

# Creating a Better Place

**Policy Overview & Scrutiny Committee**

**March 2024**



# Vision & Outcomes

**‘Creating a Better Place’** sets out a comprehensive vision and strategic framework for the borough, which includes the Oldham Town Centre Vision, 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

# CaBP Benefits To Date

Output/ Outcome	All Years	
	Profile	Actual
New Homes created (Borough wide)	2,250	1,100
New Council Tax created (Borough wide recorded)	£3,375,000	£1,131,842
Disposals - Capital receipts	£11,139,407	£13,943,561
Disposals - Revenue saving	£8,771,000	£2,377,000
New commercial floorspace created (retail, leisure and commercial)	700,000	383,324
External Funding secured	£75,000,000	£73,685,018

# External Grant Funding Secured

- £24.4m Towns Fund
- £20m Levelling Up Fund
- £11.5m Mayors Cycling and Walking Fund
- £10.4m Brownfield Land Release Fund
- £8.7m Green Heat Network Fund
- £8.4m Future High Street Fund
- £3.8m Shared Prosperity Fund
- £2.1m Spindles decarbonisation works
- £1.9m UU Recovery Fund
- £237,000 High Street Accelerator Fund

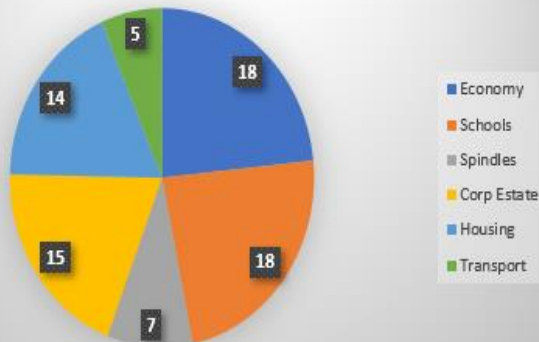
# CaBP Programme Performance Dashboard

## PROJECT DATA

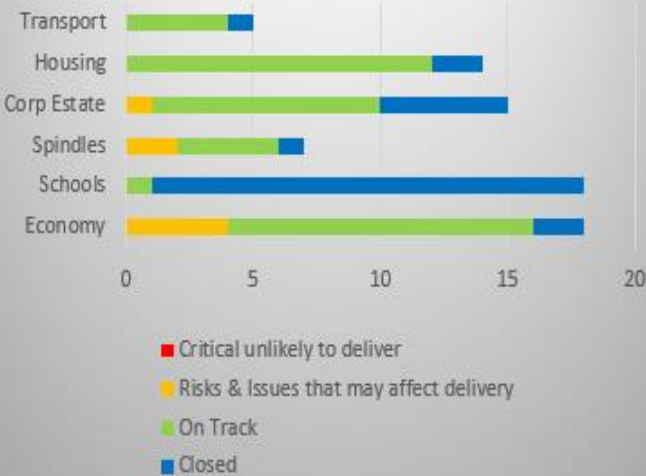
### Project By Stage

Design	Delivery	Closed
20	28	29

### Projects by Theme



### Overall Project Status by Theme



## RISK DATA

### Risk Stratification (Programme Level)

P R O B A B I L I T Y	5	4	3	2	1
	5	0	0	0	0
4	0	0	0	0	3
3	0	1	4	1	0
2	0	4	7	4	0
1	0	0	0	0	0
	1	2	3	4	5
	IMPACT				

### Detail of Red Programme Risks

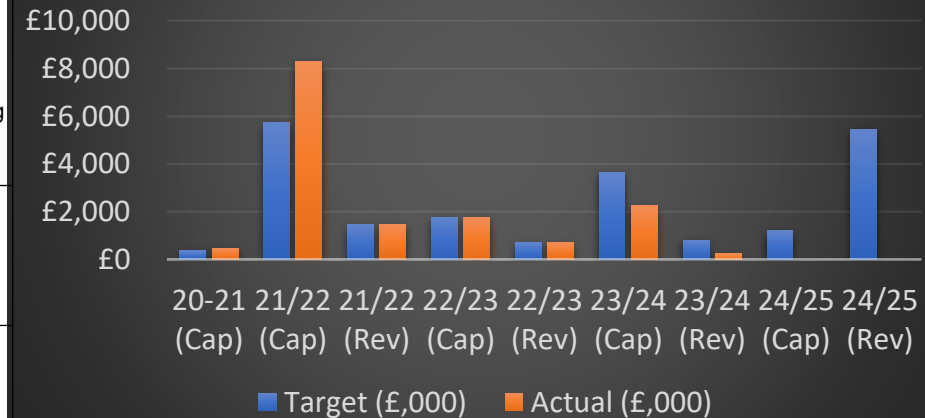
Description of Red Risks	Risk / Issue Owner	Mitigation / Response Action
Costs of supplies could increase due to inflationary pressures resulting in higher than anticipated tender prices & unaffordable schemes	All Theme Leads/ PM's	Ensure procurement process drives value for money and where possible the Council contract fixed price. Council seeks to value engineer schemes to remain within budget whilst delivering a quality end product.
Failure to secure required Project Management resources to deliver schemes	All Theme Leads	Current review of structure underway with interim support for schemes that requires progression at pace.
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.

## FINANCIAL DATA

### Expenditure - Budget v spend

	Budget	Spend	Projection
Capital	£ 254,713m	£82,734m	£254,713m
Revenue	£2.606m	£1.993m	£2.606m

### Savings Programme (Capital & Revenue)



# SVP CaBP Programme



## Account Headlines

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

