

Failsworth & Hollinwood District Partnership Regeneration Update

Date: July 2014

1 Key Borough Wide Projects

Old Town Hall

Planning permission and Listed Building Consent were obtained in July 2012. Following the evaluation of a detailed procurement process, Morgan Sindall were awarded the Stage 1 construction contract. Design development is continuing during the stage 1 pre-construction services period to fully embed the cinema operators and food retailers design requirements into the scheme. During the Stage 1 period, additional enabling works were approved by Cabinet to further de-risk the project, and align with funding timelines. Following completion of the stage 1 pre-construction services, and associated enabling works, the Council will be in a position to agree the stage 2 construction costs, and proceed with the main Design and Build award. In order to finance the project alternative forms of financing are being investigated including the Business Premises Renovation Allowance.

Oldham Town Centre Leisure Centre

In April 2013 Cabinet approved the enhancement of the previously agreed baseline facility mix with the addition of a further 4 court sports hall for Oldham Town Centre. This makes the sports hall into an 8 court hall. The full facility mix is as follows:

- 25m 8 lane pool
- 150m² learner pool
- 8 court sports hall
- 4 lane indoor bowls hall
- 80 station fitness suite
- 2 no. group exercise/dance studios
- Café

Officers have completed negotiations to formally agree the costs and service responsibilities required for a formal agreement with Willmott Dixon for an main works contract to instigate full design and construction. The full extent of the works associated with the main works contract comprises the full demolition of the existing buildings within the site boundaries, site preparation, construction of the new leisure centre and external works.

Key Dates

- Start on site for the main works is programmed for 28 July 2014.
- Practical Completion is programmed for October 2015
- Leisure Centre operation following installation of loose FF&E by OCLL is programmed for November 2015

Consultation

Consultation has been on-going with interest groups during the re-procurement of the Leisure operating contract between 2011 and 2012. Further stakeholder engagement has taken place which includes Oldham Community Leisure, Sport England, National Governing Bodies of Sport and user groups throughout the design process.

Economic Benefit

Willmott Dixon has recently signed the Get Oldham Working Charter in which they commit to achieving a range of employment, training and supply chain targets that will benefit residents and businesses of Oldham and Greater Manchester. These include new jobs being created, permanent positions and apprenticeships, work experience and supply chain opportunities. Willmott Dixon expect to achieve all the targets set out in the Charter, and in some instances, exceed them. They have committed to work with the Get Oldham Working Team and partners, such as the GM Chamber Construction GTA to maximise the benefit of these opportunities to local residents. All work related opportunities created by Willmott Dixon and their supply chain partners will be linked into the Get Oldham Working campaign. Progress against the targets will be monitored regularly by the Get Oldham Working Team and will be reported on a quarterly basis at the Get Oldham Working Board.

Coliseum & Heritage Centre

This project involves relocation of Coliseum Theatre, museum, archives, local studies and stores to the currently vacant former Library and Art Gallery building. The former library building on Union St is to be refurbished and redeveloped to accommodate the Heritage and Arts Centre and a new 550 seat theatre is to be constructed on the adjoining Southgate Street car park. Both buildings will be linked and will have a single point of access from the gardens at the front of Gallery Oldham.

In addition to the Council's expenditure to progress the design and procurement stage, the project has received Round 1 Heritage Lottery Fund (HLF) and Stage 1 Arts Council England (ACE) funding. Second stage bids to secure delivery funding (construction) are to be made to the ACE in July 2014 and HLF in October 2014 with decisions due between November 2014 and January 2015.

In support of funding from the three identified parties, a fundraising and contribution target has been set.

This is a complex project involving multiple stakeholders, the main work streams are Design and Procurement, Governance, Business Planning and Fundraising.

The procurement of a main contractor has commenced with the issue of a PQQ which is currently being evaluated. Design has progressed to RIBA stage D. A high level business model for the project has been created and is now being developed into a detailed business plan. An agreement to a single trust governance structure has been reached by the Council and colleagues at Oldham Coliseum Theatre.

Town Centre Public Realm

A new pedestrian signage scheme to cover the main Town Centre pedestrian routes from key visitor arrival points such as the Metrolink stops, bus stations and car parks to the Town Centre and its individual destinations is being implemented. The signage scheme is contemporary in style and comprise of finger posts and monoliths, incorporating local information and Town Centre maps. The sign posts are brushed stainless steel with grey finger with white lettering and coloured logos for facilities where appropriate. Wood and Wood were appointed in November 2013 to develop the detailed signage scheme. They have worked closely with the Council to design the monoliths including bespoke artwork for the boroughs key attractions and detailed town centre maps. The installation of the finger posts is almost complete, and the installation of the monoliths is due to start by the end of July.

The Council's connectivity programme is a £1.7 m coherent and comprehensive programme of works, improvements and public realm enhancements to the connecting street and routes to and from the main destinations in the Town centre, building upon the enhancements around the Metrolink route. By combining resources and activity from both the Local Transport Programme and the highways maintenance programme, the programme avoids duplication, and makes the most of the resources available. The programme will rectify routes in poor condition, enhance the public realm and improve the visual appearance and visitor experience.

