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## **Report to CABINET – Part A**

### **Hollinwood Junction and Housing Delivery Options.**

**Portfolio Holder:**

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

Councillor Hannah Roberts – Cabinet Member for Housing

**Senior Responsible Officer:** Helen Lockwood, Deputy Chief Executive – People and Place

**Officer Contact:** Emma Barton, Director of Economy

**Report Author:** Liz Garsrud, Principal Surveyor (Ext 4284)

**November 2020**

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**Reason for Decision**

The purpose of this report is to seek permission to progress the delivery of housing on the former Kaskenmoor School site at Hollinwood Junction.

**Recommendations:**

Cabinet is asked to note the contents of the report only, with a further report which contains financial and legal information, to be considered under Part B of the agenda.

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Cabinet

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## Hollinwood Junction and Housing Delivery Options

### 1 Background

- 1.1 ***Creating a Better Place*** incorporates significant programmes of work that have been progressed over the past eighteen months in order to set out a comprehensive vision and strategic framework for the borough. These include the:
- Updated vision for Oldham Town Centre;
  - Housing Strategy 2019; and
  - Updated Medium Term Property Strategy.

***Creating a Better Place*** focuses on building more homes for our residents, creating new jobs through town centre regeneration, and ensuring Oldham is a great place to visit with lots of family friendly and accessible places to go.

This approach has the potential to deliver 2,000 new homes in the town centre designed for a range of different budgets and needs, 1,000 new jobs and 100 new opportunities for apprenticeships, and is in alignment with Council priorities to be the Greenest Borough.

Oldham Council is ambitious and bold, and it is on the cusp of an exciting programme of significant change, which is essential to achieve its wider objectives including health, education and improved transport connectivity and public realm. Corporate land and property assets are critical to this agenda and therefore the previously approved Medium-Term Property Strategy (MTPS) has been refreshed to ensure it meets the scale of the change required.

At a strategic level, the work completed across the last eighteen months has confirmed that the property portfolio can be a catalyst for building new homes, creating job opportunities, re-skilling residents through new apprenticeship opportunities, and re-engaging communities and partners through property / estate co-location and collaboration. This strategic work also supports the Council's ambitions for inclusive growth, thriving communities and co-operative services.

Delivery of the ambitious programmes of work within '*Creating a Better Place*' requires efficient and effective systems and processes in place. Significant work has already taken place during 2019 to ensure the right resources are in place for robust, fit for purpose governance and effective delivery. Changes to the Council's Land and Property protocols are also proposed to further strengthen this.

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## **2 Current Position**

- 2.1 The Council entered into a Strategic Partnering Agreement (SPA) in relation to council owned land at Hollinwood Junction with Langtree Group plc on 20<sup>th</sup> June 2011.
- 2.2 The SPA sets out the mechanisms by which the Council and Langtree would work together to promote regeneration at Hollinwood Junction, which included the setting up of a Project Board to govern the process.
- 2.3 In the spirit of partnership working Langtree submitted a mixed-use employment led planning application for the Albert Street site and this was approved in June 2013.
- 2.4 It has always been the intention that the remainder of the site of the former Kaskenmoor school should be part of the Hollinwood Junction JV proposals. However, at that time it was unclear how much surplus land was available for development and therefore it was not formally included within the revised SPA in 2014.
- 2.5 Following the completion of the New Bridge and Hollinwood Academy which are both located on part of the former Kaskenmoor school site, the surplus land was identified.
- 2.6 Therefore in 2016 Cabinet approved the inclusion of the surplus Kaskenmoor school land in the SPA with Langtree and a deed of variation was completed to document this.
- 2.7 Approval to dispose of the School Site under Schedule 1 of the 2010 Academies Act was received in July 2012.
- 2.8 Approval to dispose of the School's Playing Fields under Section 77 of the Schools Standards and Frameworks Act 1998 was received in January 2014.
- 2.9 The Kaskenmoor site is unallocated in the Council's Local Development Framework, however, it is adjacent to existing housing and therefore subject to planning, it is considered potentially suitable for residential development.
- 2.10 In line with recent pre-app planning advice, the Kaskenmoor site is expected to accommodate up to 150 x two, three and four bedroom houses to meet the needs of the local community as determined from the Council's housing strategy.

## **3 Options/Alternatives**

- 3.1 These are outlined in the Part B report.

## **4 Preferred Option**

- 4.1 Option 2 - Dispose of the Kaskenmoor land to a house-builder, via the SPA with Langtree.

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## **5 Consultation**

- 5.1 Hollinwood Junction Board Members, Corporate Property Board and relevant Portfolio Holders.

## **6 Financial Implications**

- 6.1 These are outlined in the Part B report.

## **7 Legal Services Comments**

- 7.1 These are outlined in the Part B report.

## **8. Co-operative Agenda**

- 8.1 The Council is working co-operatively with Langtree to bring forward development at Hollinwood Junction. This will create a significant number of jobs, stimulate the local economy and improve the local environment.

## **9 Human Resources Comments**

- 9.1 None.

## **10 Risk Assessments**

- 10.1 These are outlined in the Part B report.

## **11 IT Implications**

- 11.1 None.

## **12 Property Implications**

- 12.1 These are included in the Part B report.

## **13 Procurement Implications**

- 13.1 These are included in the Part B report.

## **14 Environmental and Health & Safety Implications**

- 14.1 None.

## **15 Equality, community cohesion and crime implications**

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15.1 None.

**16 Equality Impact Assessment Completed?**

16.1 No.

**17 Key Decision**

17.1 Yes

**18 Key Decision Reference**

18.1 ECEN-02-20

**19 Background Papers**

19.1 None.

**20 Appendices**

20.1 None.