

Report to CABINET

Land at Salmon Fields, Royton, Oldham

Portfolio Holder:

Councillor Arooj Shah (Leader) – Cabinet Member for Economic and Social Reform.

Senior Responsible Officer: Deputy Chief Executive – People and Place

Officer Contact: Emma Barton, Director of Economy

Report Author: Liz Garsrud, Principal Surveyor, Strategic Property Partnerships.

13th December 2021

Reason for Decision

The purpose of the report is to approve the grant of a 50-year lease of land at Salmon Fields, Royton to the Northern Care Alliance NHS Group for use as a Community Diagnostic and Healthcare Facility.

Recommendations:

It is recommended that Cabinet: -

- 1. Approve the recommendation for the grant of a 50-year lease of the land at Salmon Fields, Royton to the Northern Care Alliance NHS Group for use as a Community Diagnostic and Healthcare Facility.**
- 2. Authorise the Director of Legal Services or their nominated representative to complete and execute the legal agreements and any ancillary documentation relating to the disposal of the site, on behalf of the Council.**

Land at Salmon Fields, Royton, Oldham

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.

2 **Current Position**

- 2.1 In January 2021 the Northern Care Alliance NHS Group (NCA) appointed consultants to determine the preferred site for a new Community Diagnostics Hub in the Oldham area.
- 2.2 The Community Diagnostics Hub (CDH) will provide radiology services in a community setting.
- 2.3 The precise nature of the scanning services is yet to be confirmed, however, it could include MRI, PET CT, X-Ray, Mammography and Ultrasound.
- 2.4 The NCA have requested that the site be flexible to accommodate the future expansion of services.

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- 2.5 The preferred site for the CDH is the former industrial site at Salmon Fields in Royton.
 - 2.6 The total site area is 5.69 Acres (2.30 Hectares).
 - 2.7 The NCA intend to spend funds on improving the ground conditions and providing an improved access into the site from Salmon Fields Road.
 - 2.8 The site is considered suitable for a range of industrial and commercial uses and discussions have taken place with planning officers regarding use of the site for a CDH.
 - 2.9 A planning application has been submitted for the first phase of the CDH.

3 Options/Alternatives

- 3.1 **Option One** - Grant the NCA a 50-year lease of the land at Salmon Fields, Royton.

- 3.2 **Advantages**

The tenant is of good covenant strength.

The site may generate business rate income.

A Community Diagnostic and Healthcare Facility would be of great benefit to the local community as it would enable the NHS to cut the waiting times for scans etc and enable easier access to these services for residents.

- 3.3 **Option Two** - Do not grant the NCA a 50-year lease of the land at Salmon Fields, Royton

- 3.4 **Disadvantages**

Residents would not get the health and well-being benefits of having a local diagnostics and healthcare facility in the area.

- 3.5 **Option Three** – Do nothing.

- 3.6 **Advantages**

None.

- 3.7 **Disadvantages**

If the CDH could not be provided on another site in the area, Oldham may not get the local diagnostics and healthcare facility.

4 Preferred Option

- 4.1 **Option One**

Grant the NCA a 50-year lease of the land at Salmon Fields, Royton.

5 Consultation

- 5.1 Corporate Property Board and relevant Portfolio Holders.

8. Co-operative Agenda

- 8.1 The Council is working co-operatively with the NHS to provide a suitable site for a new Community Diagnostic and Healthcare Facility which when operational should improve the health outcomes for residents.

9 Human Resources Comments

- 9.1 None.

11 IT Implications

- 11.1 None.

12 Property Implications

- 12.1 The property implications are contained within the body of the report.

14 Environmental and Health & Safety Implications

- 14.1 None.

15 Equality, community cohesion and crime implications

- 15.1 None.

16 Equality Impact Assessment Completed?

- 16.1 No.

17 Key Decision

- 17.1 Yes

18 Key Decision Reference

- 18.1 ESR-08-21.

19 Background Papers

- 19.1 None.