

Decisions taken by the Property / Regeneration Briefing on Monday, 12 September 2022

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

A4	Moving Traffic Offences - Part 6 Enforcement Powers	<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 Salford City Council constitution do hereby:</p> <ol style="list-style-type: none"> 1. Approve Salford City Council seeking Part 6 Enforcement Powers for Moving Traffic Offences from The Department for Transport. 2. Approve the criterion for identifying future potential sites for enforcement. 3. Approve the initial tranche of sites. 4. Give approval to a six-week consultation period being undertaken. <p>The Reasons are: Powers to enforce Moving Traffic Offences currently rest with Greater Manchester Police. Last year the Government consulted on de-criminalising these powers and passing them to Local Authorities to enforce, similar to the situation with parking offences 20 years ago.</p> <p>Local authorities across England are being 'invited' to apply for the Moving Traffic Offence powers, with opportunities to apply in June 2022 and December 2022, with further opportunities in 2023.</p> <p>The above approvals allow Salford City Council to take the necessary actions undertake these enforcement powers to address sites where poor compliance results in safety, congestion, or community concern</p>
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		<p>issues.</p> <p>Options considered and rejected: n/a</p> <p>Assessment of Risk: There is a risk that the City Council will apply and take on these powers, GMP will remove themselves from enforcing these restrictions and there is an increased demand on the City Councils resources to deal with these new powers effectively. Notwithstanding, there is the view that GMP currently do little in the way of enforcing traffic restrictions as it is given such a low priority so by taking on these powers it will at least provide a consistent level of enforcement across the authority in line with our Network Management priorities.</p> <p>Source of funding: An allocation of £50k has been earmarked from approved Highways Capital Maintenance Grant (DfT), for the purchase of the cameras, carrying out the investigations into the sites and improvements/renewals of signing and lining that may be required to carry out effective enforcement.</p> <p>Legal Advice obtained: Azra Fuhreen - Shared Legal Service</p> <p>Financial Advice obtained: Alison Woods - Senior Accountant, (Planning & Transport)</p> <p>Procurement Advice obtained: Heather Stanton, Category Manager</p> <p>HR Advice: n/a</p> <p>The following documents have been used to assist the decision process:</p> <p>Report to Property/Regen Briefing on 12 September 2022, including, list of Traffic Sign Subject to Moving Traffic Offences Under Schedule 7 of the Traffic Management Act 2004.</p>

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		<p>Contact Officer: Robert Owen Tel No 0161 779 4848</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: Councillor Tracy Kelly Deputy City Mayor Dated: 12 September 2022</p> <hr/> <p>* This decision was published on Tuesday 13 September 2022</p> <p>* This decision will come in force at 4.00 p.m. on Wednesday 21 August 2022 unless it is called-in in accordance with the Decision Making Process Rules.</p>

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A11	4th Floor, 1 New Bailey - New Letting	<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 Salford City Council constitution do hereby:</p> <ol style="list-style-type: none"> 1. Approve the letting of 17,281 sqft (1,605 sqm) of space comprising the whole of the 4th floor at 1 New Bailey on a new 5 year lease from 1st October 2022 on the agreed terms. 2. Grant delegated authority to the Strategic Director Place, in conjunction with the S151 officer to: negotiate, agree, and finalise the detailed terms of the transaction. 3. 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. <p>The Reasons are these proposals allow for the letting of 4th Floor of New Bailey following the surrender of the space by Freshfields in 2021. This will also secure a letting to government covenant and shows confidence in the New Bailey area, as well as generate a rental income for the Council</p> <p>Options considered and rejected: n/a</p> <p>Assessment of Risk: Low</p> <p>Source of funding: The letting will generate a rental income stream, service charge income and business</p>

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		<p>rates for the City Council</p> <p>Legal Advice obtained: Rebecca Maddison - Shared Legal Service</p> <p>Financial Advice obtained: David R Mills - Strategic Finance Manager</p> <p>Procurement Advice obtained: Anthony Hilton, Strategic Head of Procurement</p> <p>HR Advice: N/A</p> <p>Climate Change Implications: This is a CAT A building and is fully compliant with all current building regulation requirements.</p> <p>The following documents have been used to assist the decision process: Public Briefing Report submitted to the Property/Regen Briefing on 12 September 2022. Contact Officer: Stephanie Mullenger - Strategic Asset Consultant Tel No: 07810 158682</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>