Each street and public area has been identified as requiring a certain palette of treatment, whether this be Gold (highest), Silver (medium) or Bronze (standard) surfacing and treatment. Within each palette there are choices of suitable materials dependant on the location (i.e. whether it is pedestrianised, a key route, takes vehicular traffic etc.) The programme takes account of the works and/or enhancements required to bring each street/area up to the standard identified.

Highways maintenance currently spends in the region of £150,000 per year on ad hoc repairs in the town centre which are inappropriate (i.e. Tarmac patches). It is envisaged that all paving materials which are removed from the Public Realm/LTP schemes which are in a good condition will be retained which will allow the Highways Team to reuse these materials for their continued maintenance work in the Town Centre. The increased investment as a result of this programme, combined with a planned maintenance approach rather than the current reactive maintenance approach which should significantly reduce the burden on the revenue budget within the town centre.

Works started in January 2014 and are continuing in a phased programme until August 2015. Highway Improvement Schemes and developments that directly affect Public Realm connectivity will also continue until Summer 2015.

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:

- Creation of a 30 hectare quality business park
- Development of 1 million sq ft of new industrial and business floor space which will result in an estimated 3,332 new FTE jobs and 1,073 construction jobs also being created
- Development of up to 500 residential units
- Reclamation of 11 hectares of derelict land.

The Council has entered into a new 50:50 JV with Foxdenton LLP that will manage the delivery of the development. Council members on the JV Board are Cllrs Jim McMahon, Dave Hibbert and Jean Stretton.

Planning approval for the development was granted in Feb 2014 comprising:

A) Full planning permission for:

- 1) A new spine road connecting the A663 'Broadway' and B6189 'Foxdenton Lane' with associated ground re-modelling
- 2) The means of vehicular access into the site
- 3) The demolition of all existing buildings within the site

B) Outline planning permission for an employment-led mixed use development with access to be considered and all other matters reserved for:

- 1) Office (Use B1a use); Light Industrial (B1c use); General Industrial (B2 use) and Storage and Distribution (B8 use) floorspace
- 2) Residential (C3 use) units
- 3) Area of public open space in the form of a new linear park

Further info including plans available from www.foxdentonllp.co.uk

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.

Royton Town Centre Retail Development

OMBC is working with private sector partner Dransfield Properties Ltd. Work is progressing to bring forward Phase 1 development. Partners continuing discussions to secure food store operator to anchor scheme. Hybrid planning application (Outline plus full application for Phase 1) submitted January 2013 and approved at Planning Committee on 29 May 2013. Discussions on going with Co-op and appointed administrators for precinct owners interests.

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 advanced 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 Investment Fund
- June 2014 – Cabinet approval for revisions to Strategic Partnering Agreement with Langtree

During 2014 we plan to:

- Reach agreement 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 2015 and 2016 we will:

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

Lancaster Club Site

This is a key site for the Council. It has significant potential to deliver high quality housing that is in accordance with the Council's residential strategy. There is also a need to maximise the capital receipt for the site and balancing these key objectives will be critical.

In order to impose positive development obligations, it is necessary to market the site using EU procurement procedures. Consequently, a Pre Qualification Questionnaire (PQQ) is being finalised and will be subject to consultation with Ward Members. It is intended for publication in August 2014. The anticipated programme for the full procurement exercise is as follows:

Issue PQQ	Aug 14
PQQ response	Sep 14
Shortlisting	Oct 14
Issue ITT	Oct 14
Mid tender clarification meeting	Nov 14
ITT return	Dec 14
Preferred bidder selection confirmation (including Cabinet approval)	Mar 15

The above programme is consistent with the anticipated availability (late 2015) of the site following relocation of the football pitches to their new site in Limehurst. The preferred developer will be able to develop detailed plans and submit for consultation and then planning whilst the relocation works take place. This should enable a start on site shortly after the pitches are relocated end 2015/early2016.

In addition to placing the advertisement in the European Journal, the opportunity will be advertised in the Estates Gazette, Manchester Evening News and the Oldham Chronicle. The advertisement will provide a brief description and signposts interested parties to "The Chest" where they can register interest and be provided with subsequent documents.

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. A developer has entered into an option with the Audacious Church to bring forward redevelopment of the site. The council are now working with the developer to explore the option of joint redevelopment of this site together with nearby OMBC owned land.

The Council are in negotiations with the owner of the former Weavers Arms with a view to selling the two plots of Council owned land which flank the vacant property. Comprehensive redevelopment of the combined site will then be progressed with the owner. Whilst there is support to progress matters it is noted that there are several utilities that have been placed under the land without the Council's permission. Officers are therefore seeking to either remove or formalise these occupations prior to completing a sale.

Limehurst Estate

This is a joint project between OMBC and Regenda to deliver greater housing choice and area improvements through the development of surplus and under-used land in the area. The project is underway, with the tender due for return in August and selection of a preferred developer being confirmed before the year end following consultation with Ward Members. The project is designed to deliver circa 120 new homes for sale and/or private rent.

Housing Units/Wickentree Lane

Officers are currently finalising a number of options to deal with specific issues. Once finalised, they will give Ward Members simple and cost effective solutions as well as more potentially long term and more costly interventions. It is anticipated that the results of the option appraisal will be finalised by late September.