

Property / Regeneration Briefing

Dear Member,

You are invited to attend the meeting of the Property / Regeneration Briefing to be held as follows for the transaction of the business indicated.

David Wilcock
Monitoring Officer

The council is currently holding virtual meetings. This plays a part in helping us to maintain the safety of the public, staff and councillors.

The City Mayor has asked that, as far as possible, there is still public involvement and input into the decision-making process.

Therefore, should you wish to raise a question or comment on any of the items listed, which will be presented at the meeting on your behalf, you can do so in writing, by sending an email to the address at the bottom of this agenda.

Please do this by 4.30pm on the day before the meeting is due to take place.

Further information on the coronavirus and what it means for Salford can be found on the council website - <https://www.salford.gov.uk/coronavirus>

DATE: Monday, 26 April 2021

TIME: 11.00 am

VENUE: Microsoft Teams Meeting

AGENDA

THE PROCEEDINGS OF THIS MEETING CAN BE VIEWED LIVE ON THE DAY VIA THE FOLLOWING LINK:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDViY2M0MjQtNTY3NS00NWFlLTk5ZjQtNTVmZWUyODIzOGY4%40thread.v2/0?context=%7b%22Tid%22%3a%2268c00060-d80e-40a5-b83f-3b8a5bc570b5%22%2c%22Oid%22%3a%22573d04a0-0ae6-41ac-938f-3d1aa4fc5fd1%22%2c%22IsBroadcastMeeting%22%3atrue%7d&btape=a&role=a

- 1 **Apologies for absence**
- 2 **Declarations of interest**
- 3 **Items for Decision - Part 1 (Open to the Public)**

3a The Crescent - Strategic Master Programme and Delivery Plan (Pages 1 - 8)

4 Exclusion of the Public

5 Items for Decision - Part 2 (Closed to the Public)

No items

6 Any other business

Contact Officer: Mike Relph, Senior Democratic Services Advisor

Tel No: 0161 793 3013

E-Mail: decisionmakingandscrutiny@salford.gov.uk

Part 1	ITEM NO.
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REPORT OF THE STRATEGIC DIRECTOR, PLACE

TO PROPERTY AND REGENERATION BRIEFING

FOR DECISION ON 26TH APRIL 2021

TITLE: Approval of the Crescent Strategic Master Programme and Delivery Plan

RECOMMENDATIONS:

That the City Mayor:

1. Notes the content of this report; and
 2. Approves the Crescent Strategic Master Programme and Delivery Plan.
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EXECUTIVE SUMMARY:

In March 2020 the City Council and University appointed the English Cities Fund (ECF) as Private Sector Partner to deliver the Crescent Masterplan. The Partners subsequently signed an Overarching Umbrella Agreement (OUA) – this is the main contract between the parties to manage implementation of the Crescent masterplan. The Umbrella Agreement is currently conditional upon ECF preparing a new planning framework for the Crescent area and the approval by the Partners of the Strategic Master Programme and Delivery Plan (SMPDP) to demonstrate how the programme will be brought forward over the next 10 years and beyond.

The Crescent Development Framework was endorsed in January 2021 (replacing the outdated development framework for the area) and ECF submitted the SMPDP to the Council and University on 1st March 2021.

While ECF prepared the SMPDP, it is important to highlight that it is ‘owned’ by all Partners. It builds on the commitments set out in ECF’s original bid document and outlines how these will be delivered by the Partnership. All parties have been heavily involved in developing the various elements of the SMPDP over recent months alongside ECF and a comprehensive and highly experienced consultancy team.

Approval of the SMPDP will result in the OUA becoming unconditional and taking full effect, providing ECF with the contractual certainty needed to begin the process of preparing Site Business Plans for the various sites across the Crescent area, the first of which is to be submitted within 6 months from the approval of the SMPDP.

BACKGROUND DOCUMENTS:

- Report of the Head of Development to Property and Regeneration Briefing on 13th February 2017.
- Report of the Strategic Director, Environment and Community Safety to Property and Regeneration Briefing on 10th April 2017.
- Report of the Strategic Director, Place, to Property and Regeneration Briefing on 22nd May 2017.
- Presentation to the City Mayor by 5plus architects on 4th December 2017.
- Report of the Strategic Director, Place, to City Issues Briefing on 5th February 2018.
- Report of the Strategic Director, Place, to Property and Regeneration Briefing on 12th February 2018.
- Report of the City Mayor to Cabinet on 27th February 2018.
- Development Team Presentation to Growth and Prosperity Scrutiny Panel 21st May 2018.
- Report of the Strategic Director, Place, to Property and Regeneration Briefing - Crescent and University Masterplan 26th November 2018.
- Report of the Strategic Director, Place, to Property and Regeneration Briefing on 11th March 2019.
- Report of the Strategic Director, Place, to Procurement Board on 13th March 2019.
- Development Team Presentation to Growth and Prosperity Scrutiny Panel 25th March 2019.
- Report of the Strategic Director, Place, to Property and Regeneration Briefing (Salford Crescent and University District Masterplan: Appointment of Private Sector Partner), 24th February 2020.
- Report of the Strategic Director, Place, to Property and Regeneration Briefing (Consultation on Draft Crescent Development Framework), 12th October 2020.
- Presentation to Growth and Prosperity Scrutiny Panel, 23rd November 2020.
- Report of the Strategic Director, Place, to Property and Regeneration Briefing (Consultation on Draft Crescent Development Framework), 12th October 2020.
- Report of the Strategic Director, Place, to Property and Regeneration Briefing (Approval of the Crescent Development Framework 2021), 25th January 2021.

