

Failsworth & Hollinwood District Partnership Regeneration Update

Date: September 2013

1 Key Borough Wide Projects

Old Town Hall

Construction procurement has been completed, with the preferred bidder confirmed as Morgan Sindall. The Cabinet agreed a report on 23 September accepting a named Cinema Operator and a funding strategy. It is anticipated that a start on site for the enabling works package will be towards the end of the year. In the meantime, officers are; concluding lease arrangements with the cinema operator, negotiating car parking arrangements and continuing discussions with a variety of restaurant operators. Detailed design meetings are being held with architects to progress scheme design.

Hotel Future

The Hotel Future Team are currently working on their Business Plan, and Operational Requirements for the proposed hotel. Tender documents have been issued to two bidders. The Hotel Future Team has appointed Project Managers, Legal Advisers and an operational manager.

Leisure Centres

Oldham

In April Cabinet approved a revised facility mix for the new town centre leisure centre. This revised facility mix increases the size of the sports hall to include an additional four courts and provide a legacy to attract regional competition within the Borough's indoor priority sports of netball, basketball and handball. The aim is for Oldham to secure its position on the regional map as a destination venue hosting regional level competition along with greater flexibility for programming over an increased court area. This will give rise to the ability to host large revenue generating events.

The project team, working with Willmott Dixon and their design team, have progressed the design. This has been underpinned with extensive consultation with Sport England, National Sporting Governing Bodies as well as representatives from building user groups. This exercise has enabled the design brief to be considered to accommodate the priority sports individual requirements.

It is anticipated that the Planning Application will be submitted in in November with enabling works starting on site in January/February 2014.

Royton

In April Cabinet approved the facility mix for the new Royton leisure centre. As at Oldham, detailed design work with the Willmott Dixon team has been underpinned by a comprehensive consultation exercise in order to ensure that the facilities meet all requirements. It is anticipated that the Planning Application will be submitted in November with a start on site in the new year.

Coliseum & Heritage Centre

This is a complex project, involving a number of key stakeholders. Design team procurement, governance working group and critical business analysis/planning are all underway. The work that is being undertaken on business planning has prompted the Heritage Service and Coliseum Theatre to consider the running of the centre, visitor flow, revenue generation opportunities and anticipated design alterations.

Tender documentation is being progressed and has been issued on a Design & Build procurement route although this needs to be finally agreed.

Public Realm

The public realm programme consists of a series of individual but linked projects as follows:

Metrolink Stops - enhancement scheme in town centre; anticipated completion in November.

Oldham War Memorial - main works on programme to be completed by October 2013.

Connectivity – a comprehensive programme of works to upgrade key footpath and roads.

Pedestrian Signage - works are due to start in October and completed before Christmas.

Vehicle signage – procurement process underway.

Public Art – plan to work with specialist to devise detailed plan following public consultation.

Old Town Hall public realm – detailed design work progressing.

Townscape Heritage Initiative - re-submitted Heritage Lottery Fund bid; awaiting decision.

Feature Lighting - progressing Lyceum and Old Library.

Gateways / Outdoor Media - revisions being made to plans following soft market testing.

Foxdenton

Oldham Council is working with Foxdenton LLP to bring forward the development of 110 acres of land for employment uses as allocated in the recently adopted Local Development Framework. Specific objectives include the creation of a 30 hectare quality business park and development of 1 million sq ft of new industrial and business floor space which will result in 3,332 new FTE jobs and 1,073 construction jobs also being created. The scheme will also include the development new homes and reclamation of 11 hectares of derelict land. The Council is currently in negotiations with Foxdenton LLP regarding the formation of a new Joint Venture for the development.

Hollinwood

To facilitate progression of development opportunities at Hollinwood Junction by working in partnership with Langtree Plc in relation to OMBC owned land at Albert Street/Mersey Road North (13 acres) and other major private land owners via an established Hollinwood Partnership. Further details elsewhere on this report.

Royton Town Centre Retail Development

Working with private sector partner Dransfield Properties Ltd. Work is progressing to bring forward Phase 1 development. Partners continuing to secure food store operator to anchor scheme. Hybrid planning application (outline plus full application for Phase 1) approved at Planning Committee in May. Discussions on going with Co-op and Brookwide Properties Ltd.

2 Key Failsworth & Hollinwood Projects

Hollinwood Junction



Oldham Council is working with the private sector to promote significant development opportunities in and around Hollinwood Junction (J22 M60).

