

Decisions taken by the Property / Regeneration Briefing on Monday, 8 August 2022

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

<p>A4</p>	<p>City Region Sustainable Transport Settlement Highways Maintenance Programme 2022/23</p>	<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 the 2022/23 CRSTS (City Region Sustainable Transport Settlement) Highways Maintenance Programme.</p> <p>The Reasons are that the programme will allow for minor infrastructure improvement projects such as road safety schemes; structure/bridge improvements; schemes to improve walking and cycling facilities.</p> <p>Assessment of Risk: Failure to spend the CRSTS Allocation on initiatives in line with Government guidelines will impact on future settlement levels, both for Salford City Council and GMCA.</p> <p>Legal Advice obtained: Yes - Richard Purcell, Principal Solicitor</p> <p>Financial Advice obtained: Yes - Alison Woods, Senior Accountant, (Planning & Transport)</p> <p>Procurement Advice obtained: Yes - Heather Stanton, Category Manager</p> <p>HR Advice obtained: Not applicable</p> <p>Climate Change Advice obtained: Climate change assessments and implications will be carried out on a project-by-project basis.</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 of the Strategic Director of Place submitted to Property and Regeneration Briefing held on 8 August 2022 • 2022/23 CRSTS Highways Maintenance Programme • Transport in Salford 2025 • CRSTS Funding Settlement Letter for Greater Manchester dated 01/04/2022 • Minutes of GMCA meeting held on 25 March 2022 <p>Contact Officer: Stephen Hands - Associate, Highways Design Team Tel No: 0164 779 4931</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 Prosperity Scrutiny Panel.</p> <p>Signed: Councillor Tracy Kelly Deputy City Mayor Date: Monday 8 August 2022_</p> <hr/> <p>* This decision was published on Monday 8 August 2022. * This decision will come in force at 4.00 pm on Monday 15 August 2022 unless it is called-in in</p>

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		accordance with the Decision-Making Process Rules.
A5	Holcombe CPO	<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) Agree that the acquisition of the Order Lands will facilitate the assembly of land for construction of the Pendleton Community Activity and Health Hub (PCAAH) which will make a very positive contribution to the achievement of the promotion or improvement of the economic, social and environmental wellbeing of the area. (2) Authorise the making of a Compulsory Purchase Order (CPO) under the provisions of Section 226 of the Town and Country Planning Act 1990 to secure the acquisition of the land and interests within the sites concerned. (3) Authorise the Strategic Director for Place to seal the order and to take all necessary steps, including the publication and service of all statutory notices and presentation of the Council's case at public inquiry, to secure confirmation of the Compulsory Purchase order by the Secretary of State for Communities and Local Government and the vesting of the land in the City Council. (4) Authorise the Strategic Director for Place (in the event that the Secretary of State notifies the Council that it has been given the power to confirm the Order) to confirm the Order, if he is satisfied that it is appropriate to do so. (5) Authorise the Strategic Director for Place to approve agreements with the landowner setting out the terms of withdrawals of objections to the Order including where appropriate the exclusion of land

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		<p>from the Order.</p> <p>(6) Authorise the Strategic Director for Place to make deletions from, and minor amendments and modifications to the proposed Order and Order Plan or to agree to refrain from vesting any land included within the Order if appropriate.</p> <p>(7) Authorise the Strategic Director for Place to negotiate terms for the acquisition by agreement of any outstanding interests in the land within the Order prior to confirmation.</p> <p>(8) Agree the following re-housing and compensation arrangements for the displaced residential occupier of 14 Holcombe Close:</p> <ul style="list-style-type: none"> a. Requests from owner-occupiers for disposal of their homes in advance of the confirmation of the Order will be dealt with quickly. b. Compensation for owner-occupiers will be paid in accordance with the law on compulsory purchase and relocation assistance will be offered in accordance with the Allocations Policy (January 2021) currently in operation. c. Discretionary Home Loss and Disturbance payments will be made available to all qualifying residents seeking relocation. <p>The Reasons are that there is a compelling case for compulsory purchase of the Order Land to facilitate the comprehensive re-development of the area as part of the Creating a new Pendleton initiative including the construction of a new Pendleton Community Activity and Health Hub.</p> <p>Assessment of Risk - Medium</p> <p>The council has been unable to acquire the remaining property by agreement. However, it is necessary to pursue a CPO to ensure the Council can build out the order lands. The council believes it has a compelling case in the public interest which justifies the inference with the rights of those who have an interest in the</p>