KEY DECISION: YES

The Strategic Master Programme and Delivery Plan relates to the area covered by the Crescent Development Framework which covers an area of 102 hectares, and includes sites within 4 wards (Broughton, Irwell Riverside, Langworthy and Ordsall).

DETAILS:

1.0 Background

- 1.1 In March 2020 the City Council and University appointed the English Cities Fund as Private Sector Partner to deliver the Crescent Masterplan and all parties subsequently signed the Overarching Umbrella Agreement – the main contract between the parties to manage implementation of the Crescent masterplan. The Umbrella Agreement is currently conditional upon:

- (i) ECF preparing and submitting a new planning framework for the Crescent area. The new Crescent Development Framework was approved by the Council in January 2021 satisfying this condition.
- (ii) The approval of the Strategic Master Programme and Delivery Plan (SMPDP) to demonstrate how the programme will be brought forward over the next 10 years and beyond. The SMPDP, the subject of this report, was submitted to the Council and University on 1st March and is now recommended for approval.

2.0 The Strategic Master Programme and Delivery Plan – An Overview

- 2.1 Since the signing of the Umbrella Agreement in 2020, the Council, University and ECF have collaboratively developed the Crescent Development Framework and the Crescent SMPDP – supported by a comprehensive and highly experienced consultancy team including CBRE, Make Architects, Aecom, Planit IE, Oxford Innovation, the Social Value Portal, Faithful and Gould, Solid Ground, Cundall and Impact Data Metrics. While ECF have led the preparation of the SMPDP, it is important to highlight that it is ‘owned’ by all Partners. It builds on the commitments set out in ECF’s original bid document and outlines how these will be delivered by the Partnership.
- 2.2 The ambition for the regeneration of the Crescent area was set out in the recently approved Crescent Development Framework and is shared by all Partners. While the Development Framework focuses on physical development proposals, the SMPDP which is the subject of this report recognises that future regeneration and positive change across the area will not be driven by development alone and that this physical development creates opportunities to develop both the strengths of the City and University and, just as importantly, bring wider benefits to the local community. As such where ‘development’ is described throughout the SMPDP, this should be read as the wider regeneration ambitions of the Partners, rather than just the delivery of new buildings.
- 2.3 ECF were appointed by the Council and University following a competitive procurement process and on the basis of a bid submission that included strong responses to key partner priorities such as the approach to social value, placemaking, sustainability and innovation. The SMPDP builds on ECF’s winning bid and sets out the proposed approach to attracting investment, bringing forward comprehensive development and creating genuinely sustainable communities over the next decade and beyond.
- 2.4 The SMPDP is a detailed technical document (circa 1,000 pages). The document is broken down into several thematic sections (as prescribed in the Umbrella Agreement) as follows:
 - Approach to phasing of development across the area
 - Planning strategy
 - Strategic commercial approach
 - Infrastructure investment proposals
 - Design guidance for each of the development zones
 - An initial site assembly strategy
 - The proposed works and construction programme
 - The funding strategy
 - Details about how ECF will resource the programme
 - The standards that future development will adhere to
 - The Innovation Strategy for the Innovation Zone

- The Placemaking and Social Value strategy for the area

2.5 Given the detailed nature of the SMPDP, a number of briefing sessions were held with Councillors throughout March 2021 to discuss particular sections of the SMPDP in detail, prior to the full SDMP being brought for approval. The sessions were well attended, and feedback received has been reflected in the SDMP where appropriate.

3.0 Site Business Plans

3.1 The SMPDP sets the overarching context and parameters for the preparation of future Site Business Plans. It is approval of Site Business Plans which trigger the drawdown of sites and associated legal and financial mechanisms, not the approval of the SMPDP. Approval of the SMPDP will result in the OUA becoming unconditional and taking full effect, in turn this will provide the contractual certainty for ECF to commence the preparation of Site Business Plans (SBP's) the first of which is due within 6 months.

3.2 SBPs are comprehensive documents that will provide clarity to the partners about the delivery of development projects. In order to be able to submit the SBP's ECF will have to complete an element of work, funded at their own risk, which will include developing the design, assessing costs and the overall appraisal, engaging the planning authority, developing the legal drawdown conditions for the scheme and reviewing any necessary site assembly measures.

3.3 The ability of the Partners to collectively interrogate, critique and measure the SBP's against the OUA/SMPDP provides a significant degree of control over the regeneration by ensuring land transfers are only facilitated for proposals that are financially robust and fully consistent with our aspirations for the area. The Partners may reject a SBP should the proposal fail to meet the submission criteria of the OUA and/or the requirements of the SMPDP, in such circumstances abortive costs will be borne by ECF in full.

