

**Manchester City Council
Report for Resolution**

Report to:	Economy, Employment and Skills Overview and Scrutiny Committee – 7 March 2011 Executive – 16 March 2011
Subject:	Eastlands
Report of:	The Chief Executive, the Chief Executive of New East Manchester Ltd, and the Strategic Director of Neighbourhood Services

Summary

The purpose of this report is to seek the Executive's endorsement in principle to the Eastlands Regeneration Framework that has been developed for the area. Authority is also sought to enable officers to consult with the local community and other stakeholders on the new proposals with the view of reporting back to a future meeting of the Executive. The finalisation of a framework will provide a valuable tool to guide development and investment activity, and to provide a robust framework for determining planning applications.

The report also seeks approval to establishing a formal joint venture with Manchester City Football Club (MCFC) to drive forward the comprehensive development of Eastlands. The Partnership will also oversee a co-ordinated approach to the management and operation of the facilities in and around the Eastlands estate. These arrangements are designed to both enhance the quality of the facilities in the area and increase community participation in sport.

As reported to the March 2010 meeting of the Executive, MCFC has acquired significant ownerships in an area of Openshaw West, in and around the former Clayton Aniline factory site. Since then the Club has continued to acquire land interests and, importantly, undertake a series of detailed evaluations to determine the site's use for additional football facilities. This work is ongoing and in addition to the Club's review of potential football facilities, the partnership of New East Manchester Ltd, Football Club and City Council, is gauging opportunities to expand community facilities in response to the draft Eastlands Regeneration Framework. Such opportunities, on both the land under the Club's ownership as well as on that across the broader 200 acre site, may include but are not limited to educational, recreational and swimming facilities which would form a part of the development of an Eastlands Community Sports Plan. The latest stage of this due diligence work will now see the Football Club submit a planning application for remediation works. Subject to the outcome of this due diligence work it is anticipated that a detailed planning application for the development of the Openshaw West site will be brought forward following detailed consultation on the scheme that will commence in the Autumn of 2011.

Recommendations

The Executive is recommended to:

1. Endorse in principle the Eastlands Regeneration Framework appended to this report and request that the Chief Executive of New East Manchester Ltd, in consultation with appropriate Council officers undertake a public consultation exercise on the proposed framework and report back to a future meeting of the Executive on the outcome of the consultation process.
2. Approve in principle the proposal to establish the Eastlands Development Partnership with Manchester City Football Club and its associated land holding and development companies and authorise the Chief Executive, City Treasurer and City Solicitor to negotiate and agree the terms of the partnership and to report back to a future meeting.
3. Approve in principle the development of an Eastlands Community Sports Plan as outlined in the report and authorise the Head of Leisure to consult with Sport England, the Manchester Sport and Leisure Trust, Manchester City Football Club and other stakeholders on the proposals with a view to ensuring that the Eastlands Community Sports Plan becomes a key component of that long term activity in relation to the comprehensive development of the Eastlands estate.
4. Note the proposal for a Collaboration Agreement detailed at section 7 of this report with the intention of facilitating a compulsory purchase order of the site if necessary.
5. Approve the City Council entering into the Collaboration Agreement with MCDC and its land holding and development companies on behalf of MCFC and agree the proposals for dealing with the City Council's land as described in the report with the aim of securing the redevelopment of the land at Openshaw West as part of the comprehensive development of the Eastlands estate and authorise the Chief Executive, City Treasurer and City Solicitor to negotiate and agree the final terms of the agreement.
6. Authorise the City Solicitor to finalise and complete all legal documentation required to give effect to these proposals.

