

Decisions taken by the Property / Regeneration Briefing on Monday, 28 March 2022

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

A4	S106 Contribution Education Spending 2021/22	<p style="text-align: center;"><u>Salford City Council - Record of Decision</u></p> <p>I, Councillor Tracy Kelly, Deputy City Mayor, in exercise of the powers contained within the City Council constitution do hereby approve:</p> <ol style="list-style-type: none"> 1. The expenditure of £677,319.52 of Section 106 contributions towards the Deans Primary School, Swinton; and 2. The expenditure of £635,450.96 of Section 106 contributions towards Wharton Primary School, Little Hulton <p>The Reasons are Section 106 contributions had been secured to assist in the funding of primary school provision in those pupil planning areas.</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: Juliet Mbram - Shared Legal Service</p>
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		<p>Financial Advice obtained: Alex Archer - Finance Manager</p> <p>Procurement Advice obtained: Not applicable</p> <p>Climate Change Implications obtained: Mike Hemingway</p> <p>The following documents have been used to assist the decision process. Report submitted to Property/Regeneration Briefing on 14 March 2022</p> <p>Contact Officer: Fiona Fryer Tel No 0161 793 3659 Planning Officer Mike Goddard Tel No 0161 778 0450 Asset & School Organisation Officer</p> <p>* This decision is not subject to consideration by another Lead Member /Strategic Director</p>

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		<p>* The appropriate scrutiny committee to call-in the decision is the Growth and Prosperity Scrutiny Panel.</p> <p>Signed: Councillor Tracy Kelly Deputy City Mayor Dated: 28 March 2022</p> <hr/> <p>* This decision was published on Monday 28 March 2022</p> <p>* This decision will come in force at 4.00 pm on Monday 4 April 2022 unless it is called-in in accordance with the Decision-making Process Rules.</p>
A5	Salford Street Naming and Numbering Policy	<p align="center"><u>Salford City Council - Record of Decision</u></p> <p>I, Councillor Tracy Kelly, Deputy City Mayor, in exercise of the powers contained within the City Council constitution do hereby approve adopt the Salford City Council Street Naming and Numbering Policy (SNN)</p>

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		<p>The Reasons are Salford City Council has the legal responsibility to ensure that streets are named and properties are numbered. The authority has the power to approve or reject property addresses submitted by developers or the general public, or to prescribe its own addressing schemes. This power extends to commercial property as well as to domestic addresses</p> <p>A single harmonised policy would reduce the risk of legal challenge and provide the framework for Salford City Council to operate its function of street (re)naming and numbering effectively and efficiently for the benefits of its residents and visitors</p> <p>In line with other authorities and as recommended by GeoPlace, a policy is required for the creation of logical and consistent addressing to ensure that properties can be located quickly in all situations.</p> <p>Options considered and rejected: n/a</p> <p>Assessment of Risk: Medium</p> <p>The source of funding is: n/a</p> <p>Legal Advice obtained: Yes</p> <p>Financial Advice obtained: Yes</p> <p>Procurement Advice obtained: n/a</p>

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		<p>Climate Change Implications obtained: n/a</p> <p>The following documents have been used to assist the decision process. Report submitted to Property/Regeneration Briefing on 14 March 2022 including draft Salford City Council Street Naming and Numbering Policy (SNN) Policy.</p> <p>Contact Officer: Lesley Bates Tel No 0161 779 6032 Highways Infrastructure Support Officer</p> <p>* This decision is not subject to consideration by another Lead Member /Strategic Director</p> <p>* The appropriate scrutiny committee to call-in the decision is the Growth and Prosperity Scrutiny Panel.</p>

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A6	E-scooter Trial Extension	<p align="center"><u>Salford City Council - Record of Decision</u></p> <p>I, Councillor Tracy Kelly, Deputy City Mayor, in exercise of the powers contained within the City Council constitution do hereby approve the e-scooter trial that is scheduled to end on 31st March 2022 be extended until 30 November 2022, to match the Department of Transport's (DfT) extended E-Scooter trial period, together with any further extensions to the trial period the DfT may subsequently propose.</p> <p>The Reasons are Trial zones for rental e-scooters were brought forward by the Department of Transport (DfT) in 2020 to test the concept. Salford City Council has been facilitating a pilot since October 2020, through the operator Lime Scooters.</p> <p>The DfT have recently announced that councils that are currently operating authorised e-scooter trials can apply for an extension to 30 November 2022. This decision allows an extension to that later date.</p>