DELIVERED SOCIAL VALUE  
**£21,321,965**

COMMITTED SOCIAL VALUE  
**£38,046,596**

% COMMITMENTS DELIVERED  
**56.08%**

LIVE PROJECTS **+**  
**14**

CLOSED/DEMO PROJECTS  
**17**

CONTRACT VALUE INCLUDED  
**£147,751,499**

% SOCIAL VALUE ADD  
**14.43%**

# SVP CaBP Programme

- To date the Creating a Better Place Programme has generated £21m worth of Social Value with an average 14% SVP against contract value. The approach has delivered a number of benefits to date including:
  - **780** weeks of apprenticeships
  - **1,289** hours of Career Support sessions
  - **74** locally employed individuals
  - **£35m** of Local Spend
  - **463** Volunteer Hours

# Old Library Phase One Scheme - Tilbury Douglas Social Value Delivered

65

Meet the Buyer HRS



02

Open Doors Key Site 2022/23



45

CCS Score



92%

Orders Placed with SMEs



17%

Apprentice Cohort – 474 weeks



140

Hrs Volunteering



94%

Local Spend



43

T Level Placement Weeks



£5430

Donations In Kind



11

New Employment Opportunities



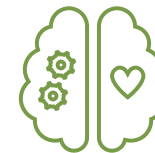
186

Hrs. Educational Outreach



116

Hrs. Supporting Mental Health & Wellbeing



SOCIAL VALUE RETURN ON INVESTMENT

£4,079,943.00



# Activity – Social campaign

19 October at 11:08 · 🌐

Check out our friends from Willmott Dixon doing their bit for Oldham!

The team, who are working on the redevelopment of Spindles, spent a morning at Wildbrook Allotments, Fitton Hill, helping the Get Oldham Growing project.

They cleared out two overgrown and vandalised polytunnels so now they can be used to grow fruit and veg for the local community.

The Spindles project is also supplying 'waste' materials for use at the allotments – things like cardboard and pipes are all being put to good use so Get Oldham Growing can carry on its brilliant work, helping Oldhamers to grow their own food.

Spindles might be in the town centre, but we're making sure its redevelopment benefits people right across the borough.

If there's a local cause you think could do with a helping hand, let us know in the comments.

Find out how we're transforming Oldham at [www.oldham.gov.uk/regen](http://www.oldham.gov.uk/regen)



I love Oldham  
Published by Sprout Social · 17 October at 10:51 · 🌐

We're giving our young people the chance to get involved... 🌱

One day in the future, someone might discover the time capsule Knowsley Primary pupils buried in the Old Library during its refurbishment.

