

Failsworth & Hollinwood District Partnership Regeneration Update

Date: January 2015

1 Key Borough Wide Projects

Old Town Hall

Work to transform the Old Town Hall into a new seven-screen cinema is progressing well. The contractors, Morgan Sindall, 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 complete.

Cabinet approved the award of the second and main stage of the construction contract to Morgan Sindall on 29 September 2014. The main contract works are proceeding to programme, with completion date remaining spring 2016, with Odeon scheduled to open 2 weeks after completion. The first structural steelwork has arrived on site with main crainage commencing 12/1/15.

The Old Town Hall project is now unconditional with Odeon following the signing of a deed of variation by both parties prior to Christmas 2014. This significantly de-risks the project.

Officers have been in discussion with Kennedy Wilson (owners of the Spindles/Town Square shopping centre) regards improving the shopping centre façade onto Parliament Square and they are looking to make a planning application in January 2015 with a view to completing the work by August 2015.

Progress has been made on the 'Parliament Square' public realm art enhancement. Work with an artist is ongoing and the main feature will be the installation of five stone columns with one metre owls perching on top. It is planned that close to one of the columns, a water feature will be installed that will include water jets. Agreements have been reached on the concept, colour, size, location, and the materials. Detailed design work will begin early in 2015.

Officers are working closely with Tushingam Moore who are the appointed agents for letting the restaurant units. A number of potential operators have expressed interest in the units and some have undertaken site visits. Tushingam Moore advise that they would expect negotiations with potential operators to begin the spring/summer of 2015.

Oldham Town Centre Leisure Centre

Work is well underway on site with most steelwork completed and all other elements on programme. A webcam has been set up to capture progress on site and this is publically available at:

<https://timelapse.regenology.co.uk/api/embedded/aj6/>

The key dates remain as previously reported 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 in Oldham and Greater Manchester. These include new jobs 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. Over 41% of predicted Willmott Dixon spend is with Oldham companies with over 62% of spend within Greater Manchester (including Oldham). The total value procured within Oldham *to date* is £4.8 million. Six *new* members of Willmott Dixon staff are from Oldham together with a number of existing staff from the town.

Coliseum & Heritage Centre

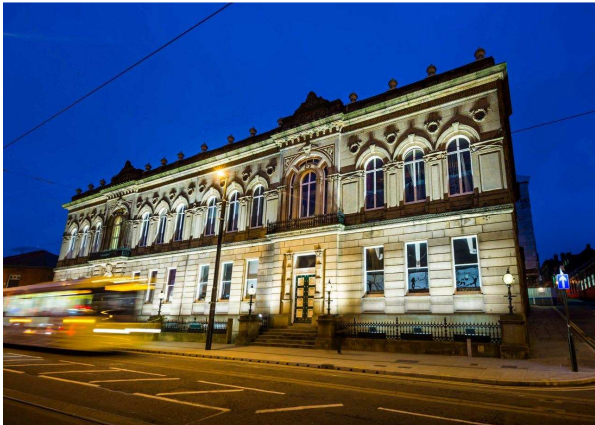
This project involves relocation of Coliseum Theatre, museum, archives, local studies and stores to the currently vacant former Library and Art Gallery building. The former library building on Union Street is to be refurbished and redeveloped to accommodate the Heritage & Arts Centre and a new 550 seat 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 for construction were made to the ACE in July 2014 and HLF in December 2014 with decisions due in the first quarter of 2015. In addition a fundraising target has been set and a specialist fundraiser engaged.

The procurement of a main contractor has almost completed with the final decision due by the end of January 2015. 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 in principle regarding a governance structure has been reached by the Council and colleagues at Oldham Coliseum Theatre.

Town Centre Public Realm

Flood lighting schemes for the Old Library and the Lyceum are now complete:



The Council's "connectivity programme" of pavement and highway upgrades is ongoing and split into three sections for ease of procurement and delivery as follows.

Key Footway Upgrades

The footway upgrade schemes will increase the standard of material along key pedestrian routes to complement the upgrades along Union Street and the Metrolink route. Barn St / George St / Silver St / Brunswick St / Peter St / Ascroft St all commenced in May 2014 and are complete. The only exception is the lower part of Peter Street which was affected by the works at 69 Union Street and will commence this month. Manchester Street – the west side footways are part of the construction access for the Leisure Centre Development. These footway upgrades will commence following the completion of the Leisure Centre Development. However, this may be included as part of the King Street/Middleton Road super-crossing scheme.

Heritage Upgrades

The heritage upgrade schemes will deliver an increased standard of material suitable for the Conservation Area. Queen Street / Firth Street are complete. Greaves Street (South) is on site and due to complete this month. Retiro Street has been reprogrammed for early 2015 to allow for a change in the current Traffic Regulation Orders. The highways affected by the Old Town Hall development will be carried out following the completion of the Old Town Hall scheme.

Major Highway Improvement Schemes

The major highway improvement schemes involve significant disruption to Town Centre Traffic. Rhodes Bank/Roscoe Street is complete. The funding for the St Domingo Street improvement scheme is currently being considered as part of the combined King Street / Middleton Road enhanced scheme. Yorkshire Street East – due to the removal of the Bus Lane, the scheme will commence following the completion of the traffic modelling exercise.

Broadway Green/Foxdenton

Since the last update, a community information website has been launched at:

<http://www.foxdentonllp.co.uk/>

This will be regularly updated to give local people the latest accurate information.

Cheetham Hill Construction Ltd are undertaking advanced works for the new spine road and new junction at Broadway. This part of the project is partially funded by the Department of Transport "Pinch Point" funding of £1.741 million.

Redrow Homes and Countryside Properties carried out a community consultation event on 11 December to explain their proposals for the first two phases of new houses. The event was well attended and it is anticipated that planning applications will be received by Spring 2015.

Royton Town Centre Retail Development

OMBC is working with private sector development partner Dransfield Properties Ltd to facilitate improvements to the District Town Centre. The former Royton Health Centre and Assembly Hall are 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. Discussions are on-going with the new owners of the precinct (Addington and Tristan Capital) to agree the detail of Phase 2 development.

Failsworth & Hollinwood Projects

Hollinwood Junction

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.

On-going discussions are taking place 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 in Spring 2015.

Lancaster Club Site

The Lancaster Club redevelopment opportunity is currently out to tender with the developers who successfully passed the Pre-Qualification Questionnaire stage. Although the date for the return of the tenders has moved to 22 January 2015, the preferred bidder selection confirmation will go to Cabinet in March.

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 advanced 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.

A report describing a wider initiative along the A62 is elsewhere on this agenda.

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.

Cabinet is considering the confirmation of the preferred developer at the meeting on 26 January 2015. The project is expected to deliver circa 130 new homes for sale. The next report to the District Partnership will go into greater detail as the preferred developer should have been confirmed by then.

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. A preferred option has now been determined and consultation is planned with both Housing Units and other interested parties.