



Creating a Better Place

Policy Overview & Scrutiny Committee

July 2022



Vision & Outcomes

- **‘Creating a Better Place’** sets out a comprehensive vision and strategic framework for the borough, which includes the Oldham Town Centre Vision, the Housing Strategy, Green New deal and utilisation of the Council’s corporate estate (land and property) to support development and open space requirements across the borough.

The ambition and vision is that we will be **‘Creating a Better Place’...**

... **by building quality homes**

... **by providing opportunities to learn & gain new skills**

... **by providing opportunities to grow local businesses and create jobs**

... **by ensuring Oldham is the greenest borough**

... **by embedding sustainability, energy efficiency & low (zero) carbon**

... **by improving life-chances and the health / well-being of our residents
and local communities**

Creating a Better Place – overview

Local Plan / PfE

Housing Strategy

Town Centre Regen

Asset Rationalisation

Green New Deal

Economic Review

Transport Strategy

Education – school new build /
expansions

Health – Rapid Diagnostic Centre /
Saddleworth GPs

Homes – development and delivery

Jobs – new commercial space /
business start ups

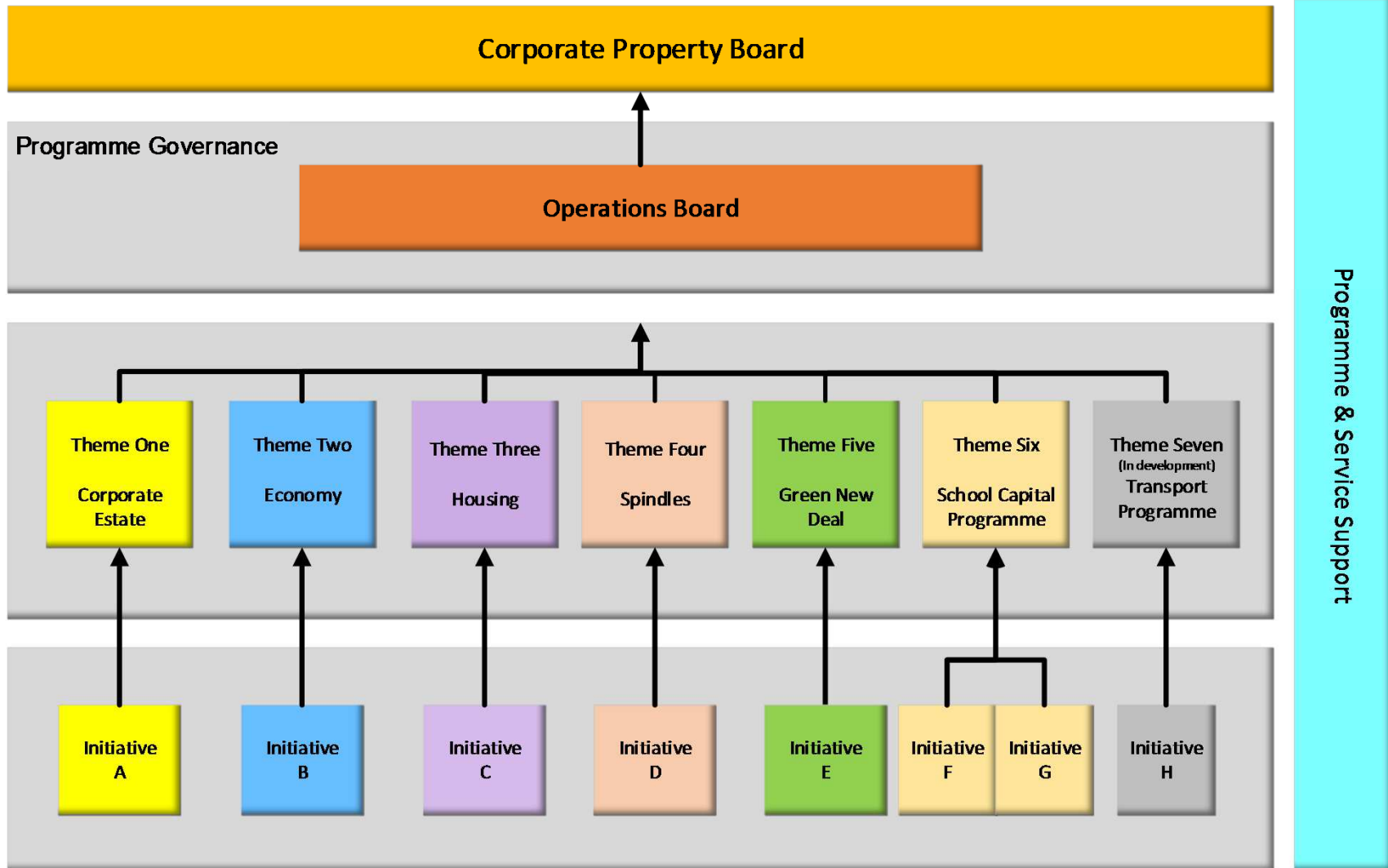
Enterprise and Innovation