They'll discover self-portraits, a poem about Oldham, a list of their names, a Covid test kit, a till receipt from Tesco, a school badge and a copy of a local newspaper – all items created and chosen by the kids.

They also got a behind-the-scenes tour of the building site. We hope we inspired the next generation of architects, historians, authors, artists...and whatever else captured their imaginations!

Find out how we're transforming Oldham at [www.oldham.gov.uk/regen](http://www.oldham.gov.uk/regen)



I love Oldham  
Published by Sprout Social · 26 October at 10:49 · 🌐

"I'm delighted that Muse has partnered with Oldham College to create real, on the ground, career opportunities for our young people.

"This news comes after the announcement of Muse being selected to be our partner to build around 2,000 much-needed homes within Oldham town centre.

"The partnership with Muse will bring millions of pounds of investment into Oldham and create a place where more people want to live, work and raise their families.

Cllr Arooj Shah, Leader of Oldham Council

Read more on what it means here: <https://museplaces.com/.../muse-signs-grassroots.../>



See Insights and Ads

Boost post



loveoldham · Follow

loveoldham We're not just regenerating Oldham – we're creating new jobs for people like Jordan...

"I had been working as a gardener but broke my hand and lost work.

"The Job Centre put me in touch with Get Oldham Working who recommended I send my CV and a covering letter to Rowan Ashworth as I already had my CSCS Card.

"A few days later they got in touch to offer me a trial - it went well and they

20 likes  
13 OCTOBER

Add a comment... Post

Oldham Council · 0.24 / 10 followers  
2w · Edited · 🌐

The regeneration of Oldham is helping to inspire the workers of the future.

Willmott Dixon - the team helping to redevelop Spindles – met with young Oldhamers recently.

The Year 9 pupils took part in a 'World of Work' day to explore the many different jobs available in the construction industry.

We hope it laid the foundations for some future construction careers!

Find out how we're transforming Oldham at [www.oldham.gov.uk/regen](http://www.oldham.gov.uk/regen)



7

Thanks to [Ryan Ormonde MCIQB](#) who kindly gave the students a gu ...see more



Emma Barton and 16 others



Post

Oldham Council @OldhamCouncil

Promote

This week [@Shah Arroj](#) and our planning and regeneration teams welcomed A-Level geography students from [@OSFC Info](#) to the Civic Centre. They found out more about the planning process and how our borough has been developed over the years, exploring its past, present and future.



Arroj Shah and OSFC

# Activity – January

## Social value



Oldham Parish Church is now more accessible thanks to Rowan Ashworth Ltd 🌟

As part of their community give back, the team at Rowan Ashworth replaced a temporary metal ramp with a beautiful stone one, seamlessly integrated into the church's architecture.

🗨️ Vicar Daniel Burton says, "It looks very authentic as it's totally integrated into the existing stonework. We're extremely pleased... It's wonderful to have no-fuss access and we're very grateful to Rowan Ashworth for making this possible!"