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A12	5th, 6th and 7th Floors, New Bailey - Rent Review	<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 Salford City Council constitution do hereby:</p> <ol style="list-style-type: none"> 1. Approve the rent review of the 5th, 6th and 7th Floors at 1 New Bailey at the negotiated rent with effect from 24th December 2021. 2. 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. <p>The Reasons are these proposals allow for the letting of the floors concerned at 1 New Bailey, generating a</p>

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		<p>rental income stream, service charge income and business rates for the City Council.</p> <p>Options considered and rejected: n/a</p> <p>Assessment of Risk: Low</p> <p>Source of funding: n/a</p> <p>Legal Advice obtained: Rebecca Maddison - Shared Legal Service</p> <p>Financial Advice obtained: David R Mills - Strategic Finance Manager Procurement Advice obtained: Anthony Hilton, Strategic Head of Procurement HR Advice: n/a</p> <p>Climate Change Implications: This is a CAT A building and is fully compliant with all current building regulation requirements.</p> <p>The following documents have been used to assist the decision process: Public Briefing Report submitted to the Property/Regen Briefing on 12 September 2022.</p> <p>Contact Officer: Stephanie Mullenger - Strategic Asset Consultant Tel No: 07810 158682</p>

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A13	NCP, New Bailey - Rent Review	<u>Salford City Council - Record of Decision</u>

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		<p>I, Councillor Tracy Kelly, Deputy City Mayor, in exercise of the powers contained within the Salford City Council constitution do hereby:</p> <ol style="list-style-type: none"> 1. Approve the rent review for the NCP Car Park at New Bailey at the new passing rent calculated by RPI on the agreed terms, with effect from 4th December 2021. 2. 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. <p>The Reasons are these proposals allow for the RPI rent review calculation for the rent to be paid by NCP, generating generate a rental income stream, service charge income and business rates for the City Council.</p> <p>Options considered and rejected: n/a</p> <p>Assessment of Risk: Low</p> <p>Source of funding: n/a</p> <p>Legal Advice obtained: Rebecca Maddison - Shared Legal Service</p> <p>Financial Advice obtained: David R Mills - Strategic Finance Manager</p> <p>Procurement Advice obtained: Anthony Hilton, Strategic Head of Procurement</p>

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		<p>HR Advice: n/a</p> <p>Climate Change Implications: This is a CAT A building and is fully compliant with all current building regulation requirements.</p> <p>The following documents have been used to assist the decision process: Public Briefing Report submitted to the Property/Regen Briefing on 12 September 2022.</p> <p>Contact Officer: Stephanie Mullenger - Strategic Asset Consultant Tel No: 07810 158682</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: Councillor Tracy Kelly</p>

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		<p>Deputy City Mayor Dated: 12 September 2022</p> <hr/> <p>* This decision was published on Monday 13 September 2022 * This decision will come in force at 4.00 p.m. on Wednesday 21 September 2022 unless it is called-in in accordance with the Decision Making Process Rules.</p>
A14	Eccles Town Centre	<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. Approve the recommendations in relation to Eccles Town Centre. 2. Delegate authority to the Strategic Director of Place and the Section 151 officer to negotiate and finalise the commercial arrangements and all other necessary ancillary agreements to allow the completion of the arrangements. 3. Authorise the City Solicitor to progress and complete the associated legal formalities and the taking of all steps required to give effect to the above recommendations. <p>The Reasons are: To facilitate the future development of the site</p>

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		<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: Gaynor Corfe- Shared Legal Service</p> <p>Financial Advice obtained: Joanne Hardman- Finance</p> <p>Procurement Advice obtained: Not applicable</p> <p>The following documents have been used to assist the decision process. n/a</p> <p>Contact Officer: Andrew Cartwright Tel No 0161 779 6074</p> <p>* This decision is not subject to consideration by another Lead Member or Strategic Director</p>

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