Public Realm and Green Space

Culture and Heritage

Transport and Digital Infrastructure

Governance, Monitoring and Performance

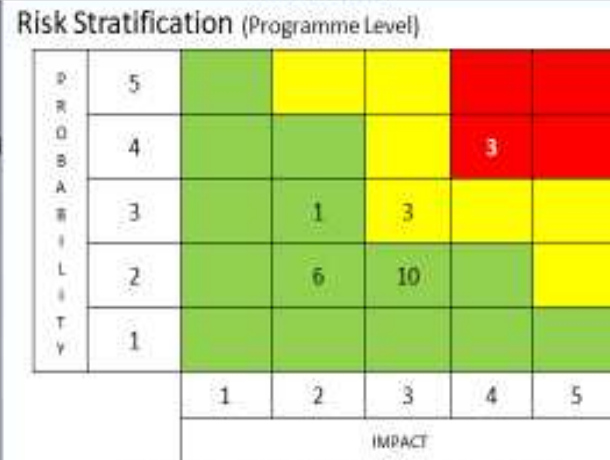


CaBP Programme Performance Dashboard (Data as at July 22)

PROJECT DATA



RISK DATA



FINANCIAL DATA

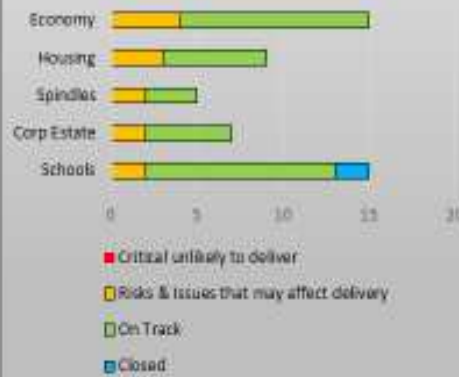
Expenditure - Budget v spend

Capital		
Budget		£ 216.71m
Spend		£60.96m
Projection		£228.07m
Revenue		
Budget		£2.51m
Spend		£1.66m
Projection		£2.51m

Detail of Red Programme Risks

Description	Risk / Issue Owner	Mitigation / Response Action
Costs of supplies could increase due to COVID 19 supply & demand resulting in higher than anticipated tender prices & unaffordable schemes	All Theme Leads/ PM's	Ensure procurement process drives value for money and where possible the Council contract fixed price. Council seeks to value engineer schemes to remain within budget whilst delivering a quality end product
Failure of schemes to complete eligible activity to maximise external grant funding	All Theme Leads/ PM's	Ensure contracted grant profile is realistic and monitor against project progress. Regular engagement with funders.
Ability to secure timely insurance cover for schemes	All Theme Leads/ PM's	Early and regular engagement with the Councils Insurance Team and Insurance companies to respond quickly to queries