#LoveOldham #OldhamParishChurch

👍❤️ 146 21 comments 8 shares

👍 Like 🗨️ Comment 🔄 Copy ➦ Share



Vicar Daniel Burton and Stuart Lowe, Contacts Director at Rowan Ashworth Ltd

Posts About Videos More ▾

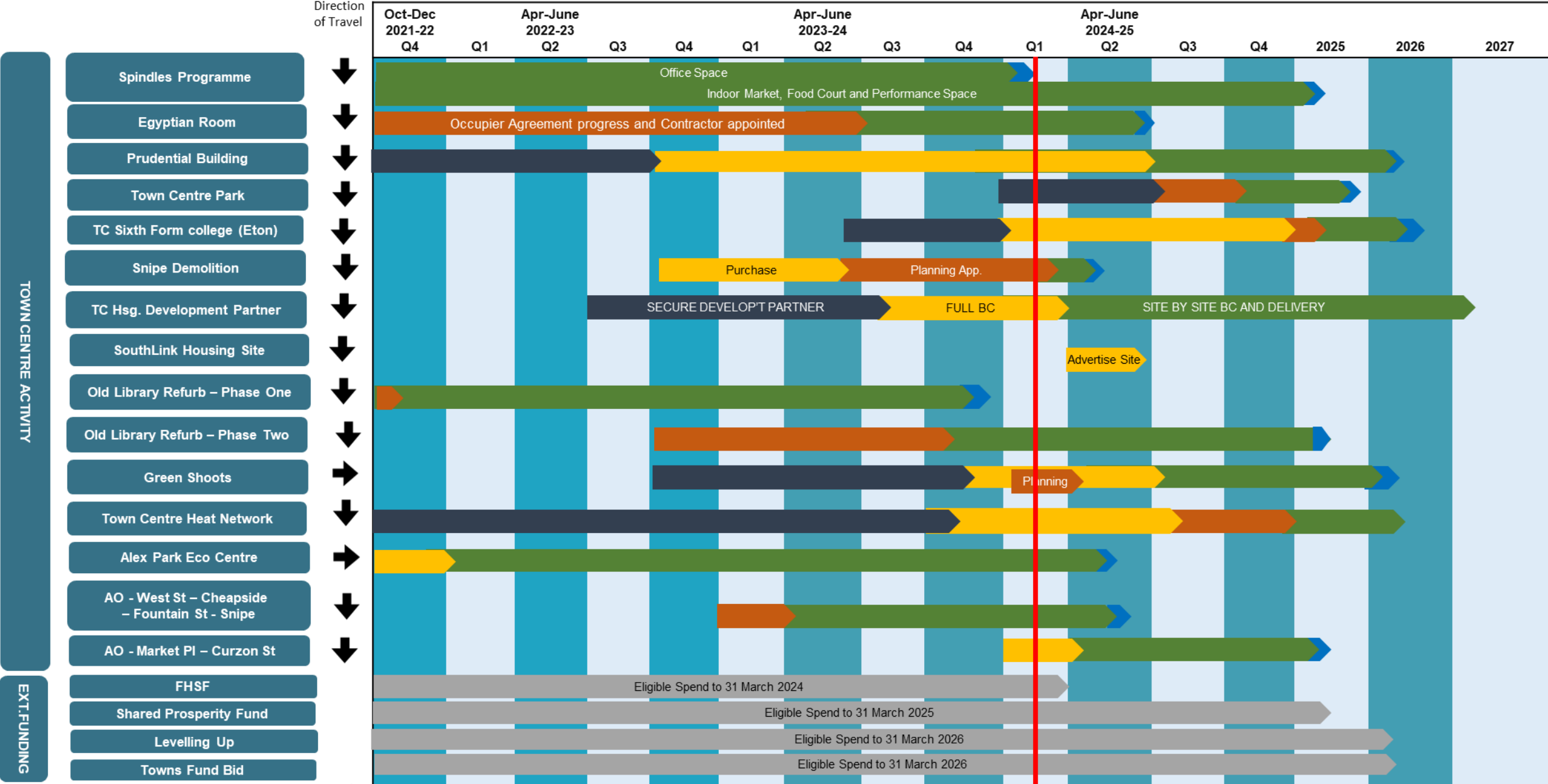
What a day 🌟 Oldham Council Leader Arooj, Rowan Ashworth Ltd Director Stuart and Councillor Mohon had an uplifting visit to East Crompton St George's Primary School to see their new immersive room! 🌈

Thanks to the incredible generosity of Rowan Ashworth Ltd, students now have a brand-new immersive room. This £20,000 investment goes beyond construction, it's an investment in their well-being and education 🌟