3.4 The programme developed by ECF for the early projects includes additional 'gateways' that allow ECF to bring emerging design and appraisals for review at Stage 1 and Stage 2 of design. This will provide an opportunity for discussion and debate ahead of the Site Business Plans being formally submitted. This will not oblige the Partners to any approval ahead of the formal submission of SBP's but will provide a mechanism to evaluate the proposals, understand any concerns or barriers and provide reassurance when the SBP is submitted for sign off.

3.5 The SMPDP will evolve over time and will be reviewed annually with the obligation on the PSP to update and adapt as required. The approval of the SMPDP at this stage sets the ambition and parameters that ECF must meet through the SBPs.

4.0 Next steps

4.1 Following approval of the SMPDP, Site Business Plans for sites contained within Phase1 of the programme will be progressed. These Site Business Plans will be brought forward for approval in accordance the agreed phasing programme, contractually the first SBP needs to be prepared and submitted to the Partners within six months of approval of the SMPDP.

5.0 RECOMMENDATIONS:

5.1 That the City Mayor:

1. Notes the content of this report; and
 2. Approves the Crescent Strategic Master Programme and Delivery Plan.
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KEY COUNCIL POLICIES:

- City of Salford Unitary Development Plan 2004 – 2016: Saved Policies
 - City of Salford Publication Local Plan
 - Crescent Development Framework (January 2021)
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EQUALITY IMPACT ASSESSMENT AND IMPLICATIONS:

A Community Impact Assessment of the Crescent Development Framework has previously been undertaken. The SMPDP which is the subject of this report sets out the detail about how the proposals contained within the Development Framework will be taken forward and as such the SMPDP has not been subject to a CIA.

SOCIAL VALUE:

The SMPDP contains a detailed, site specific Social Value Strategy for the Crescent area. Public consultation on social value matters took place during August - November 2020. The outcomes of the consultation have informed the preparation of the Crescent Social Value Strategy.

ASSESSMENT OF RISK: Low

The SMPDP sets out the approach to bringing forward significant levels of new development and investment across the Crescent area. Approval of the SMPDP will enable ECF to prepare Site Business Plans for the various development sites across the area and these will be brought forward for future approval in due course. It is important to highlight that land cannot be drawn down for development until the Site Business Plan related to a particular site is approved.

There is potential that land assembly will be required to achieve the strategic ambitions of the partners. This land assembly may need to be supported using the Crescent Development Framework, the emerging Local Plan, future planning applications across the area and Compulsory Purchase Powers.

The Council and the English Cities Fund are highly experienced in the above processes, as evidenced in the ongoing regeneration of the Salford Central area.

Legal Implications: Supplied by Tony Hatton, Principal Solicitor. Tel. 219 6323

Date provided: 25.03.21

The Strategic Master Programme Delivery Plan (SMPDP) referred to in the report did not form part of the original tender documents when the Council went out to competition to procure a private sector partner with the University, but it was part of the procurement in that it was always the intention that the successful PSP would develop the SMPDP once appointed to build on their successful bid by describing the proposed approach to attracting investment,

bringing forward comprehensive development and creating genuinely sustainable communities over the period of the plan.

Financial Implications: Supplied by Natalie Birchall. Tel 793 2316

Date provided: 19.3.2021

This report seeks to approve the Crescent Strategic Master Programme and Delivery Plan and at this stage there are no financial implications. As Site Business Plans are submitted for consideration by the Council and University further approvals will be required as there will be financial implications associated with the sale of any Council land or property within the area.

PROCUREMENT IMPLICATIONS: Supplied by Deborah Derbyshire. Tel 686 6244

Date provided: 19th March 2021

There are no procurement implications as the report is for the approval of the Strategic Master Programme and Delivery Plan so ECF can prepare site business plans to move the development forward. ECF was appointed as a developer through competitive dialogue process which conforms with the Procurement Contract Regulations and the Council's Contractual Standing Orders.

HR IMPLICATIONS: No comments have been sought on HR implications.

CLIMATE CHANGE IMPLICATIONS: Supplied by Dan Welsh

A site-specific Sustainability Strategy has been prepared for the Crescent area and this forms part of the overall SMPDP. The Sustainability Strategy sets out detailed objectives and KPI's to guide future development across the area.

OTHER DIRECTORATES CONSULTED: A range of Council directorates and teams have been engaged in various working groups to collaboratively develop the documents which comprise the overall SMPDP.

CONTACT OFFICER:

TEL NO:

Dan Welsh

Currently working from home and available on via email (daniel.welsh@salford.gov.uk) and MS Teams

Kurt Partington

Currently working from home and available on via email (Kurt.Partington@salford.gov.uk) and MS Teams

Andrew Cartwright

Currently working from home and available on via email (Andrew.Cartwright@salford.gov.uk) and MS Teams

WARDS TO WHICH REPORT RELATES:

The Strategic Master Programme and Delivery Plan relates to the area covered by the Crescent Development Framework which covers an area of 102 hectares, and includes sites within 4 wards (Broughton, Irwell Riverside, Langworthy and Ordsall).