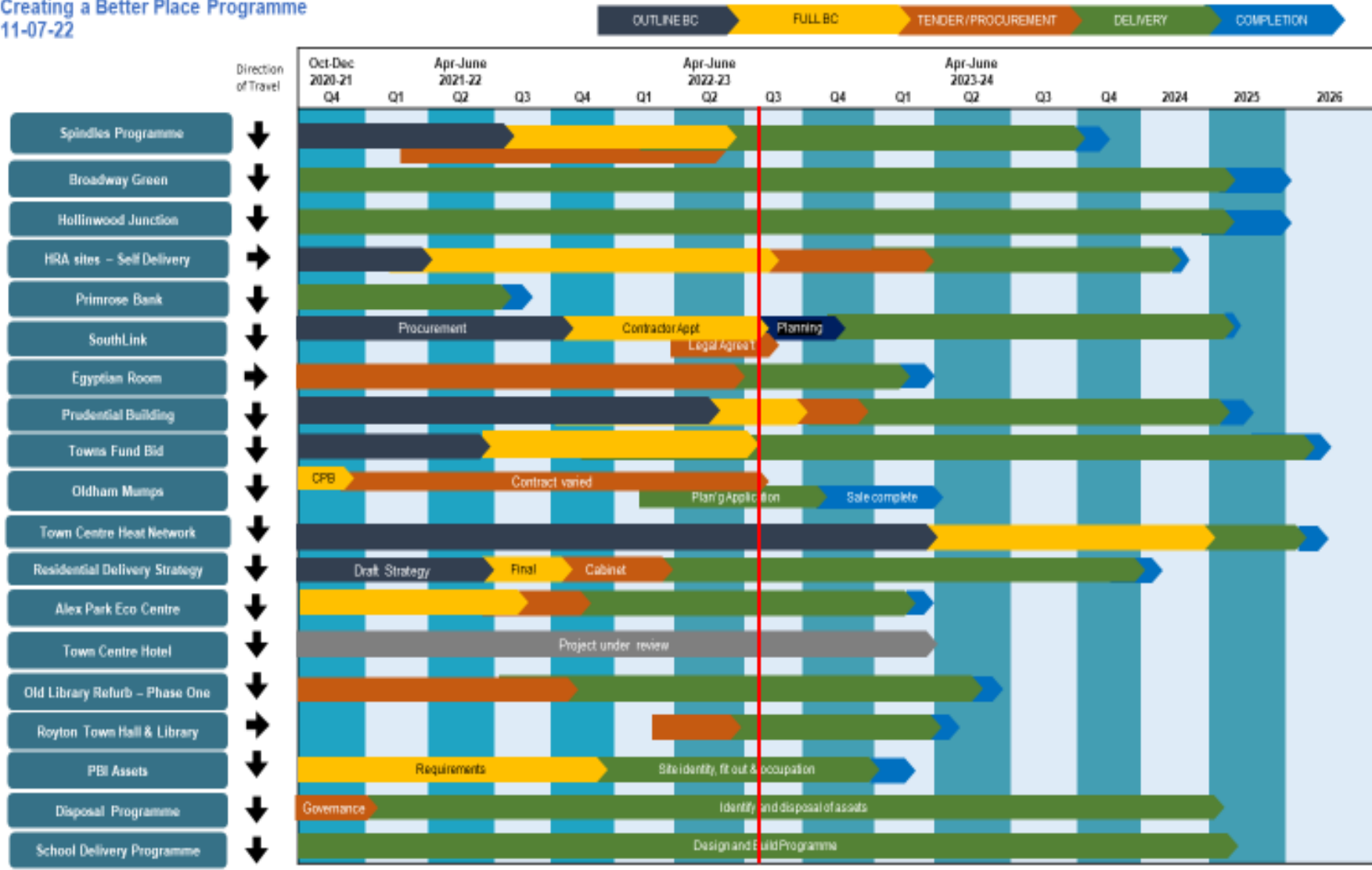
Overall Project Status By Theme



Savings Programme (Capital & Revenue)



Creating a Better Place Programme
11-07-22



Key: ↓ Unchanged timescale ← Shorter timescale → Longer timescale

Creating a Better Place Benefits Plan



Key:	
RAG rating	
R	Red - Benefit will not be realised
A	Amber - Further work ongoing to ensure deliverability
G	Green - On track to be delivered
C	Complete - Benefit delivered
* Approved within Creating A Better Place Cabinet Report	

Anchor Theme / Ref	Output/ Outcome	Baseline	All Years Target	20/21 & 21/22			All Years		
				In Year RAG	Profile	Actual (to end Mar 22)	All Years RAG	Profile	Actual
Housing Owner Bryn Cooke									
H1	* New homes constructed (Developments relevant to CaBP)	N/A	2,500	C	200	272	A	2,500	272
H3	New Homes created (Borough wide)	N/A	2,250	C	352	506	A	2,250	506
Corporate Estate Owner: Alistair Chapman & Rosalyn Smith									
CE1	Capital disposal strategy and associated programme approved	0	2	C	2	2	A	2	2
CE2	Reduction in corporate assets (number)	1,650	116	R	26	7	A	116	7
CE3	Disposals - Capital receipts	N/A	£11.139m	C	£6,106,441	£8,771,263	A	£10,139,407	£8,771,263
CE4	Disposals - Revenue saving	N/A	£10.316m	C	£1,443,000	£1,443,000	A	£10.316.000	£1,443,000
Economy Owner Nawaz Khan & Nigel Fraser									
E1	New commercial floorspace created (retail, leisure and commercial)	N/A	700,000	C	4000	4,000	A	700,000	4,000
E8	Addition: Creation of land ready for development (Borough wide)	N/A	200	G	40	40	A	200	40
E9	Addition: External Funding secured.	0	£75m	C	£40,000,000	£42,618,196	A	£75,000,000	£42,618,196

Social Value Portal (illustration)



Account Headlines

Total Social & Local Economic Value includes Projects in Delivery Phase only. Click values to Copy to Clipboard.

