possible replacement of the existing Armitage Primary School, West Gorton Medical Centre and an improvement to the existing retail facilities.
- 3.3 Emerging out of the initial consultation process was the establishment of a West Gorton Resident Steering Group made up of representatives from local resident and tenant organisations and local Elected Members, supported by representatives from BASE and officers from NEM, MCC Housing Services and Northern Counties Housing Association. This Steering Group has provided an overview to the development of the Masterplan and provided a much needed sounding board for BASE and NEM.
- 3.4 Further Open Days have been held in March 2007 and most recently in January 2008 which have sought to engage residents and other stakeholders in both the emerging and the final versions of the West Gorton Masterplan. The most recent open day was held after extensive one-to-one consultation with residents in their homes, conducted throughout November and December 2007. This one-to-one consultation explored resident views on the future of West Gorton, their own housing needs and aspirations, and tested their reactions to the proposals for retaining or demolishing their homes. This consultation was an essential pre-cursor to the development of the final draft of the West Gorton Masterplan.

The West Gorton Housing Needs Survey

- 3.5 The West Gorton Housing Needs Survey was carried out jointly by staff from MCC Housing Services and New East Manchester in November and December 2007 and it established contact with 440 households, representing 71.5% of all households in West Gorton. Results from this survey demonstrated strong community support for the regeneration proposals. Around 90% of those interviewed indicated their approval of the overall masterplan proposals.
- 3.6 As well as providing crucial data about the re-housing needs of those residents affected by proposed demolition and subsequent replacement of their homes, the survey also provided a mechanism to consult those residents who had not attended earlier open days about draft regeneration proposals. All residents were able to view a copy of the draft masterplan on a one-to-one basis and have had their comments recorded.

Table 1: Summary of Housing Needs Survey Results

	No. households interviewed	% of total	For demolition Proposals	Unsure	Against
All households surveyed in area	440	71.3%			
Retained Properties	198	63.3%	N/a	N/a	N/a
Demolition Properties	242	79.6%	188 (77.7%)	21 (8.7%)	33(13.6%)

- 3.7 The support of those residents directly affected by the proposal to demolish their home and provide them with a like for like replacement was strong. Of those affected who were contacted around 78% were supportive. There were a small number of residents opposed to plans to demolish and replace their existing homes and some others were "unsure", primarily based on uncertainty relating to the type, size and location of their proposed new home.
- 3.8 Following the completion of the West Gorton Housing Needs Survey the third Open Day event held in January 2008 provided residents with the opportunity to make final comment on the draft plan and to give initial comment on the first draft of house typologies presented by architects BDP who were working on behalf of BASE. This Open Day again confirmed continued support for the overall regeneration proposals for West Gorton and to the final West Gorton Masterplan proposal.
- 3.9 Subject to Executive approval of the draft masterplan, further detailed work will be required to provide ongoing reassurance and guidance to alleviate issues and concerns which will emerge as the project progresses. Similar area-wide consultation events will be planned as the implementation of these proposals progresses, in consultation with local Members and the West Gorton Resident Steering Group.

4.0 The West Gorton Neighbourhood: Summary of Regeneration Outputs from the Proposed Masterplan

- 4.1 Subject to Executive approval of the West Gorton draft masterplan, further detailed work will commence to see the delivery of a whole range of regeneration benefits for existing and future West Gorton communities over the next 10 15 years. These include;
 - The development of some 1,100 high quality homes for sale;
 - The reprovision of new Social Rented homes for those residents affected by demolition and wishing to stay in West Gorton;
 - Improvements to the 255 retained Council owned houses;
 - The creation of a high quality community park;
 - A new replacement primary school with extended facilities;
 - A new health centre with additional health service provision;
 - New and improved high quality local retail amenities;
 - New high quality gateway buildings offering a vista into the West Gorton area;
 - New high quality streetscape improvements;
 - New additional car parking for Gorton Climbing Centre.