Wards Affected:

Bradford and Ancoats & Clayton

Community Strategy Spine	Summary of the contribution to the strategy
Performance of the economy of the region and sub region	The framework will provide the catalyst for further investment and employment in the area.
Reaching full potential in education and employment	The next generation of investment at Eastlands and into adjoining areas will facilitate the creation of a substantial number of jobs in a range of employment sectors.
Individual and collective self esteem – mutual respect	
Neighbourhoods of Choice	<p>The proposed developments are aimed at establishing Eastlands as a global destination and as a major catalyst for driving forward and encouraging the retention of existing residents and attracting new working households to live in the wider East Manchester area.</p> <p>The Eastlands Regeneration Framework, and the proposals to bring forward an Eastlands Community Sport Plan, will provide the opportunity to deliver appropriate additional sports and community facilities which will help ensure surrounding communities can secure benefits from future investment into Eastlands.</p>

Full details are in the body of the report, along with any implications for:

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

The Sportcity Collaboration Agreement between Manchester City Council and the Homes and Communities Agency (HCA) provided an initial £9.9 million of resources in 2008/09. The remaining resources subject to HCA approval it is proposed will be used to fund the core Eastlands Regeneration Team for three years, the estimated annual cost for staffing and office costs is £0.407m. Other staffing costs relating to property, planning and legal support will be sourced from within the City Council.

Financial Consequences – Capital

There are no immediate capital consequences arising as a result of these proposals, although as development proposals emerge ultimately Manchester City Council will transfer its land interests to the proposed joint venture at market value. There will be a requirement to ensure that the joint venture is structured in the most tax efficient

manner.

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Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above.

- East Manchester Strategic Regeneration Framework, Executive, 19th December 2007
- Sportcity, Executive, 23rd July, 2008
- A Strategic Partnership with Manchester City Football Club, Executive 24th March, 2010
- Draft Eastlands Regeneration Framework

1.0 Introduction

- 1.1 On 12th March 2010 Manchester City Council and New East Manchester (NEM) signed a memorandum of understanding with Manchester City Football Club (MCFC) under which they agreed to work together to develop a transformational plan for East Manchester focused on the area around the City of Manchester Stadium and including Openshaw West.
- 1.2 As reported to the March 2010 meeting of the Executive MCFC has acquired significant ownerships in an area of Openshaw West, in and around the former Clayton Aniline factory site. Since then the Club has continued to acquire land interests and, importantly, undertake a series of detailed evaluations to determine the site's use for additional football facilities. This work is ongoing and in addition to the Club's review of potential football facilities, the partnership of New East Manchester Ltd, Football Club and City Council, is gauging opportunities to expand community facilities in response to the draft Eastlands Regeneration Framework. Such opportunities, on both the land under the Club's ownership as well as on that across the broader 200 acre site, may include but are not limited to educational, recreational and swimming facilities which would form a part of the development of an Eastlands Community Sports Plan.
- 1.3 As part of the due diligence work the Football Club will submit shortly a planning application for remediation works. Subject to the outcome of this due diligence work it is anticipated that a detailed planning application for the development of the Openshaw West site will be brought forward following detailed consultation on the scheme that will commence in the Autumn of 2011
- 1.4 The work with Manchester City Football Club, and its group companies including Brookshaw Developments Limited, has sought to create the basis of a long term partnership that can build on the parties' ambitions for the area and respective strengths. These include the City Council and NEM's track record in securing regeneration and the Club's commercial leverage with brand partners and track record of investing in all aspects of the clubs development including its successful "City in the Community" programme.
- 1.5 This report seeks approval to a number of proposals that have been developed through the joint working arrangements with the club. The proposals include a draft Eastlands Regeneration Framework; plans for the development of an Eastlands Community Sports Plan; the agreement to a collaboration agreement between the City Council, NEM and the Club to deliver the development of the Openshaw West site; and the establishment of a formal partnership agreement that will oversee the comprehensive development of the Eastlands estate.

2.0 Background

- 2.1 The Sportcity site at Eastlands sits at the heart of East Manchester and its development as a major sporting and leisure destination has been a longstanding priority for the City Council, New East Manchester Ltd (NEM)

and our partners.

- 2.2 The Council and NEM are committed to securing development at Eastlands that maximises its contribution to strengthening the destination role of East Manchester; delivers year round activity and a real sense of place; and, critically, expands the employment opportunities available to local residents.
- 2.3 Following the then Government's defeat in the House of Lords and subsequent decision not to proceed with the regional casino, the City Council and NEM, along with partners the Homes and Communities Agency (HCA) and the North West Regional Development Agency (NWDA) have been working to identify alternative proposals capable of delivering economic benefits of a comparable scale to the casino. As part of this work the joint working arrangements with Manchester City Football Club (MCFC) were established in March 2010 through a Joint Development Board, enabling the City Council's regeneration priorities for East Manchester, along side those of other partners to be aligned with the development by MCFC of its plans for the development of the club and its facilities.

