

Failsworth & Hollinwood District Partnership Regeneration Update

Date: 19 September 2014

1 Key Borough Wide Projects

Old Town Hall

Work to transform the Old Town Hall into a new seven-screen cinema for Oldham is progressing well. Morgan Sindall, contractors at the Grade II-listed building, have been on-site since the Council handed over the keys in October 2013. The first stage of the project – enabling works that included action to dry out the building, secure its façade and safeguard heritage elements – is now nearing completion.

As part of this phase work will now focus on the Clegg Street side which is to be removed to make way for a cinema auditoria and a unique glass box extension. This marks a significant step towards delivering the new 800-seat cinema complex, six restaurants and a café franchise. The cinema will be run by Odeon.

Workers have begun removing the brick chimneys and slate tile roofs, followed by the timber roof trusses, and the upper storeys of the external wall. The new glass extension will provide access to the various levels of the cinema and the frontage to the new restaurants opening onto a new public square. The external wall on the Greaves Street side, which will be the back wall of the new cinema, has been propped up to support it during the works.

Precise recording of all the rooms and salvaged materials stored has been completed. Detailed work was also necessary to preserve the internal heritage features of the famous Egyptian Room with waterproof linings installed above it to collect, and divert any rainfall away from the building into local sewers.

Oldham Town Centre Leisure Centre

The main contract has now been signed with Willmott Dixon Construction and work has started on site. A webcam has been set up to capture progress on site and this is publically available via the Willmott Dixon website and soon via the OMBC website. The key dates remain as follows:

- Practical Completion is programmed for October 2015
- Leisure Centre operation following installation of loose furniture, fixings and equipment by Oldham Community Leisure Ltd. is programmed for November 2015

Willmott Dixon have 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 created, permanent positions and apprenticeships, work experience and supply chain opportunities. Willmott Dixon expects 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 Group Training Association 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 is monitored regularly by the Get Oldham Working Team and is reported on a quarterly basis at the Get Oldham Working Board and to the Project 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 Street is to be refurbished and redeveloped to accommodate the Heritage & 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 financial commitment, 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) were made to the ACE in July 2014 and are due to be submitted to HLF in October 2014 with decisions due between November 2014 and January 2015. In addition a fundraising target has been set and a specialist fundraiser engaged.

The procurement of a main contractor has started with the issue of an Invitation to Tender which is due back on 28th October 2014. Design has progressed to RIBA stage D. A high level business model has been created and is now being developed into a detailed business plan. An agreement to a governance structure has been reached by the Council and colleagues at Oldham Coliseum Theatre.

Town Centre Public Realm

A new pedestrian signage scheme comprising finger posts and monoliths has been implemented.

The Council's "connectivity programme" is ongoing. So far, Roscoe Street and Bridge Street have been completed, and upgrades to the north of Peter Street, Brunswick Street, Ashcroft Street, and Silver Street have been implemented. Works are due to commence to Queen Street and Firth Street by October 2014.

A new play area has been installed in Oldham Town centre, which is already proving hugely popular. This is part of the Council's commitment to providing quality facilities and an attractive environment for shoppers which will encourage people to stay longer in the town centre.

Flood lighting schemes for the Old Library and the Lyceum are to be implemented. These two buildings are key historic buildings in Oldham town centre. They are prominently located along the Metrolink route on Union Street and lighting them will increase the vibrancy of the town centre especially in the evenings and highlight these architecturally important buildings to visitors.

Broadway Green

Oldham Council is working with Foxdenton LLP to bring forward the development of 110 acres of land for employment uses as allocated in the Local Development Framework. Key benefits of the development to note include:

- Creation of a 30 hectare quality business park development of up to 500 residential units and reclamation of 11 hectares of derelict land.
- The total cost of the construction of the development is estimated to be £92 million. 165 new construction jobs will be created per year over the construction period with these jobs being a mixture of on-site and off-site pre fabrication and supply chain employment.
- More than 1,500 new FTE jobs will be created on site once the development is fully operational. This represents a significant expansion of local job opportunities in an area which has higher than average unemployment. 400 supply chain and induced jobs will be created in the local economy.
- £700,000 of annual council tax revenue would be created by 500 new homes proposed as part of the scheme. Business Rates for circa 700,000 sq ft of employment space would also become receivable directly to the Council Development of 1 million sq ft of new industrial and business floor space which will result in an estimated 3,332 new jobs and 1,073 construction jobs also being created

The Council has entered into a new 50:50 Joint Venture 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

In December 2013 The Department of Transport approved an application by the Council for Pinch Point funding of £1.741m towards the construction of the new access road off Broadway into the employment site. Progress so far:

- Detailed intrusive investigations undertaken on site.
- Detailed design work on going.
- First stage road construction tenders received.

- 2nd Stage tenders to go out imminently.
 - Road and infrastructure works programmed to start on site early 2015.
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Hollinwood

To facilitate progression of development opportunities in and around 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.

On-going discussions with National Grid and the Greater Manchester Investment Fund, regarding proposals for the removal of the former redundant gas holder adjacent to the M60.

Formal marketing of Hollinwood Junction, as a premium location/destination for businesses, is to commence prior to the end of 2014. See below for full details.

Royton Town Centre Retail Development

OMBC is working with private sector development partner Dransfield Properties Ltd to facilitate improvements to the District Town Centre. Former Royton Health Centre and Assembly Hall now demolished. Work is progressing to bring forward Phase 1 development, which includes the delivery of a new food store and improvements to the existing precinct. Planning approval obtained in May 2013. Discussions on going with Co-op and the new owners of the precinct to agree detail of Phase 2 development.

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

The Lancaster Club redevelopment opportunity is currently being advertised and this includes a half page advert in The Estates Gazette. The Pre-Qualification Questionnaire (PQQ) is available to prospective developers via The Chest with a response date of late October 2014. Two Ward Councillors have been fully briefed on the process and Members will be kept actively involved at key decision making points. The programme for the procurement exercise is anticipated as follows:

Issue Invitation to Tender	12th November, 2014
Mid tender clarification meeting	TBC
ITT return	9th January 2015
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.

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 now in contact with Openreach and have offered terms to them for an easement to formalise their occupation. The Council are still chasing National Grid who, so far, have failed to acknowledge their encroachment. As soon as terms are agreed with the utility companies, the Council can look to finalise terms with the owner of the Weavers PH who remains keen to progress matters, 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. Selection of a preferred developer being should be confirmed before the year end following consultation with Ward Members. The project is designed expected to deliver circa 120 new homes for sale and/or private rent.

Housing Units/Wickentree Lane

The Strategic Regeneration Team have commissioned a feasibility exercise which addresses the perceived problems around Wickentree Lane and also the desire to ensure that Housing Units has a greater presence onto Manchester Road. Different options are being assessed from a technical point of view the feasibility work will be completed by the end October. Housing Units have been informed about the work.