DELIVERED SOCIAL & LOCAL ECONOMIC VALUE

£2,092,600

% COMMITMENTS DELIVERED

11.96%

CONTRACT VALUE INCLUDED

£72,574,391

COMMITTED SOCIAL & LOCAL ECONOMIC VALUE

£17,497,838

LIVE PROJECTS

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% SOCIAL & LOCAL ECONOMIC VALUE ADD

2.88%

CLOSED/DEMO PROJECTS

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Financial Overview

Capital investment

- External funding bids secured with further bids in development
- 2021/22 Capital Receipt Target £6.106m Achieved £8.771m
- 2022/23 Capital Receipt Target £2.462

Revenue Savings

- £8.5m revenue savings over next 5 years
- 2021/22 – Achieved Target of c£1.1m (of £1.443m)
- 2022/23 – Challenging Target of £2.720m

External Funding Success

Approved

- £285m capital commitment from Oldham Council - **confirmed**
- Growth Deal public realm / transport funding -**confirmed**
- Future High Street Fund £10m -**confirmed**
- Town Deal Fund £24.4m Status –**confirmed**
- Brownfield Land Bids £6.5m -**confirmed**
- Re-Opening High Street Safely Fund –**confirmed**
- Welcome Back Fund - **confirmed**
- BEIS Investment £166k –**confirmed**
- Changing Places Fund - **confirmed**
- Levelling Up Fund £125k to develop a submission **confirmed**

Bid Stage

- Brownfield Land Bid (next round) - Status: **Bid Submitted**
- Levelling Up fund bid c £40m - Status: **Bid to be Submitted**
 - Green Innovation & Technology Network
 - Creative Improvement District
- BEIS Decarbonisation Fund c£3m – Status: **Bid Sept 22**
 - Spindles & Chadderton Town Hall

Challenges



Oldham
Council

Construction Market

- Ongoing challenge.
 - Contractors can't hold prices by more than a few weeks – versus decision making processes
 - Material shortages
 - Escalation of prices
 - Longer ordering timescales / programme delay
 - Sourcing sufficient labourers / drivers
 - Sourcing site accommodation / welfare units
- Currently estimated at a minimum of 20-25% increase to budget costs
- Economic specialists predicting continued problems for 3-5 years

Construction Insurance

- Ongoing Challenge
- Prior to pandemic – 17 insurers to underwrite building renovation works
- Now - 4 main insurers
- Resulting from high-profile losses including Grenfell, Glasgow School of Art, Mandarin Oriental and Primark in Belfast.
- Insurers have recommended marketing six months ahead of the works being undertaken to assess the appetite for the project
- But doesn't always provide a solution ...

Town Centre Projects

Town Deal Fund – Secured £24m

- **Northern Roots:** 160 acres of disused green space to become the UK's largest urban farm and eco-park. Funding confirmed for visitor centre and extension area linking to Alex Park Eco Centre. Planning consultants appointed to develop and submit a planning application
- **New Theatre and Performance Space:** new multi-use performance space to provide a new home for the Coliseum. Consultants appointed to develop design work and specification, with planning application expected in 2022.
- **Tommyfield Market:** Ongoing engagement with traders – recent survey to help with specific feedback about requirements – very positive response. Planning application submitted and approved.
- **Entrepreneur Space:** flexible office space for new start up businesses to use as starting space. Expected to complete in Dec 23

Future High Street Projects: £10m confirmed

- **Egyptian Room:**

Lease to be signed shortly with new tenant fit out expected to start Sept 22 and complete Feb 22. £1.4m from Future High Street Fund.

- **Prudential Building, Union Street:**

Repeat public H&S concerns, close to Tramway – commenced Repairs Notice Served and application for CPO proceeding. Potential use for incubator hub. £10.2m from Future High Street Fund