3.0 Eastlands: the Strategic Context

- 3.1 Eastlands is at the heart of East Manchester, which is the focus of a consistent, long-term strategy for regeneration, led by New East Manchester Ltd. (NEM). This area of the city was once home to traditional manufacturing industries on which the wealth of Manchester was founded. In the second half of the twentieth century, much of the area's economic base was decimated by successive economic recessions and intensive competition from increasingly global markets. This left the area with a significant amount of brownfield land, vacant and underused buildings along with a low-value, low demand housing market in a poor physical environment.
- 3.2 NEM has been guided by successive Strategic Regeneration Frameworks (SRF), the current one being the 2008 – 2018 East Manchester Strategic Regeneration Framework. The SRF sets out a long-term, integrated regeneration strategy for East Manchester. Consistent with the SRF, NEM has focused on the physical, economic, and social transformation of the area, delivering an agenda for restructuring the local economy and supporting the community so that East Manchester and its residents can make a more effective contribution to the economy of the wider city region. Since the establishment of NEM, the spiral of economic and social decline has been reversed with employment and people now returning to East Manchester.
- 3.3 East Manchester has now reached a turning point – the area has been stabilised and foundations laid that will enable it to make a significant contribution to the sustained growth of the city region economy going forward. Building on a strong foundation, NEM will continue to support long-term renewal and focus on the outstanding requirements which must be addressed in order to develop East Manchester as a sustainable place in which to work, invest, live and play.
- 3.4 Eastlands is a strategic priority site for the City Council and NEM. It represents

one of the largest physical and economic regeneration opportunities in the UK and its future development will play a critical role in underpinning the ongoing transformation of, and diversification of, the economic base of East Manchester, allowing the area to make a significant contribution to the City Region economy. It also has a critical role to play in creating the sense of place which can help change perceptions of East Manchester as a place to invest and in promoting further regeneration across the eastern side of the city.

4.0 The Eastlands Regeneration Framework

4.1 Under the terms of the Memorandum of Understanding (MOU) signed last March the City Council, MCFC and NEM agreed to work together to create a transformation plan for the area around the City of Manchester Stadium. This agreement and the Football Club's commitment to east Manchester has encouraged NEM to undertake a review of the East Manchester Strategic Regeneration Framework to ensure that the benefits flowing from this partnership are recognised and maximised. This work has concluded that it is the Eastlands area and the surrounding neighbourhoods which require detailed review.

4.2 A new draft Eastlands Regeneration Framework has been developed which refreshes key parts of the existing 2008 – 2018 East Manchester Strategic Regeneration Framework (SRF) that was developed for the area and which was approved by Executive in December 2007. It builds on the existing SRF and represents guidance for the next generation of private and public investment that will realise the overall ambitions for Eastlands including:

- to confirm and expand the area's role as a national and international destination;
- to strengthen the area's focus on sports and recreation;
- to increase community access to world class sports facilities;
- to develop the area's accompanying leisure and entertainment provision;
- to provide the full and augmented range of employment opportunities;
- to connect the area to the surrounding city; and
- to undertake the regeneration in a way that supports Manchester's Green City programme.

A copy of the draft Eastlands Regeneration Framework is appended to this report.

Vision

4.3 The vision for Eastlands is to continue the transformation of a former heavy industrial area into an attractive and unique urban place of international repute, a district making a unique contribution to Manchester with its high-profile sports, entertainment, leisure and commercial uses.

