

## Decisions taken by the Property / Regeneration Briefing on Monday, 9 November 2020

Agenda Item No	Topic	Decision
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### Part A – Items considered in public

<p><b>A4</b></p>	<p>Trafford Road Improvements - S106 Contributions</p>	<p style="text-align: center;"><b><u>Salford City Council - Record of Decision</u></b></p> <p>I, Paul Dennett, City Mayor in exercise of the powers contained within the City Council constitution do hereby approve the expenditure of £1,354,314.49 of Section 106 contributions towards Trafford Road Corridor project and delegate authority to the Strategic Director for Place, in consultation with the Head of Planning and S106 officer, to allocate specific Section 106 contributions not yet received but identified for the Trafford Road Corridor project.</p> <p>The reasons are to meet the requirement of the relevant Section 106 Agreements detailed within the report.</p> <p>Options considered and rejected: Not applicable as the Section 106 Agreement detailed within the report requires expenditure on specific individual projects or types of projects.</p> <p>Assessment of risk: Low – The delivery of these highway improvements will satisfy the terms of the Section 106 agreement.</p> <p>The source of funding is: Section 106 contributions totalling £1,354,314.49 which have been received from the developments located at:</p> <ul style="list-style-type: none"> <li>▪ £267,851.79 from Dock Office (Section 106 Ref: 289 - 14/65100/FUL)</li> <li>▪ 1,036,463.70 from Michigan Avenue (Section 106 Ref: 320 - 15/66481/FUL)</li> <li>▪ £50,000.00 from King William Street (Section 106 Ref: 376 - 18/72048/FUL)</li> </ul> <p>Legal Advice obtained: Shared Legal Service (Juliet Mbam)</p>
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		<p>Comments: Section 106 contributions can only be expended in accordance with the terms of the planning obligations outlined in the agreement. The proposed expenditure of the s106 contributions outlined in this report on the Trafford Road Corridor would be in line with the terms of the respective agreements.</p> <p>Financial Advice supplied by Natalie Birchall, Ext. 2316</p> <p>The overall project is valued at £19.83m comprising: £4.83m MCF, £10.5m of Growth Deal 3 funding and £4.5m of local match funding by SCC. Growth deal 3 funds must be spent by the end of March 2021 and the Mayors challenge funds by the end of March 2022.</p> <p>The OBC received conditional approval in December 2018 and OBC development costs have been reimbursed to the council and FBC approval on the 26<sup>th</sup> June 2020.</p> <p>The accompanying reports sets out an agreement to allocate contributions received to date totalling £1,354,314.49 to be available for Trafford Road. Agreement in principle is required for future receipts as detailed in section 2.2 to be available for Trafford Road, totalling £1,812,529.78, of which £362,529.78 has been invoiced for and awaiting payment from the developer. The future agreements in place or under negotiation in the area that will generate further contributions to the scheme subject to the continuation of development activity. These funds can be used to further reduce or even eliminate the requirement for USB borrowing to support the scheme in later years depending upon progress with these developments.</p> <p>Procurement Advice obtained: Not applicable</p> <p>The following documents have been used to assist the decision process:</p> <ul style="list-style-type: none"> <li>▪ Section 106 Agreement, Ref: 289 - 14/65100/FUL)</li> <li>▪ Section 106 Agreement, Ref: 320 - 15/66481/FUL)</li> <li>▪ Section 106 Agreement, Ref: 376 - 18/72048/FUL)</li> </ul>



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		<p>I, Paul Dennett, City Mayor, in exercise of the powers contained within the City Council constitution do hereby;</p> <ol style="list-style-type: none"> <li>1. Approve the disposal of land at Edison Road, Eccles on the terms provisionally agreed</li> <li>2. Approve the option to purchase land at Higson Avenue on the terms provisionally agreed</li> <li>3. Authorise the Shared Legal Service to negotiate, agree and complete the necessary documentation and the taking of all steps required to give effect to the above recommendations.</li> </ol> <p>The Reasons are: To facilitate the future development of the site</p> <p>Options considered and rejected: n/a</p> <p>Assessment of Risk: Low</p> <p>The source of funding is: n/a</p> <p>Legal Advice obtained: Michelle Brice Principal Solicitor- Shared Legal Service</p> <p>Financial Advice obtained: Natalie Birchall – Salford Finance</p>

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		<p>Procurement Advice obtained: Not applicable</p> <p>The following documents have been used to assist the decision process: Public briefing report submitted to Property/Regen Briefing on 26 October 2020</p> <p>Contact Officer: Angela Martens - Assistant Principal Development Surveyor Tel No 0161 779 6077</p> <p>This decision is not subject to consideration by another lead member or strategic director</p> <p>The appropriate scrutiny committee to call-in the decision is the Growth and Prosperity Scrutiny Panel.</p> <p>Signed: Paul Dennett <u>City Mayor</u></p>

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		<p>Dated: Monday 9 November 2020</p> <p>-</p> <hr/> <p>This decision was published on Monday 9 November 2020</p> <p>This decision will come in force at 4.00 p.m. on Monday 16 November 2020 unless it is called-in in accordance with the Decision Making Process Rules.</p>