#OldhamCouncil #LoveOldham #ImmersiveRoom #PrimarySchool



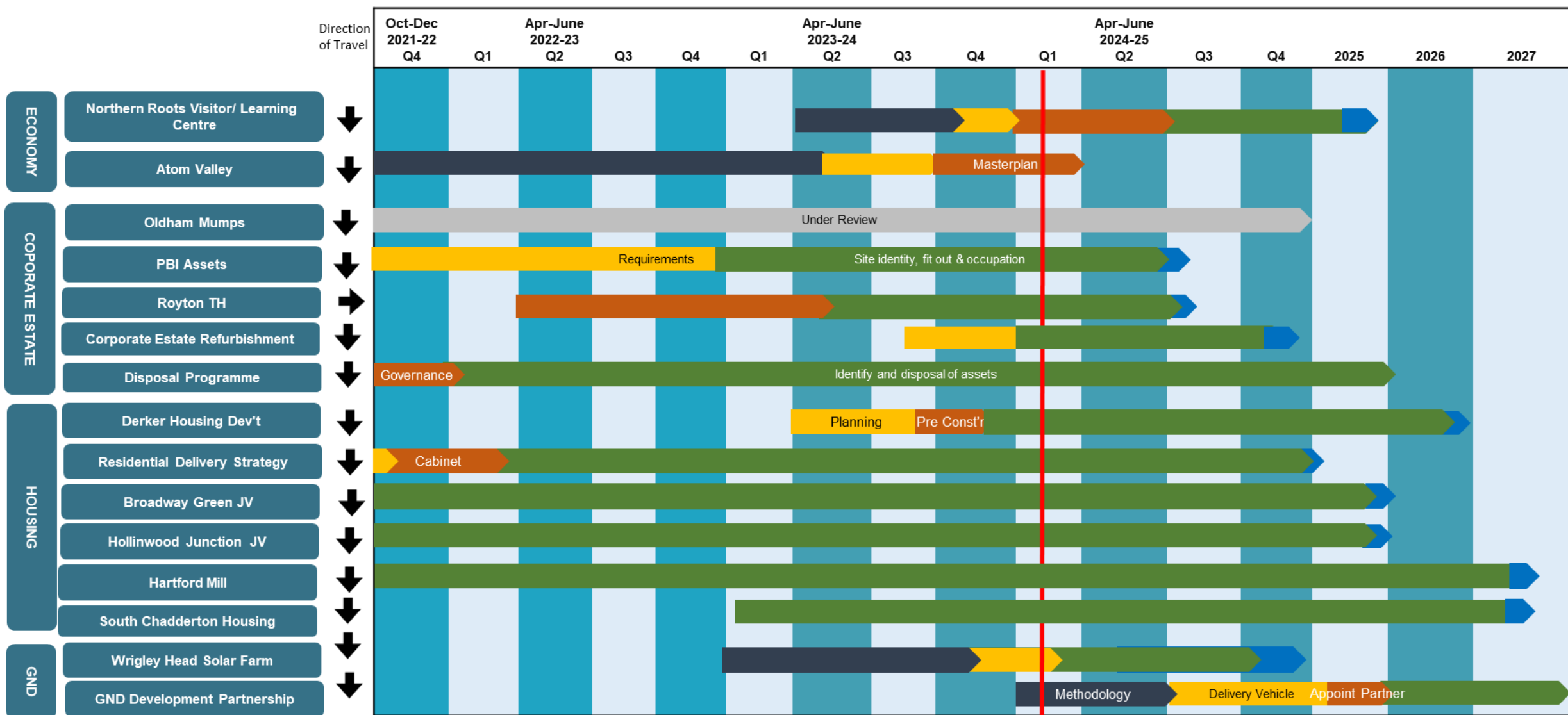
# Creating a Better Place Programme February 2024



Key: ↓ Unchanged timescale ← Shorter timescale → Longer timescale

# Creating a Better Place Programme

## February 2024



Key: ↓ Unchanged timescale   ← Shorter timescale   → Longer timescale

# Strategic Partnerships

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# Strategic Partnerships:

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## **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 in first phases
- Next phase almost completed (140 out of 160 homes)
- Further phase of 42 homes in Planning.
- New Aldi store now open creating upto 50 new jobs.
- Work on new linear park to commence shortly.
- 30 acres of employment land / 500,000 square feet of employment space, 378,000 sq. ft commercial unit complete

## **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 Kaskenmoor school site, planning application expected to be submitted later this year.