4.4 Eastlands is no ordinary urban district, but it is one that has a role to play at a city-wide, regional, national and international scale. The strategic development

ambitions for Eastlands can be summarised as follows:

- Expand a World-Class Sports Destination;
- Introduce Destination Leisure and Recreation Facilities;
- Capitalise on Regeneration Investment;
- Support Manchester's Green City Initiatives;
- Create a Distinctive Sense of Place; and
- Deliver Improved Social and Economic Outcomes

4.5 The Eastlands Regeneration Framework establishes an overall vision and approach for moving forward with the next stage of development in this key district of East Manchester. Transformational major investments are anticipated and their beneficial impacts must be optimally directed. The draft Eastlands Regeneration Framework provides the basis for the delivery of the next phase of development and, subject to the approval of the Executive, will form the basis of public consultation prior to a report back to the Executive on the outcomes of that consultation process.

4.6 Eastlands and the proposed MCFC investments are exciting opportunities to continue building on the success achieved in East Manchester to date. Continued redevelopment of the district will require a considered approach to take best advantage of each development opportunity and will take place in a series of phases. Further work around phasing will be undertaken as work progresses; however, a high-level phasing programme has been developed based on the current context to guide both private and public sector investment.

Key Developments

4.7 The Framework identifies the core sites for Eastlands as follows:

- Openshaw West (the former Clayton Aniline) site;
- The Stadium Eastern "Collar" site;
- North and West of the Stadium Area;
- Velopark;
- The Beswick Sports & Community Hub;
- Clayton Hall Area; and
- Openshaw – south of Wilson Street / Clayton Lane.

4.8 Key sites that will be significantly influenced by the development of Eastlands are identified as:

- Alan Turing Way;
- The Metrolink Stations – Eastlands City Stadium, Velopark and Clayton Hall;
- Holt Town; and
- Central Park.

4.9 The draft Regeneration Framework indicates that the focus of initial development should be in and around the City of Manchester Stadium, the

Openshaw West site, Velopark and locating new community facilities in a manner that secures maximum regeneration benefits.

- 4.10 These developments are aimed at establishing Eastlands as a global destination. The ongoing growth of activity on the site will then require space to continue developing the commercial mix envisioned for Eastlands. Canal-side hotel and commercial development are envisioned within the Eastlands site on the north side of Ashton Canal and fronting onto Alan Turing Way. The Framework proposes the continuation of developing employment/ commercial development opportunities on sites along the Alan Turing Way axis and in the Central Park/ Ten Acre Lane area. New private sector mixed-use development is then regarded as viable, subject to market conditions in the Clayton Hall corridor along Ashton New Road, Holt Town and along the Alan Turing Way corridor at Coleshill Street.
- 4.11 A key and potential short term phase of this overall development plan is likely to relate to land in Openshaw West in and around the former Clayton Aniline site, a large area of derelict and underused land to the south and east of Alan Turing Way and Ashton New Road which the Club, through its development company, Brookshaw Developments, have been assembling over the last 12 months. At the same time the Club has continued to invest in a series of detailed evaluations to determine the site's use for additional football facilities as well as reviewing options for new community facilities that can meet the needs of the area. The partnership work on the development of an Eastlands Community Sports Plan is taking forward this latter element of facilities planning.
- 4.12 The Football Club anticipates submitting a planning application for the remediation of the site this month. Subject to securing the necessary consents the club anticipates commencing the remediation works in July 2011. Subject to the outcome of this due diligence work it is anticipated that a detailed planning application for the development of the Openshaw West site will be brought forward following detailed consultation on the scheme that will commence in the Autumn of 2011
- 4.13 The Council holds some land within the site most of which is currently in use as open space which is considered surplus to requirements. Officers will authorise and advertise the appropriation of this land to planning purposes. Representations received will be taken into account before any decision is made to enclose the land and subsequently dispose of it to assist the redevelopment proposed by the Club.
- 4.14 The draft Eastlands Regeneration Framework document is intended to provide the guidance necessary to effect this next round of investment to maximum collective benefit of Eastlands and East Manchester as a whole. It provides a description of the general use, design, character and phasing of each of the principal initiatives and surrounding opportunities, as well as guidance on their optimal development. Subject to the outcome of the consultation exercise the Executive will be invited to finalise the detail of the Framework to guide development and investment activity for the overall estate and to provide a robust framework to determine planning applications.

