

CABINET Regulatory Committee Agenda

Date Monday 13 September 2021

Time 4.00 pm

Venue Lees Suite, Civic Centre, Oldham, West Street, Oldham, OL1 1NL

Notes 1. DECLARATIONS OF INTEREST- If a Member requires any advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote he/she is advised to contact Paul Entwistle or Liz Drogan in advance of the meeting.

2. CONTACT OFFICER for this Agenda is Liz Drogan Tel. 0161 770 5151 or email elizabeth.drogan@oldham.gov.uk

3. PUBLIC QUESTIONS – Any member of the public wishing to ask a question at the above meeting can do so only if a written copy of the question is submitted to the Contact officer by 12 Noon on Wednesday, 8 September 2021.

4. FILMING – This meeting will be recorded for live and/or subsequent broadcast on the Council's website. The whole of the meeting will be recorded, except where there are confidential or exempt items and the footage will be on our website. This activity promotes democratic engagement in accordance with section 100A(9) of the Local Government Act 1972. The cameras will focus on the proceedings of the meeting. As far as possible, this will avoid areas specifically designated for members of the public who prefer not to be filmed. Disruptive and anti social behaviour will always be filmed.

Any member of the public who attends a meeting and objects to being filmed for the Council's broadcast should advise the Constitutional Services Officer who will instruct that they are not included in the filming.

Members of the public and the press may also record / film / photograph or broadcast this meeting when the public and the press are not lawfully excluded. Please note that anyone using recording equipment both audio and visual will not be permitted to leave the equipment in the room where a private meeting is held.

Recording and reporting the Council's meetings is subject to the law including the law of defamation, the Human Rights Act, the Data Protection Act and the law on public order offences.

MEMBERSHIP OF THE CABINET IS AS FOLLOWS:

Councillors Akhtar, Chadderton, Chauhan, Jabbar, Moores, Mushtaq,
Roberts, Shah and Stretton

Item No

- 1 Apologies For Absence
- 2 Urgent Business
Urgent business, if any, introduced by the Chair
- 3 Declarations of Interest
To Receive Declarations of Interest in any Contract or matter to be discussed at the meeting.
- 4 Public Question Time
To receive Questions from the Public, in accordance with the Council's Constitution.
- 5 Bloom Street Land Agreement Oldham Town Centre, Coldhurst (Pages 1 - 4)
- 6 Exclusion of the Press and Public
That, in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they contain exempt information under paragraph(s) 3 of Part 1 of Schedule 12A of the Act, and it would not, on balance, be in the public interest to disclose the reports.
- 7 Bloom Street Land Agreement Oldham Town Centre, Coldhurst (Pages 5 - 118)



Report to CABINET

Bloom Street Land Agreement Oldham Town Centre, Coldhurst

Portfolio Holder:

Cllr Arooj Shah, Leader of the Council and Cabinet Member for Economic and Social Reform

Cllr Abdul Jabbar, Cabinet Member for Finance and Low Carbon and Deputy Leader of the Council

Cllr Shaid Mushtaq, Cabinet Member for Education and Skills

SRO: Helen Lockwood, Deputy Chief Executive – People and Place

Officer Contact: Emma Barton, Director of Economy

Report Author: Bryn Cooke – Head of Housing and Strategic Property Partnerships

13 September 2021

Reason for Report

To seek approval to formally enact and proceed with the land agreement to support the delivery of the new secondary free school following recent planning approval.

Recommendations

Members are asked to approve that the Council formally proceeds with the land agreement to support the delivery of the new school, and to delegate the details of the transaction to the Director of Economy, Director of Finance and Director of Legal Service in consultation with the relevant portfolio holders.

Bloom Street Land Agreement, Oldham Town Centre, Coldhurst

1 Background

- 1.1 By virtue of a Cabinet approval dated 19th November 2018, the Council resolved to acquire the interests held by Brookhouse Group in OPLLP (to facilitate the construction of a new Secondary Free School at Bloom Street), on the basis of agreed heads of terms. Delegated approval was obtained to authorise the Director of Economy to approve the final details of the transaction.
- 1.2 A delegated report was approved in November 2020 which set out the final terms of a proposed lease agreement between the Council, DfE, SofS and Cranmer Education Trust in respect to the subject land in and around Bloom Street, which enables the development of a new secondary school.
- 1.3 Now that Planning approval has been obtained, this report seeks approval to formally enact the option on the land agreements

2 Options/Alternatives

- 2.1 To enact the agreement with the Department for Education and the Cranmer Education Trust to facilitate the delivery of a new secondary free school at this location in line with the option agreement previously entered into in September 2020.
- 2.2 There is no other option available at this stage given the progress and approvals to date. The Council could decide not to proceed, but this would put the new school programme at risk and the borough would suffer from the lack of education placements and a new quality education provision.
- 2.3 The preferred option is to proceed with the agreement as envisaged in the previous agreements and approvals.

3 Consultation

- 3.1 Ward members have been previously consulted and are fully supportive of the delivery of a new Secondary School at this location.

4 Financial Implications

- 4.1 Finance considerations associated with the land agreement are considered in the part b report. (James Postle)

5 **Risk Assessments**

5.1 The site is essential for the new school (confirmed as a requirement for the provision of adequate school spaces). Other risks associated with the land agreement are documented in the part b report. (Mark Stenson)

6 **Legal Services Comments**

6.1 The proposed recommended option is in line with the Cabinet approvals referred to in the body of the report. External legal advice was obtained in relation to the proposed legal arrangements to ensure that they are both appropriate and lawful. (Colin Brittain)

7. **Co-operative Agenda**

7.1 This decision will positively support the Council's Co-operative Agenda by working in partnership with the Department for Education and Cranmer Education Trust to deliver a new secondary school, which will aim to be multi faith and deliver the same high standards as the Blue Coat School. The school will help to satisfy increasing demand for secondary school places within the Borough.

8 **Human Resources Comments**

8.1 None.

9 **IT Implications**

9.1 None.

10 **Property Implications**

10.1 As contained within the report. (Peter Wood)

11 **Procurement Implications**

11.1 None – Property Transaction Only

12 **Environmental and Health & Safety Implications**

12.1 The proposals will facilitate the development of a new Secondary School at this location, transforming what is currently a vacant and unsightly derelict site.

13 **Equality, community cohesion and crime implications**

13.1 This decision will positively support the Council's equality agenda by working co-operatively with the Cranmer Education Trust to deliver a new secondary school which, will aim to be multi faith and deliver the same high standards as the Blue Coat School. The school will help to satisfy increasing demand for secondary school places within the Borough.

14 **Implications for Children and Young People**

14.1 This decision will positively support Children and Young People by working co-operatively with the Cranmer Education Trust to deliver a new secondary school which, will aim to be multi faith and deliver the same high standards as the Blue Coat School. The school will help to satisfy increasing demand for secondary school places within the Borough.

15 **Equality Impact Assessment Completed?**

15.1 No, as the report relates to the detail of a land agreement only.

16 **Key Decision**

16.1 Due to the decision timelines it has not been possible to complete the key decision references.

17 **Background Papers**

17.1 None.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank