

Failsworth & Hollinwood District Partnership Regeneration Update

Date: January 2016

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. Construction works are continuing with a view to opening in summer 2016.

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. Kennedy Wilson have completed improvements to the façade facing the Old Town Hall and T J Hughes are now trading from their former unit.

Officers are working closely with agents for letting the restaurant units and terms have been agreed on two restaurant units.

Negotiations continue with other potential operators who have expressed an interest in the units and some have undertaken site visits.

Oldham Town Centre Leisure Centre

Oldham Leisure Centre opened on Wednesday 25 November 2015. It is anticipated that membership will increase.

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%. Final figures are awaited.

Coliseum & Heritage Centre

"The Coliseum and Heritage and Arts centre projects are now being progressed as separate but linked projects as approved by Cabinet on 21 September 2015. Design work for both projects is progressing through the Design Development Stage.

Heritage and Arts Centre – This project is to restore and bring back into public use the former Library & Art Gallery, a partially used Grade II listed building, as a new Heritage & Arts Centre creating a vibrant multi-purpose cultural facility which complements and extends the existing cultural quarter complex and enhances the Oldham Town Centre leisure offer. The project will integrate, conserve and increase public access to Oldham's important museum and archive collections by providing new exhibitions, improved research and education facilities and a programme of formal and informal learning activities, complemented by an exciting and accessible programme of arts events and improved visitor facilities. An Application was submitted on 10 December 2015 for core Heritage Lottery Funding with an outcome expected on the submission in March 2016. Subject to the receipt of approvals, this £16m scheme is due to start on site in February 2017, with completion in May 2018.

Coliseum Theatre Project – Work is progressing on funding and business planning, with a view to submitting for core Arts Council for England funding in April 2016. Subject to securing the necessary approvals, it is anticipated that this £20m scheme will start on site in March 2020 with completion in November 2021.”

Town Centre Public Realm

The works to improve pavements and roads within the town centre is complete. An improvement scheme to Yorkshire Street is being developed for completion this year which will tie in to the Parliament Square public realm enhancement.

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. Subject to agreement with Highways England being reached then work on the new main access road would commence in Spring/Summer 2016.

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. Lidl have now commenced development on site and the new store will be open in Autumn 2016.

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 Summer 2016.

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. A planning application was submitted in the autumn, with construction due to start in October 2016 because of the requirement to re-locate the football pitches to Higher Lime.

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 at the same time as the new homes so that services (such as sewers) can be combined.

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.

The team have dealt with 37 enquiries. 4 grants have been awarded and 6 applications are under development and being worked up.

Limehurst Estate

Cabinet agreed to appoint Keepmoat Homes as preferred developer for 135 new homes for sale. Two public consultation events have been held on the estate and the proposals have been well received. A planning application was submitted in July 2015 and approved in December. Start on site is due to take place in February 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. Following the public consultation exercise into options a preferred highways solution has been adopted and is currently being consulted on.