5.0 An Eastlands Community Sports Plan

- 5.1 The draft Eastlands Regeneration Framework highlights the importance of the existing sports and community facilities in and around Eastlands and the imperative of ensuring that any new facilities not only reinforce and expand the existing community and sporting offer but also supports the wider regeneration of East Manchester. To that end the existing Joint Development Board (JDB) arrangements involving the Council, New East Manchester and the Club have agreed to work closely together, taking forward a shared vision to ensure that local residents, particularly families and young people, benefit from the sporting and other opportunities available at Eastlands.
- 5.2 The JDB has recognised that placing the development of existing and potential new community and sports facilities within a wider Community Sports Plan will ensure that investment is placed within an appropriate strategic context and governance arrangements. Over the last three months the parties, within the context of the emerging draft Regeneration Framework have been working to examine opportunities to enhance the community sports offer in East Manchester and reviewing the existing governance and management arrangements.
- 5.3 It is proposed that work now proceeds to prepare an Eastlands Community Sports Plan which will review the existing facility provision for community and elite sport, identify long term community and elite sport needs, identify potential investment opportunities which add value to the wider East Manchester offer, and establish the most effective and efficient model of delivery.
- 5.4 The Eastlands Community Sports Plan will in particular:
- Bring forward plans for a new sport and community hub embracing the outcomes of the exploratory work associated with the provision of a new swimming pool;
 - maximise community participation and engagement;
 - develop Eastlands and East Manchester as a global destination for sport and major events; and
 - enhance the global profile of Manchester including maximising legacy benefits.
- 5.5 In addition to the work associated with the sport and community hub there are a range of other potential development propositions that should be progressed in East Manchester to support the vision for sport that will lie at the heart of the Community Sports Plan. These include:
- opportunities on the existing Sportcity estate, at the Velodrome and the new Indoor BMX Arena;
 - potential new speedway, basketball and Taekwondo facilities at the Belle Vue Leisure Centre; and
 - strengthening the existing sporting offer at the East Manchester Academy and at the Ten Acres Lane Sports Complex.

These significant opportunities will be evaluated and examined in detail with partners as part of the Eastlands Community Sport Plan.

- 5.6 The final Eastlands Community Sport Plan will be brought forward to a meeting of the Executive this Summer enabling the proposals within it to support the delivery of the Eastlands Regeneration Framework. The Plan will also support the detail of any planning application brought forward in the Autumn for the Openshaw West site.

6.0 The Eastlands Development Partnership

- 6.1 The parties are currently considering options for formalising the existing arrangement established through the Memorandum of Understanding signed in March 2010. Establishing a delivery vehicle, the Eastlands Development Partnership, would act as the main vehicle for partnership activity between the City Council, NEM and the Club. This partnership would have two principal roles:

- To co-ordinate the implementation of the Eastlands Regeneration Framework to secure the comprehensive development of the remaining land on the Eastlands estate and the realisation of the Club's proposals for the development of its facilities in the area; and
- To develop a model and commissioning arrangement for the management and operation of the estate along with the sports and community facilities on and off the estate (including new and/or reprovided facilities delivered as part of the redevelopment) in accordance with an agreed Eastlands Community Sport Plan

- 6.2 The intention is that the parties create a new partnership vehicle which will, through its governance arrangements establish formal joint working arrangements for the delivery of the project. The City Council's capital contribution will take the form of its land interest around the stadium (subject to the support of key stakeholders such as the HCA, the RDA and Sport England) on terms which protect the market value of the land. The Club will invest the majority of the capital requirement of the joint venture in the form of cash and cash equivalent resources that will be available to the joint venture to deliver the project, including funding the feasibility, design and delivery arrangements for the future development of the land the City Council will contribute to the vehicle. The partnership will be managed through a partnership board made up of senior representatives of the partners and representatives of the HCA and Sport England, the two main funders of the works to the site in the past, will also be invited to join the board.

- 6.3 The precise nature and form of the partnership arrangements are now the subject of discussion and will ensure that appropriate governance and risk management arrangements are established along with ensuring that the financial and tax position is fully considered.