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		<p>affected land by the CPO</p> <p>Legal Advice obtained: Yes - Juliet Mbam, Principal Solicitor, Planning & Infrastructure</p> <p>Financial Advice obtained: Yes - Chris Mee, Group Accountant (Capital/PFI)</p> <p>Procurement Advice obtained: Not applicable</p> <p>HR Advice obtained: Not applicable</p> <p>Climate Change Advice obtained: Not applicable</p> <p>The following documents have been used to assist the decision process:</p> <p>Report of the Strategic Director of Place submitted to Property and Regeneration Briefing held on 8 August 2022</p> <p>Contact Officer: Dylan Vince - Service Manager, Assets and Development Tel No: 0161 793 2476</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 Prosperity Scrutiny Panel.</p>

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		<p>Signed: Councillor Tracy Kelly Deputy City Mayor Date: Monday 8 August 2022_</p> <hr/> <p>* This decision was published on Monday 8 August 2022. * This decision will come in force at 4.00 pm on Monday 15 August 2022 unless it is called-in in accordance with the Decision-Making Process Rules.</p>
A7	Pendleton Affordable Housing Phase 2/4 Development (see also item 6a)	<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 recommendation from the Pendleton Development Board that the next phases of development identified in the Initial Development Appraisal in the report is brought forward.</p> <p>The Reasons are that approval of the Initial Development Appraisal will enable the council's developer partner to bring forward the next stages of mixed tenure development in Pendleton including significant investment into Clarendon Park, greenspace and public realm. The mixed tenure proposals include 575 new family homes and apartments with 173 new affordable homes and a developing plan for a proposed Extra Care Scheme. The next stage will be to carry out detailed design and site analysis, gain planning approval to confirm costs and sales values and upon satisfying the Licence conditions in the Development Agreement and submit a Final Development Appraisal for the council to approve prior to the drawdown of the land.</p> <p>Assessment of Risk - Medium The initial land values are indicative of the available information and market understanding at this point of</p>

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		<p>the development.</p> <p>The partnership continues to manage cost risk in the knowledge that significant land contamination and groundworks were required in early phases and construction inflation is an issue. Whilst build costs have been based on the latest available knowledge at Phase 3 until further survey and due diligence work is undertaken a true estimate of the cost is difficult to assess, and a contingency fund has been included to manage this risk. This decision recommends the partnership develop the scheme further providing more certainty on cost, obtain planning approval, etc.</p> <p>The partnership continues to manage sales risk in the knowledge that property values can go down. Whilst it is anticipated that the cost of living crisis, increasing energy prices and other external factors will impact the property market the appraisal uses recent sales values achieved at the Phase 3 development on site and this is considered a reasonable assumption to progress the scheme. Further monitoring and market intelligence will continue to be carried out and fed into the final development appraisal.</p> <p>The drawdown of the council land will be subject to a separate decision based on a completion of a detailed Final Development Appraisal.</p> <p>Legal Advice obtained: Yes - Jon Paramore and Michelle Brice, Principal Solicitors, Property, Shared Legal Service</p> <p>Financial Advice obtained: Yes - David Mills, Interim Strategic Finance Manager</p> <p>Procurement Advice obtained: Not applicable</p> <p>HR Advice obtained: Not applicable</p> <p>Climate Change Advice obtained: Not applicable</p>

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		<p>The following documents have been used to assist the decision process: Public briefing report submitted to Property and Regeneration Briefing held on 8 August 2022</p> <p>Contact Officer: Dylan Vince - Service Manager, Assets and Development Tel No: 0161 793 2476</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 Prosperity Scrutiny Panel.</p> <p>Signed: Councillor Tracy Kelly Deputy City Mayor Date: Monday 8 August 2022_</p> <hr/> <p>* This decision was published on Monday 8 August 2022. * This decision will come in force at 4.00 pm on Monday 15 August 2022 unless it is called-in in accordance with the Decision-Making Process Rules.</p>
A8	Pendleton Community Activity and Health Hub (see also item 6b)	<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</p>