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		<p>Options considered and rejected: n/a</p> <p>Assessment of Risk: Low - as this is an extension of the trial the risk has been previously assessed and has not had any negative implications for SCC in the first year of operation.</p> <p>The source of funding is: n/a - trial costs and any costs incurred by SCC are covered by the operator (Lime).</p> <p>Legal Advice obtained: Tony Hatton and Richard Purcell, Principal Solicitors</p> <p>Financial Advice obtained: Natalie Birchall, Senior Accountant</p> <p>Procurement Advice obtained: Anthony Hilton, Strategic Head of Procurement</p> <p>Climate Change Implications obtained: Mike Hemingway, Principal Officer Climate Change</p> <p>The following documents have been used to assist the decision process. Report submitted to Property/Regeneration Briefing on 28 March.</p> <p>Contact Officer: Andrew Fisher Tel No 0161 779 6103 Sustainable Travel Co-ordinator</p>

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A7	Salford Rise - ECF Grant Funding	<p align="center"><u>Salford City Council - Record of Decision</u></p> <p>I, Councillor Tracy Kelly, Deputy City Mayor, in exercise of the powers contained within the City Council constitution do hereby:</p> <ol style="list-style-type: none"> 1. Note the allocation of £13,170,933 funding from the Government’s Levelling Up Fund for the delivery of Salford Rise. 2. Note that a Memorandum of Understanding between the City Council and Department for Levelling Up, Housing and Communities is in place. 3. Give delegated authority to the Strategic Director Place, City Solicitor and Chief Finance Officer to negotiate and finalise all future financial, commercial and contractual arrangements in respect of the Levelling Up Funding provided to the Council. 4. Approve Salford City Council entering into a grant funding agreement with English Cities Fund (ECF) for the provision of onward funding of the maximum sum of £13,170,933 in relation to the above funding. 5. Authorise the City Solicitor to enter into and complete all necessary agreements or documents to give effect to the above recommendations. <p>The Reasons are Salford City Council have secured £13.17m of funding from the Governments Levelling up Fund for delivery of Salford Rise - a catalyst project for the Crescent Innovation Zone focused on removing barriers between the Innovation Zone and local communities, improving connectivity across the Innovation Zone and changing perception of place.</p> <p>The Levelling Up Fund is being administered by Government via Memorandums of Understanding (MOU) with Local Authorities and the MOU for Salford Rise has now been signed by the Councils S151 officer. As</p>

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		<p>appointed development partner for the Crescent, the English Cities Fund (ECF) have designed and will deliver Salford Rise.</p> <p>In order to transfer the funds to ECF, a grant funding agreement is now required between the Council and ECF who will manage and deliver the project.</p> <p>Options considered and rejected: n/a</p> <p>Assessment of Risk: medium</p> <p>The source of funding: Salford City Council have successfully secured a levelling up grant £13.170m, which must be spent by March 2025.</p> <p>The fund is being administered via a Memorandum and Understanding (MOU) which was signed on 8 February, and sets out the following grant payment terms:</p> <ul style="list-style-type: none"> • 2021-22 £176,174 • 2022-23 £6,356,343 • 2023-24 £6,638,416 <p>Legal Advice obtained: Lauren Armstrong, Shared Legal Service</p> <p>Financial Advice obtained: Natalie Birchall, Senior Accountant</p> <p>Procurement Advice obtained: Deborah Derbyshire, Category Manager, Level 2</p> <p>Climate Change Implications obtained: Dan Welsh, Principal Programme Manager</p>

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		<p>The following documents have been used to assist the decision process.</p> <ul style="list-style-type: none"> • Report submitted to Property/Regeneration Briefing on 28 March. • Report of Strategic Director for Place to The City Mayor’s Property and Regeneration Briefing on 25 January 2021 - Approval of the Crescent Development Framework 2021. • Report of Strategic Director for Place to The City Mayor’s Property and Regeneration Briefing on 26 April 2021 - Approval of the Crescent Strategic Master Programme and Delivery Plan. <p>Contact Officer:</p> <p>Dan Welsh - Principal Programme Manager Tel No: 0161 793 2360 Kurt Partington - Head of Development Tel No: 0161 779 4913</p> <p>* This decision is not subject to consideration by another Lead Member /Strategic Director</p> <p>* The appropriate scrutiny committee to call-in the decision is the Growth and Prosperity Scrutiny Panel.</p> <p>Signed: Councillor Tracy Kelly Deputy City Mayor Dated: 28 March 2022</p>

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A15	100 Embankment - Flexible Office Space Lease	<p align="center">Salford City Council - Record of Decision</p> <p>I, Councillor Tracy Kelly, Deputy City Mayor, in exercise of the powers contained within the Council Constitution, do hereby:</p> <ol style="list-style-type: none"> 1 Approve the granting of a management agreement of 28,622 sq/ft of space at 100 Embankment to X and Why on the terms as detailed within the report. 2 Note and approve that the terms provide for a capital payment in excess of £3Million, but not exceeding £3.5Million, by the City Council to facilitate the new arrangements. 3 Delegate authority to the Strategic Director of Place in conjunction with the section 151 officer to negotiate, agree and finalise the detailed terms of the transaction including the Capital fit out costs which due to current market volatility could rise to up to Circa £3.5Million. 4 Authorise the Shared Legal Service to prepare all necessary documentation and to take all steps which are required to give effect to the above recommendations.