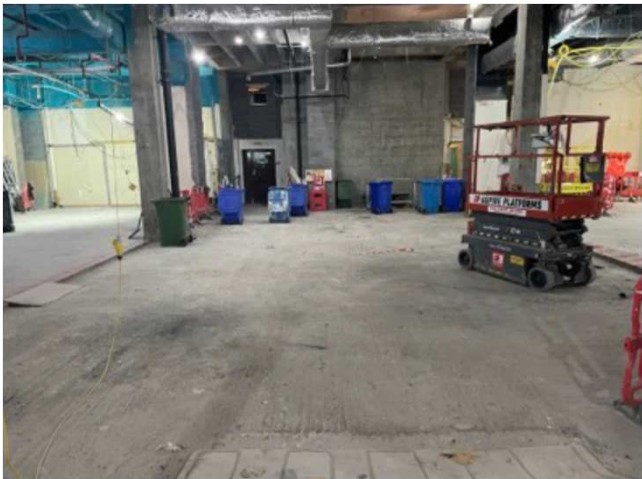
- **Accessible Oldham:**

Public realm development around Mumps to enhance pedestrian, cycling and public transport routes. £4m from Future High Street Fund

Town Centre

- **Town Centre Development Prospectus** published, seeking a partner to develop sites within the Town Centre.
- **Spindles**
 - **Enterprise and Innovation zone** anticipated to complete Dec 23. **Public Sector Accommodation** phase one under construction and on schedule for completion Sept 22, phase two full accommodation scheme expected completion Dec 23.
 - **New indoor Market, Food Court and Performance Space** enabling works underway.
 - **Archive Centre** enabling works underway
- **Old Library** – Renovation works underway and business case for interior use in development.
- **Town Centre Heat Network:** Funding application to BEIS for feasibility work now secured and work underway.

Spindles Accomodation Phase 1 Progress Photos – 3rd June



Strategic
Partnerships

Mixed Use Sites



Strategic Partnerships:

Broadway Green: Grasscroft & Seddons

- Previously known as Foxdenton, Broadway Green
- Completed - Spine road running through the site (named Lydia Becker Way)
- 234 new homes have been built
- Work well underway on next phase of 160 homes
- Planning consent has been secured for the new linear park.
- 30 acres of employment land / 500,000 square feet of employment space, 378,000 sq ft unit currently under construction.

Hollinwood: Langtree

- New access road has been constructed
- Costa coffee drive-thru is now open
- Job opportunities are being managed via Get Oldham working.
- Up to 150 new homes for former Kaskenmoorschool site planning application expected to be submitted later this year.



Housing Projects

Housing Projects

- **Primrose Bank:** 19 x 5 bed homes for Affordable Rent with the opportunity to implement a European funded carbon reduction project called REDWoLF (Reducing Electricity Demand without Load Following). Residents are in occupation
- **SouthLink:** Developer selection process underway with preferred developer to be selected within the next month. C130 units with start on site anticipated March 23.
- **Derker:** Planning permission submitted, plan for 132 new housing units. Current programme to start on site Dec 22 with completion June 25.
- **HRA Infill Sites (Various):** Construction of council owned residential development on council owned land. 7 cleared sites suitable for c40 new homes. OBC in development. External funding confirmed £1.7m Homes England
- **Housing Pipeline:** Development c2,000 new homes including over 900 in the town centre. 12 brownfield sites identified - different tenures / house types. Growth Deal Fund £800k to facilitate road access onto the Southlink site underway and expected to complete Dec 22. Brownfield housing land grant approved - £6m (Derker and Southlink).

Education Capital Projects



Education Capital Projects

Under Construction

- Brian Clarke Academy
- North Chadderton Extension

Complete

- Saddleworth School
- Greenfield Primary,
- Crompton House ,
- Oldham Academy North
- Kingfisher Hydropool,
- Mayfield Primary,
- North Chadderton: Kingsland
- Kingfisher MAT Free School: New Special Educational Need -Free School

GREEN NEW DEAL PROJECTS



Green New Deal

- **Green New Deal E-learning package** - first of its kind in GM has been launched within the Council - 930 staff have completed the course
- **Green Your Neighbourhood:** appropriate community engagement to complement street cleaning and other community “green” priorities
- **Local Energy Market / Green Power Purchase Agreements** : GM programme – procurement work ongoing
- **Growing the green economy / jobs & skills:**
Integrated into Economic Growth Strategy refresh and part of Levelling Up Fund bid. Oldham Green Business Network to be established.

Other Projects



Other Projects

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Royton Town Hall: Scheme has started on site with Clock Tower works and demolition of rear extension. Completion expected Feb 23.

Alexandra Park Eco Centre: New energy efficient, sustainable new building to replace old derelict buildings. On site with completion anticipated March 23.

Corporate Estate Utilisation: HR workforce strategy, Place Based, New Ways of Working and digital programmes, to enable greater work/life balance for employees and new service delivery models for residents, communities and partners.

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Creating a Better Place

Thank you for listening

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