

## **The Executive**

### **Minutes of the meeting held on 24 March 2010**

Present: Councillor Leese – in the Chair  
Councillors Andrews, J Battle, Cowell, Evans, S Murphy, S Newman, Priest and Stevens.

Also present as Members of the Standing Advisory Panel:  
Councillors: Ashley, R Battle, Commons, Grant, Hassan, Keegan, Longsdon, N Murphy, Pearcey, Ramsbottom, Shannon, Shaw and Wheale.

#### **Exe/10/40 Minutes**

##### **Decision**

To approve the minutes of the Executive meeting held on 10 March 2010 as a correct record.

#### **Exe/10/41 Final Proposals for the Regeneration of Bowes Street, Moss Side**

In January 2008 we approved proposals for the redevelopment of the Bowes Street area of Moss Side, including the acquisition and relocation of the Stagecoach Depot that forms the southern boundary of this area (Minute Exe/08/16). In October 2009 we looked at further options for the area and authorised the Director of Housing to undertake a detailed consultation exercise with the residents of Bowes Street and the local ward members on the most appropriate option to deliver comprehensive regeneration of the area (Minute Exe/09/143).

The Director of Housing submitted a report that explained the responses to the consultation and how the scheme had been developed since our meeting in October 2009. As well as consulting local residents and ward members, additional work had been commissioned through the Manchester and Salford Housing Market Renewal Pathfinder Expert Reference Group to ensure that the final scheme would meet the needs of the Moss Side housing market, would result in properties that were easy to sell, and would complement the nearby Maine Place development. The advice from the Reference Group had been:

- increased number of demolitions to properties acquired along Bowes Street;
- increased number of new build properties on Bowes Street;
- removal of vertical extension to Bowes Street and Claremont Road;
- inclusion of gable rebuilds to properties where adjacent demolition occurs;
- changes to roof pitches on Claremont Road end and Bowes Street end;
- improved specification to individual council owned properties on Bowes Street;
- reduction of number of 2 into 1 properties;
- provision of integral garages on 2 into 1 conversions;
- increased specification to highways works; and
- procurement of a specialist sales and marketing agent.

In responding to the consultation, residents had wanted to see the scheme include:

- boundary treatments including all boundary walls;
- alley gating, alley re-surfacing and alley greening; and
- rear yard treatments to all the properties owned by the council.

Furthermore, in line with the city's climate change strategy, a bid had been submitted to the Community Energy Saving Programme (CESP) to provide renewable technology to refurbished houses in the Council's ownership as well as providing higher specification windows, doors and insulation to all properties.

These changes since October 2009 meant that more properties would need to be demolished than had been planned at that time. That would make it impossible to re-locate all of the affected residents using a Registered Social Landlord partner; therefore Housing Investment Programme (HIP) priority re-housing status would have to be applied instead. The HIP status would extend to include a like-for-like property within Manchester, allowing residents to be relocated without the use of Compulsory Purchase Order powers.

More detailed cost planning work had also been undertaken. The revised scheme was estimated to cost £17,043,261 compared to the £13,170,000 estimated in October 2009. A breakdown of the costs for the next two years was set out in the report.

## **Decision**

1. To note the changes to the major remodel scheme for Bowes Street since our approval in October 2009 for a major remodel scheme.
2. To approve the proposed final project scope and costs of work, as outlined in the report to deliver the major remodel scheme for Bowes Street.
3. To recommend Council to approve an increase to the capital programme of £3.521m.
4. To recommend Council to approve the ring-fencing of £573k from the subsequent capital receipts, of which £220,831 will be used to fund increased Capital costs, and £352,000 will be used to fund the additional revenue costs in respect of sales costs.
5. Subject to a successful bid for CESP funding, to delegate authority to the City Treasurer in consultation with the Executive Member Finance and Human Resources to agree terms of any funding agreement together with any further increases to the Capital Programme.
6. In accordance with paragraph 14 of Part 4 of the Overview and Scrutiny Procedure Rules of the Council's Constitution, to agree that the above decisions are urgent and therefore not subject to the Call-in process as any delay likely to be caused by the Call-in process would seriously prejudice the financial position of the Council and the interests of the residents of Manchester.