5.0 The West Gorton Neighbourhood: Funding the Masterplan Proposals

5.1 Realising the key outcomes of the West Gorton Masterplan will require significant public and private sector investment over a five to ten year period. Whilst details of the present financial model presented by BASE and overall funding requirements are dealt with in more detail as part of the proposed Development Agreement outlined in a further report on this Executive's agenda, this draft masterplan has been costed and, subject to securing the identified funding requirements, is considered to be financially viable. This remainder of this section highlights the current state of play in respect of the key funding components associated with delivering the West Gorton Masterplan.

Remediation, Site Abnormals and Public Realm

5.2 Discussions have commenced with English Partnerships (EP) to secure their (and the Homes and Communities Agency as their successor organisation) engagement as a key public sector investor in West Gorton. EP have indicated that they are prepared to invest in the creation of a robust development platform for the future regeneration of West Gorton through the use of their resources to fund remediation works, works to deal with site abnormals and the delivery of a high quality public realm across the neighbourhood. In order to progress their involvement, EP have engaged consultants Regeneris to undertake a detailed economic appraisal which will provide the basis for a bid for EP resources during the summer of 2008.

Investment in the Retained MCC Housing Stock

5.3 A key issue is the requirement to achieve a fully funded 30-year business plan for the proposed refurbishment of the retained properties through the Small Scale Stock Transfer as there is no provision in the Council's housing capital budget or Government gap funding to support the transfer. It will therefore be necessary for any additional funding to be delivered by the partner RSL.

Investment in the Re-provision of new Social Rented Homes

5.4 In relation to the re-provision of new social rented properties there is a requirement for Housing Corporation grant to underpin the financial model developed by BASE. As such these proposals must be prioritised and supported by the City Council. Discussions with the Housing Corporation have indicated their willingness to give priority to a future bid for Affordable Housing Programme (AHP) resources to support the replacement social housing stock required.

New School Facilities

As indicated elsewhere in this report the funding of a new school on the Armitage School site must be considered as part of the City Council's wider Primary School Review. Nevertheless at this stage funding to contribute towards the provision of a new replacement primary school with extended facilities is being explored through the possible use of Section 106 agreements or commuted sums with third party land owners. The overall cost of the new school is expected to be in the region of £6 million.

New Medical Facilities

5.6 The replacement medical centre has been costed by the Manchester PCT at around £1.6 million. The PCT has confirmed that this centre is a priority outside of the present PCT Lift schemes, as it is intended that this facility will be commissioned through a third party developer. The Business Plan is presently being progressed with an anticipated confirmation of PCT funding expected by late summer.

Relocation of City Council Services

5.7 The implementation of this masterplan will also require the relocation of approximately 700 Council staff from the Fujistu Tower and Carrisbrooke adult services facilities. Council services provided from both of these locations are not frontline services specific to the local West Gorton community and therefore could be located elsewhere in the City. There will be a significant cost to relocate these staff and proposals for relocation will be considered as part of the City Council's Corporate Office Accommodation Strategy.

Third Party Land Ownerships

5.8 Finally, there are a small but important number of sites presently in third party ownership which, if they cannot be voluntarily acquired through negotiation, may have a severe impact on the siting of the community park and on the location of the community services proposed at Hyde Road. BASE have made provision within their financial model resources to acquire these ownerships. However, Executive is asked to note that, subject to the resolution of these negotiations, a further report may need to be submitted for approval to promote the Compulsory Purchase of these sites.

6.0 Concluding Remarks

- 6.1 Present conditions found in West Gorton are such that a holistic regeneration masterplan is needed to provide for the area's long-term sustainability. Our appointed development partners BASE have been engaged in developing such a masterplan over the past 18 months. Following significant consultation with West Gorton residents, local Elected Members, a number of key stakeholders including the PCT, the local school, RSLs and key funding agencies, Executive is asked to approve the outline masterplan proposals for the regeneration of the West Gorton area.
- 6.2 Such an approval will provide for the development of a detailed Development Agreement with BASE to ensure that the regeneration of West Gorton is both financially viable and deliverable over the next 10 15 years.

7.0 Recommendations

7.1 Recommendations appear at the front of this report