The Council has entered into a partnership agreement with Langtree Plc to bring forward 13 acres of council owned land for high quality business / employment led uses on land off Albert Street. In addition, the Hollinwood Partnership has been set up to work closely with other major land owners at Hollinwood Junction to co-ordinate development and marketing activity at this key location.

There are 3 main development sites at Hollinwood Junction:

- **Point** - 13 acres of council owned land that form a triangle bounded by Albert Street, Roman Road and the M60.
- **Central** – Land owned by Frank Rothwell, a successful local business, between the Hollinwood Junction Metrolink stop the A62.
- **Circle** - A 1-acre site owned by Noel Dean, one of Oldham's most successful manufacturers, is bringing this site forward for development.

These sites benefit from excellent transport links (road and tram), giving us the opportunity to create a regionally important employment site at a key gateway to the borough.

Point (Albert Street Site)

Planning permission is in place for the demolition of the existing gasholder and the development of an employment-led mixed use scheme on the council owned land off Albert Street. The council is in dialogue with National Grid regarding the removal of the gas holder and is exploring all opportunities to secure external funding assistance to cover the costs of infrastructure development, the gas holder demolition and site remediation.



Point - Potential developments on the Albert Street site

Key project dates so far:

- March 2013 – Planning application submitted
- May 2013 – Planning obtained
- July 2013 – Application submitted to Greater Manchester Fund

During 2013 we plan to:

- Work with the National Grid regarding the removal of the gas holder
- Hold an online launch for Hollinwood Junction, via the Hollinwood Partnership, including the roll out of branding to raise the profile and raise awareness of this excellent business opportunity

During 2014 and 2015 we will:

- Start on site
- Complete the first phase of development on site

Lancaster Club Site

The Council are awaiting tenders back from contractors who will construct replacement allotment gardens in line with the detailed planning consent. The existing allotments will then be decommissioned prior to development by Goal Soccer Centre. Particulars are being prepared for the sale of the residential element of the scheme, albeit promoting more exclusive, aspirational housing.

A62 Interventions

The Council are looking at a number of underutilised or vacant properties in and around the A62. The Council have successfully worked with the purchaser of the former Social Security building to assist in bringing this property back into use. The Council have also been working with the Audacious Church which has now seen a demolition contractor appointed to start clearing the building prior to redevelopment. The Council are continuing to look at other opportunities to improve the gateway into the Borough.

Limehurst Estate

Project Objective: To achieve new development on sites that have been vacant for several years, that will improve the environment, increase housing choice and provide opportunities for work and training.

The Regenda Group is one of the social housing provider partners who acquired former OMBC stock as part of Oldham's stock transfer exercise. The largest concentration of their properties is in Limehurst, and they have been working with all residents to achieve lasting improvements to the neighbourhood. Both OMBC and Regenda are committed to partnership working and have recently signed a formal concordate to encapsulate this approach within the Limehurst Village area.

Regenda has set up a range of community groups looking at different aspects of neighbourhood life: health and well being; the environment; access to training and employment etc. Feedback from these groups has led to action across a number of areas, and to the recent announcement of a programme of investment by Regenda of circa £5m over the next 2.5 years, including: the construction of 22 new homes for social rent; various upgrades and improvements to existing homes; and wider environmental initiatives to improve the overall appearance of the area.

The community also highlighted their concern over land that remained undeveloped following earlier demolitions or that had an ill-defined/outdated purpose. Given the strong mandate from the local community, OMBC and Regenda have worked jointly to identify the vacant and underused sites to determine those that could be developed for additional housing as well as those that could be put to alternative uses such as community gardens, youth projects etc.

The sites that have been identified for further housing development are owned by OMBC and following a design and capacity study (funded by Regenda), approval has recently been granted by OMBC to market the sites. Apart from those residents who have exercised their Right to Buy on their properties, there are no homes available for sale or private rental in the area. It was decided therefore that given that Regenda were developing 22 new homes for social rent on one of the formerly vacant sites, the remaining sites would be offered to the market for the development of homes for sale or private rental, thereby delivering choice where none currently exists. The expected capacity of these 6 'infil' sites is 123 units.

Preparation of the detailed tender requirements has recently commenced and it is hoped that tenders will be invited early in the New Year.

3 Local Projects

To be completed by DP Team.