- 6.4 The partnership will be the vehicle that drives the redevelopment of the

Eastlands estate in accordance with the Eastlands Regeneration Framework. It will align the Club's interest in the Openshaw West site with the partnership's rights over the remainder of the estate. This will enable the delivery of the development as a comprehensive project driven by a single masterplan and commercial plan. This arrangement has the potential to unlock the site adjacent to the City of Manchester stadium to provide a destination leisure development that will lead to the creation of a significant number of new jobs. In the past this site has been identified as being suitable for a Regional Casino. Subsequent attempts to market competitively the site have demonstrated that it is difficult to create a scheme for the site that can attract the support of occupiers and funders without a significant value generator as an anchor use. The partnership with the football club will explore how far the Club's commercial aspirations can become the anchor for the future development of the site. It will also help support the early redevelopment of the Openshaw West site subject to the due diligence processes being undertaken by the Club being concluded satisfactorily.

- 6.5 It is proposed to establish a joint team comprised of officers from the Club and the City Council under the co-leadership of the Chief Executive of New East Manchester who will be seconded full time to the project. This team will also include, as and when required, key senior officers from the City Council in areas including leisure, planning, property and legal with the intention of ensuring that detailed proposals are brought forward in a manner consistent with the City Council's strategies for the area and in full consultation with the local community and other stakeholders as appropriate.
- 6.6 Subject to the views of the Executive it will be the intention that officers and the Club bring forward detailed proposals for the Executive's determination following consultation with key stakeholders such as Sport England and the HCA.

7.0 Collaboration Agreement

- 7.1 The development of the Openshaw West site will be undertaken by the Club and terms have been agreed between the City Council, NEM, the Club and Brookshaw Developments Limited for a Collaboration Agreement that will enable the parties to bring forward detailed plans for the redevelopment of Openshaw West in a manner which promotes the social, economic and environmental well being of the area. This is an essential step to ensure that development proposals for this site are developed in a manner that is consistent with delivering a comprehensive approach to the development of the overall Eastlands estate.
- 7.2 The Collaboration Agreement will facilitate the working up of the initial planning application for the project by the establishment of a Programme Board to oversee the scheme. This work will also have input from the Club, the principal end user for the project and NEM who are acting as the conduit between the Council and the Club and developer in addition to liaising with other public agencies.
- 7.3 The role of the Council is as a landowner but also to assist in providing

guidance on planning and regeneration policies and to support the Football Club and Brookshaw Developments in the acquisition of third party interests. The Council will commit to dealing with its current land holdings so that it promotes the comprehensive redevelopment of the land. This means no disposal of the land to any third party will be agreed and no use will be made of the land that will delay or prevent the redevelopment.

- 7.4 In the event that a CPO is required a separate report will be brought to the Executive and the Collaboration Agreement will provide for the Club and Brookshaw to indemnify the Council's costs in making and confirming any such CPO. The agreement is intended to last until the land in Openshaw West has been acquired and to establish a framework in which the terms for the transfer of any land held by the Council will be transferred to Brookshaw . If the Club decides not to proceed with the proposed redevelopment it may terminate the agreement at any time before the Council makes a CPO resolution. After such a resolution, the consent of the Council will be required to bring the collaboration agreement to an end. Until the Collaboration Agreement ends the Council agrees not to deal with its existing land interests except so as to support delivery of the redevelopment scheme.

8.0 Conclusions

- 8.1 This report has been brought forward following extensive partnership working with the Football Club about the shared ambition to deliver a comprehensive approach to the development of the Eastlands Estate. The proposals contained in this report are not only designed to ensure that future development proposals in relation to the site at Openshaw West which is now effectively controlled by the Club, are married with the landholdings of the City Council on the rest of the Eastlands site, but also to ensure that community needs, where sports facilities and participation are concerned, can become an integral feature of short and long term development objectives.
- 8.2 Considerable work is still required to be undertaken before detailed development proposals are capable of detailed definition, although under the leadership of the Club considerable due diligence work has already been undertaken and more is planned over the coming months, in the light of the remediation works which are to be undertaken on the Openshaw West site. These will be influential in finalising the Club's development plans which are not due to be finalised until the Autumn, alongside the development of the Community Sports Plan which will ensure that this crucial dimension can influence the detailed development of comprehensive proposals.
- 8.3 The draft Eastlands Strategic Framework has been prepared to guide development and investment activity in the area, and subject to the outcome of the public consultation exercise, to provide the essential robust framework to enable planning applications to be determined. The principle of a formal partnership structure is also canvassed in this report and this is intended to create the necessary governance arrangements to ensure all these processes are integrated and based firmly upon the Council's established regeneration priorities for the East Manchester area.