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		<p>constitution do hereby approve the proposals detailed below on the provisionally agreed terms:</p> <ol style="list-style-type: none"> 1. Continuing the development and reporting strategy of the Pendleton Community Activity and Health Hub project (Leisure Centre). 2. The in principle ring fencing/allocation of the anticipated overage payment from the Pendleton Phase 3 works and envisaged future receipts from the next phases of the Pendleton redevelopment towards the Leisure Centre as required. 3. The acceptance of the Sport England grant formalised via the signing of the Lottery Funding Agreement and Deed of Dedication documents. 4. The placing of a restriction on Salford City Council’s freehold legal titles at the site of the new Pendleton Community Activity and Health Hub as security for a Grant from Sport England for a maximum term of 25 years from the date of the signing of acceptance of the Grant. 5. The Revenue and Financial challenges associated with the new Pendleton Community and Health Hub Project (Leisure Centre) <p>The Reasons are that it allows for the strategy for the Pendleton Community Activity and Health Hub (Leisure Centre project to proceed given the current context of the capital and revenue challenges that exist.</p> <p>Assessment of Risk - High</p> <p>A high-level appraisal for both capital and revenue costs have been undertaken. Assumptions for inflation and risk allowance have been made but it will only be as the project progresses through each Work Stage that actual costs are known.</p>

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		<p>Funding arising via the Redevelopment of Pendleton is anticipated.</p> <p>There are grant terms to comply with – not onerous. Repayment of any expended grant would be required should the project not proceed. Changes to the agree scheme need to be signed off by the grant funder.</p> <p>Legal Advice obtained: Yes - Lauren Armstrong, Solicitor Commercial (Legal) Team and Jon Paramor Deputy Head of Property, Property, Shared Legal Service</p> <p>Financial Advice obtained: Yes - David Mills, Interim Strategic Finance Manager</p> <p>Procurement Advice obtained: Not applicable</p> <p>HR Advice obtained: Not applicable</p> <p>Climate Change Advice obtained: Not applicable</p> <p>The following documents have been used to assist the decision process: Public briefing report submitted to Property and Regeneration Briefing held on 8 August 2022</p> <p>Contact Officers:</p> <p>Jackie Ashley - Senior Project Manager Tel No: 0161 799 6043</p> <p>David Mills - Strategic Finance Manager</p>

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		<p align="center">Tel No: 0161 793 2858</p> <p align="center">David Seager - Asst Director, Operational and Community Services Tel No: 0161 925 1115</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 Prosperity Scrutiny Panel.</p> <p>Signed: Councillor Tracy Kelly Deputy City Mayor Date: Monday 8 August 2022</p> <p align="center">-</p> <hr/> <p>* This decision was published on Monday 8 August 2022.</p> <p>* This decision will come in force at 4.00 pm on Monday 15 August 2022 unless it is called-in in accordance with the Decision-Making Process Rules.</p>
A9	Proposed Advertising Site - University Road West (also see item 6c)	<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 entering into an agreement with Wildstone to renew the existing contract for a digital mega 6 advertising display located on the grassed area on University Road West, by the Crescent</p>

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		<p>The Reasons are the current agreement for the billboard located on land at University Road West has expired and the Council has the opportunity to extend the agreement with the current supplier, Wildstone, for a minimum of two years.</p> <p>Assessment of Risk: Low, all development costs will be met by the advert developer, there will be no liability on the Council. A break clause has been established within the heads of terms to support the regeneration agenda for the Crescent area.</p> <p>Source of funding: Not Applicable</p> <p>Legal Advice obtained: Yes Tony Hatton, Principal Solicitor - Shared Legal Service</p> <p>Financial Advice obtained: Yes Alison Woods, Senior Accountant (Planning and Transport)</p> <p>Procurement Advice obtained: Yes Christin Flisk, Procurement Manager</p> <p>HR Advice obtained: Not applicable</p> <p>Climate Change Advice obtained: Yes Jonathan Till, Business Development Manager</p> <p>The following documents have been used to assist the decision process. The public briefing report of the Strategic Director of Place submitted to Property and Regeneration Briefing</p>

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		<p>held on 25 July 2022</p> <p>Contact Officer: Jonathan Till - Business Development Manager Tel No 0164 779 6133</p> <p>This decision is not subject to consideration by another Lead Member. The appropriate scrutiny to call-in the decision is the Growth and Prosperity scrutiny panel</p> <p>Signed: Councillor Tracy Kelly Deputy City Mayor Date: 8 August 2022</p> <hr/> <p>* This decision was published on Monday 8 August 2022. * This decision will come in force at 4.00 pm on Monday 15 August 2022 unless it is called-in in accordance with the Decision-Making Process Rules.</p>
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