7. To agree that priority rehousing status (HIP) to be made available, as necessary, for all qualifying residents living in the Bowes Street neighbourhood who are directly affected by demolition proposals in accordance with current City Council policies. Additionally, for a small number of residents (13) the extension of the priority housing status to include a like-for-like property within the Manchester City Council boundary.

(Councillor Shannon declared a prejudicial interest in this item of business and withdrew from the meeting)

### **Exe/10/42 A Strategic Partnership with Manchester City Football Club**

A report was submitted to inform us of discussion between the council and Manchester City Football Club (MCFC) and their owners. Over the last few months these had identified the synergy of the Club's strategic requirements and the economic and regeneration aspirations of the City Council and New East Manchester Ltd (NEM). The City Council, MCFC and NEM had signed a Memorandum of Understanding (MOU) to work together to create a transformation plan for the area around the City of Manchester Stadium. A Joint Development Board (JDB) had been formed between the three parties, including as members the Chief Executive and the Chief Executive of NEM. The MOU underlined the commitment of each of the parties to a long-term partnership to develop their mutual ambitions for the area.

In the short-term the Development Board was to look at improvements designed to strengthen the destination role of the Sportcity site around the stadium, including events and interim uses. The objective of this investment was to enhance the physical environment and provide amenities to better exploit the existing assets for the benefit of the Club and the wider community. This would result in a better space for fans on match days, as well as activity for residents and visitors on other days.

In the medium to longer-term the Board would look at proposals for commercial developments that would capitalise on the opportunities presented for further regeneration in east Manchester and to create a nationally significant destination.

### **Decision**

1. To welcome the new strategic partnership between the City Council, NEM and Manchester City Football Club and in particular the Football Club's commitment to the regeneration of east Manchester.
2. To endorse the Chief Executive's action in agreeing the Memorandum of Understanding with MCFC.
3. To request that Officers bring forward reports on progressing the strategy and key schemes as and when appropriate.

(Councillors Leese, S Murphy, Shaw and Weale declared personal interests in this item of business as supporters of Manchester City Football Club; and Councillor J Battle declared a personal interest in this item as a director of New East Manchester Ltd)

## **Exe/10/43 Sportcity – Remediation and Site Servicing Works**

As part of the overall strategy for Sportcity and the wider area, New East Manchester Ltd (NEM) and the Council were bringing forward plans to remediate the land immediately adjacent to the City of Manchester stadium, occupying a prominent position on Alan Turing Way. A report was submitted setting out these proposals, seeking approval of the project and the necessary increase in the Capital Programme, with the cost of the works to be met from capital grants.

The proposed works would deliver 6.88 hectares (17 acres) of site remediation and enhancements that would enable and underpin future developments, providing a development ready site for advancement by the private sector. The works would comprise:

- site preliminary works;
- the treatment of contaminated soils and water;
- the diversion of utilities where it is not possible either to retain or protect them;
- the capping of mine shafts, and the grouting of all coal seam workings throughout the site;
- the decommissioning and removal of underground structures to a depth of 3 metres across the site;
- site investigations and professional fees; and
- the reinforcement of utilities to ensure that the supplied capacities are able to meet the foreseeable needs of the scheme.

The scheme was estimated to cost £19.023 million. Of that total £674,000 had already been included in the council's Capital Programme, and the approval of the inclusion of the £18.349m balance was agreed. The funds for this were to be monies from the ERDF, the NWDA, and the HCA. Any expenditure on the scheme would be subject to the City Council's Gateway approval process that would ensure funding is not committed until the external resources had been secured.

### **Decisions**

1. To note the progress made in developing proposal and securing funding for the remediation and site servicing works and to approve the project.
2. To delegate to the Chief Executive, the Chief Executive of New East Manchester and the City Treasurer, in consultation with the Leader and the Executive Member for Finance and Human Resources, authority to finalise the works package, negotiate and agree terms with public sector funders and to agree the detailed phasing of works which may be necessary to reflect the availability of public funding in any one year.
3. To authorise an increase in the Capital Programme of £18.349m to be funded from additional external resources.
4. To delegate to the City Solicitor authority to complete all the necessary documentation, and take all other steps necessary to implement the above decisions.

(Councillor Ashley declared a prejudicial interest in this item of business and withdrew from the meeting; and Councillor J Battle declared a personal interest in this item as a director of New East Manchester Ltd)