8.4 The scale, nature and ambition of the opportunities that can be brought forward at Eastlands now, offers real and tangible prospects of securing much wider regeneration benefits for East Manchester. The opportunities that flow from the next generation of investment at Eastlands will make significant impacts on the lives of East Manchester residents and contribute to the delivery of the outcomes that were set in the 2008 – 2018 East Manchester Strategic Regeneration Framework.

8.5 Detailed recommendations appear at the front of this Report.

9.0 Contributing to the Community Strategy

(a) Performance of the economy of the region and sub region

9.1 The framework will provide the catalyst for further investment and employment in the area.

(b) Reaching full potential in education and employment

9.2 The next generation of investment at Eastlands and into adjoining areas will facilitate the creation of a substantial number of jobs in a range of employment sectors.

(c) Individual and collective self esteem – mutual respect

9.3 Not applicable

(d) Neighbourhoods of Choice

9.4 The proposed developments are aimed at establishing Eastlands as a global destination and as a major catalyst for driving forward and encouraging the retention of existing residents and attracting new working households to live in the wider East Manchester area.

9.5 The Eastlands Regeneration Framework, and the proposals to bring forward an Eastlands Community Sport Plan, will provide the opportunity to deliver appropriate additional sports and community facilities which will help ensure surrounding communities can secure benefits from future investment into Eastlands.

10.0 Key Policies and Considerations

(a) Equal Opportunities

10.1 A key outcome will be to capture significant employment opportunities and ensure that local residents have the opportunity to compete for such job opportunities. In addition, there is a commitment to ensure that design standards will comply with the highest standards of accessibility.

(b) Risk Management

- 10.2 A risk management strategy will be developed for those projects being undertaken or managed by the Council, which will be continually monitored to enable the Council to respond to risks throughout the lifetime of the project concerned.

(c) Legal Considerations

- 10.3 The City Council currently holds several parcels of land within the collar site under its planning powers. Any disposal will be made under s233 of the TCPA 1990 and as such will have to be on such terms as will either secure the best use of the land or secure the development of the site for the proper planning of the area. The disposal must also be for the best consideration reasonably obtainable. In determining what constitutes best consideration reasonably obtainable, any consideration that is not of monetary value to the City Council must be disregarded.
- 10.4 Under these proposals the City Council will dispose of the land within the collar site to the new joint venture vehicle established by the partners in order to secure the redevelopment of the site. Land held in Openshaw West will also be considered for disposal to the joint venture vehicle. Any disposal will be at market value with the City Council's land value being reflected in its equity share in the joint venture vehicle. The City Council will rely on the terms of the partnership and the Business Plan to demonstrate that by proceeding to form the partnership it is maximising the opportunity to secure the comprehensive regeneration of the estate.
- 10.5 In order to deliver the project the City Council will, together with its partner(s) form a new corporate vehicle. Under s2 of the Local Government Act 2000 the City Council has the power to do anything it believes is reasonably likely to promote the social economic or environmental well being of the area. By ensuring that the scope of the project, including the development framework, is rooted in the City Council's regeneration priorities for the area, the power to proceed in this way is established.
- 10.6 The City Council when determining whether to dispose of the site will also have to be able to demonstrate that it is reasonable to exercise its discretion to sell. As the collar site has previously been identified as a possible site for a Regional Casino the City Council needs to consider whether it is reasonable to protect its position in case there are future changes to the planning, licensing or other regulatory frameworks that would result in the value of the site significantly increasing and/or if the partnership is unable to deliver the proposed redevelopment. This is important to protect the City Council's ability to secure its planning objectives and ensure the true value of the site is identified both to satisfy the best consideration test and to ensure that there is no possibility of State aid to a future developer of the site.