

Failsworth & Hollinwood District Partnership Regeneration Update

Date: July 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.

Cabinet approved the award of the second and main stage of the construction contract to Morgan Sindall. The main contract works are proceeding to programme, with completion date remaining spring 2016, with Odeon scheduled to open 2 weeks after completion.

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 a water feature will be installed and detailed design work is underway.

Officers are working closely with agents for letting the restaurant units. A number of potential operators have expressed interest in the units and some have undertaken site visits and more detailed negotiations with potential operators have commenced.

Oldham Town Centre Leisure Centre

The key dates remain as previously reported with the Leisure Centre due to open this winter. Detailed work is underway to ensure that Oldham Community Leisure Ltd maximise publicity in the run up to opening and maximise the number of people purchasing membership packages.

As previously reported 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. The percentage of total project cost spent with local supply chain in Oldham is currently 40% with the percentage of total project costs spent with local supply chain in the wider Greater Manchester area at 70%

Coliseum & Heritage Centre

As reported previously the detailed business plan is being worked on with all parties including The Heritage Lottery Fund and Arts Council. The governance structure has been agreed between the Council and Oldham Coliseum Theatre.

Town Centre Public Realm

The works to improve pavements and roads within the town centre is nearing completion.

Broadway Green/Foxdenton

Redrow Homes have received planning consent for 97 new homes. Work is ongoing with Highways England to agree the detailed design for the junction of Broadway and the new road which will go through the heart of the redevelopment.

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. Planning approval has now been obtained for a new Lidl food store as Phase 1 along with improvements to the existing precinct. Discussions are ongoing with the new owners of the precinct (Addington and Tristan Capital) to agree the detail of Phase 2 development.

Failsworth & Hollinwood Projects

Hollinwood Junction

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 and the commencement of initial site infrastructure.

Formal marketing of Hollinwood Junction, as a premium location/destination for businesses, is to commence in Autumn 2015.

Lancaster Club Site

Cabinet agreed to appoint Bellway Homes as developer partner in March 2015. The proposals include 142 new high quality family homes for private sale. The vast majority of homes are 3 and 4 bed with 108 detached. The development includes the conversion of the listed Lancaster Club into 8 private apartments. It is anticipated that a planning application will be submitted in the autumn, with construction starting in early 2016.

As part of the overall proposals for the area, a Goals! Soccer Centre (8 mini football pitches and a changing/club facility) has planning permission to be built on the site of the old allotments. Construction is due to start in late summer and should take around 16 weeks to complete.

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 have now successfully concluded 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.

The Dairy Crest site on Ridgefield Street has now been sold to a developer who wishes to develop a high density apartment scheme on the site, which would front the adjoining canal. As the site was previously used for employment uses, it would be necessary for the owner and future planning applicant to satisfy planning policy in providing a marketing statement or demonstrating that the continued use of the site for employment uses is not viable.

The A62 Business Improvement Grant scheme is underway and being managed directly by the Strategic Regeneration Team. Grants are available for independent businesses along the A62 Failsworth corridor to apply for up to 50% of the capital costs to improve the appearance of their buildings, up to a maximum of £3,000.

Limehurst Estate

Cabinet agreed to appoint Keepmoat Homes as preferred developer for 135 new homes for sale. A public consultation exercise was held on the estate on 17 March with the proposals well received. A planning application was submitted in July 2015 with a start on site date anticipated for early 2016.

The new homes, to be built on Rowan Tree Road and White Bank Road, include around 20% 2 bed, 70% 3 bed and 10% 4 bed houses.

Housing Units/Wickentree Lane

The Strategic Regeneration Team have commissioned a feasibility exercise which addresses the highways 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 ongoing with Housing Units. It is anticipated that a public consultation exercise will be held later this year.