

Report to CABINET

Broadway Green – Construction of Link Road Phase 2B

Portfolio Holder:

Cllr Sean Fielding (Leader) – Cabinet Member for Economy and Enterprise.

Officer Contact: Helen Lockwood, Deputy Chief Executive – People and Place.

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Reason for Decision

The purpose of the report is to update the Cabinet on the progress made regarding the Broadway Green Development and to seek approval to the provision of a commercial loan to the Joint Venture company delivering the project.

Recommendations:-

1. The progress made regarding the Broadway Green Development and the Joint Venture company delivering the final phase of the new link road be noted.
2. The provision of a commercial loan to the Joint Venture company delivering the scheme, on the terms set out in section 2 of this report be approved.
3. The Directors of Finance and Legal, or their nominated representatives, be authorised to approve the final loan agreement.
4. The Director of Legal Services be authorised to execute a commercial loan agreement and any other ancillary documentation relating to the loan and the security for the loan and any documentation relating to the joint venture legal agreements.
5. The Director of Legal Services, or his nominated representative, be authorised to sign off and/or affix the Common Seal of the Council to all the documents and associated or ancillary documentation referred to above and/or required to give effect to the recommendations in this report.

Broadway Green – Construction of Link Road Phase 2B

1 Background

- 1.1 The Broadway Green development (previously known as the Foxdenton scheme) is being promoted by a joint venture partnership between Oldham Council, Grasscroft Property and Seddon Construction. The creation of the joint venture partnership and the terms of the partnership were approved by Cabinet on 16th December 2013.
- 1.2 The site has detailed planning consent for a new link road and the first two residential phases of the development. It also has outline consent for up to 700,000 sq. ft of employment space, a further 4 residential phases (providing a total of 500 new homes) and a new linear park (see masterplan at Appendix One).
- 1.3 The new link road connecting the A663 Broadway and the B6189 Foxdenton Lane will become adopted highway and therefore benefit the surrounding employment and residential area as well as the new development. It is not being constructed for the exclusive benefit of the Broadway Green development.

2 Current Position

- 2.1 The Broadway Green development started on site in June 2017.
- 2.2 Most of the link road from Foxdenton Lane has now been constructed. Redrow Homes are on site building the first residential phase (some of the properties having already been completed and occupied) and Countryside Properties have started the ground works on the second residential phase. In addition to this, the highway improvements at the Eaves Lane/Broadway/Foxdenton Lane junction have now been completed.
- 2.3 The next and final phase of the development is the construction of the new Broadway junction. This is a complex engineering operation, involving the removal of the disused Crosley Bridge which supports the A663 Broadway above and the subsequent infill of the remaining void. The A663 Broadway must remain open throughout the works.
- 2.4 When the new junction works have been completed and signed off, it will become adopted highway and therefore the responsibility of Highways England.
- 2.5 Prior to the start of the works, Highways England require a bond, which they will hold and utilize to cover the cost of any works if there is an issue which requires attention.
- 2.6 The cost of the insurance policy for the bond would be a cost to the scheme, which would be ultimately passed on to the joint venture.

3 Options/Alternatives

- 3.1 These are set out in the report in the restricted part of this agenda

4 Consultation

- 4.1 All Broadway Green Joint Venture Board Members including the Cabinet Member for Economy and Enterprise (Leader of the Council) and Cabinet Member for Finance and Corporate Services have been consulted on the proposal and are supportive of option 1

5. Financial Implications

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- 5.1 These are set out in the report in the restricted part of this agenda
6. **Legal Implications**
- 6.1 These are set out in the report in the restricted part of this agenda
7. **Co-operative Agenda**
- 7.1 The council is working co-operatively with its' joint venture partners to bring forward comprehensive development at Broadway Green. This will create a significant number of new homes and jobs, improve the local highway network, stimulate the local economy and improve the local environment.
- 8 **Human Resources Comments**
- 8.1 None.
- 9 **IT Implications**
- 9.1 None.
- 10 **Property Implications**
- 10.1 None.
- 11 **Procurement Implications**
- 11.1 None .
- 12 **Environmental and Health & Safety Implications**
- 12.1 None.
- 13 **Equality, community cohesion and crime implications**
- 13.1 None.
- 14 **Equality Impact Assessment Completed?**
- 14.1 No.
- 15 **Key Decision**
- 15.1 Yes
- 16 **Key Decision Reference**
- 16.1 ECEN-12-19.
- 17 **Background Papers**
- 17.1 None.
- 18 **Appendices**
- 18.1 Appendix One – Broadway Green masterplan.
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