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		<hr/> <p>The Reason is that the proposals will support the efforts to secure occupiers and tenants in 100 Embankment. This will support the Council initial decision and investment to acquire the building in order to deliver direct and wider regeneration benefits to both the local area and the City generally.</p> <p>Options considered and rejected were not to progress the proposal</p> <p><i>Assessment of Risk: Low - while the proposal will require an initial capital investment from the City Council it is estimated that this will be recovered through both the operation of the arrangement and the additional lettings that the flexible workspace offer will secure</i></p> <p>Source of funding: A range of options to fund the Capital element of the proposals are available to the Council</p> <p>Legal Advice: Rebecca Maddison, Head of Commercial and Strategic Development (Legal) The Deputy City Mayor had regard to the legal advice contained in the report.</p> <p>Financial Advice: Chris Mee, Strategic Finance Manager The Deputy City Mayor had regard to the financial advice contained in the report.</p>

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		<p>Procurement advice: Anthony Hilton, Strategic Head of Procurement</p> <p>HR advice obtained: n/a</p> <p>Climate Change Implications - as a CAT A office building, 100 Embankment is fully compliant with building equality standards.</p> <p>The following documents have been used to assist the decision process: -</p> <ul style="list-style-type: none"> • Public briefing report to Property/Regen Briefing on 28 March 2022 <p>Contact Officer: Peter Openshaw, Asst Director, Environment and Community Safety</p> <p>This decision is not subject to consideration by another lead member /strategic director.</p> <p>The appropriate scrutiny committee to call-in the decision is the Growth and Prosperity Scrutiny Panel.</p> <p>Signed: Councillor Tracy Kelly Deputy City Mayor</p>

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		<p>Date: 29 March 2022</p> <p>-</p> <hr/> <p>This decision was published on Tuesday 29 March 2022.</p> <p>This decision will come in force at 4.00 pm on Tuesday 5 April 2022 unless it is called-in in accordance with the Decision-Making Process Rules.</p> <hr/>
A16	Land at Edison Road, Barton and Winton	<p align="center"><u>Salford City Council - Record of Decision</u></p> <p>I, Councillor Tracy Kelly, Deputy City Mayor, in exercise of the powers contained within the City Council constitution do hereby approve:</p> <ol style="list-style-type: none"> 1. The revised offer associated with the disposal of land at Edison Road, Eccles 2. Authorise that the Shared Legal Service negotiate, agree and complete all necessary documentation and the taking of all steps required to effect the disposal on the terms agreed (as varied by the revised offer). <p>The Reasons are to facilitate the future development of the site</p>

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A18	Pendleton Affordable Housing	<p align="center"><u>Salford City Council - Record of Decision</u></p> <p>I, Councillor Tracy Kelly, Deputy City Mayor for Property in exercise of the powers contained within the Salford City Council constitution do hereby approve the recommendation of the Pendleton Development Board that the next phase of development identified in the Initial Development Appraisal in the report is brought forward for affordable housing development.</p> <p>The Reasons are that approval of the Initial Development Appraisal will enable the council’s developer partner to carry out detailed design and site analysis, gain planning approval to confirm costs and sales values to enable the development of 68 affordable homes.</p> <p>Assessment of Risk - Medium The decision recommends the partnership develop the affordable housing scheme further providing more certainty on cost, obtain planning approval, etc. The draw- down of the council land will be subject to a separate decision based on a completion of a detailed Final Development Appraisal.</p> <p>The source of funding is: No Council contribution is anticipated to the Development Agreement other than the transfer of land which will be subject to a further decision.</p> <p>Legal Advice: Michelle Brice, Principal Solicitor, Property Section</p> <p>Financial Advice: Chris Mee, Group Accountant (Capital/PFI)</p> <p>Procurement advice: n/a</p> <p>HR advice obtained: n/a</p> <p>Climate Change advice: Mike Hemingway, principal Officer, Climate Change</p>

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		<p>The following documents have been used to assist the decision process.</p> <p>Public briefing report to Property/Regeneration Briefing 28 March 2022.</p> <p>Contact Officer: Dylan Vince - Service Manager, Assets and Development Tel No: 793 2476</p> <p>This decision is not subject to consideration by another lead member /strategic director.</p> <p>The appropriate scrutiny committee to call-in the decision is the Growth and Prosperity Scrutiny Panel.</p> <p>.</p> <p>Signed: Councillor Tracy Kelly Deputy City Mayor Date: 28 March 2022</p> <p>-</p> <hr/> <p>This decision was published on Monday 28 March 2022.</p> <p>This decision will come in force at 4.00 pm on Monday 4 April 2022 unless it is called-in in accordance with the Decision-Making Process Rules.</p>

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A2		