# Strategic Partnerships

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## Muse Strategic Housing Partnership

- Opportunity for 2,000 units within the Town Centre
- MUSE were selected as the Preferred Development Partner for the Town Centre by Cabinet in June 2023.
- Master Developer Agreement signed between parties – Sept 2023
- A successful One Public Estate Brownfield Grant Bid for £3.5 Million has been confirmed for former Leisure Centre Site, former Magistrates Court Site and Civic Centre.
- Homes England have provided £105k Revenue Grant to help support project implementation
- Working Group and Project Board now fully operational.
- Detailed Business Plans being developed to be approved in March 2024 with Planning Applications to follow.
- Application to GMCA Brownfield Land Grant recently confirmed for 347 apartments and £5.1m for Princes Gate
- Public Consultation around Town Centre Development Framework to commence in May 2024.



# Oldham Green New Deal

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# Oldham Green New Deal Update

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## Strategic grant-funded initiatives

### **Oldham Green New Deal Delivery Partnership**

- Initiative to establish a commercial low carbon infrastructure partnership for the borough bringing together private sector investment & delivery capacity with community-led energy planning
- The Council has secured up to £1.5m from the DESNZ Local Net Zero Accelerator programme via GMCA to fund implementation from April 2024 to March 2026
- The Council has also secured £150K grant from Innovate UK to embed Community Wealth Building principles in the OGND Delivery Partnership to maximise Social Value outcomes

### **Oldham Low Carbon Heat Network**

- New £27m hybrid heat network for Oldham Town Centre to expand the existing St Mary's heat network, currently owned by FCHO
- The Council has secured £1m revenue and £7.7m capital funding to take the scheme to RIBA Stage 3 design – will be delivered by the new OGND Delivery Partner

# Oldham Green New Deal Update

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## Other projects

### **Wrigley Head Solar Farm**

- Owner's Engineer (Arup) appointed, main design & build tender (est value £1m) will be published end February / beginning March for a September start on site

### **Alex Park Eco Centre**

- New home for Environmental services front line staff with capacity for external events, programmed for completion April/ May 2024.

### **Net Zero Spindles**

- £2.1m grant funded decarbonisation works included in overall renovation programme – electrical heating, roof and wall insulation

### **Area-based domestic Retrofit scheme**

- 'Able to Pay' owner occupiers – funded £10K by Council / £140K by Connected Places Catapult, feasibility study complete by end March with recommended delivery option

### **Carbon Literacy e-learning package**

- 1,600 staff have now completed the mandatory training, the first type of training within GM

# Oldham Green New Deal Update



**I love Oldham**  
Published by Sprout Social · 18 December 2023 at 16:33 ·

The new Eco Centre at Alexandra Park is looking amazing!

The building will be a new home for our environmental services staff who do a great job looking after Oldham's parks, and gardens and keeping our streets clean and green.

It will also be open to the community – with light and airy spaces for meetings and events.

Cllr Abdul Jabbar, Cabinet Member for Finance and Corporate Resources, said:

"The new depot is a great new addition to Alexandra Park and I look forward to welcoming our staff and residents in when it opens early next year.

"It's a highly sustainable building, which uses clean energy including solar panels and air source heat pumps, boosting our commitment to making Oldham the greenest borough in Greater Manchester.

**Oldham Council**  
8,345 followers  
6d ·

We're incredibly proud that Oldham Council is leading the way on tackling climate change.  
Have a listen to this podcast with Cllr Abdul Jabbar to find out more about what we're doing and how we're doing it 🌱🌍

**PSE NEWS** Public Sector Executive  
3,507 followers  
6d · Edited ·

LISTEN: "Achieving Net Zero" Councillor @Abdul Jabbar from Oldham Council chats to Dan Benn on our latest #podcast.

...see more

**NEW EPISODE** PSE PODCASTS  
**PODCAST**  
EP. 48

LISTEN NOW  
**ACHIEVING NET ZERO**

WITH  
**CLLR ABDUL JABBAR,**  
OLDHAM COUNCIL

# Project updates

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# Spindles: Tommyfield Market

We continue to pro-actively work with market traders and have regular discussions about the process of transitioning across into the new indoor Market within the Spindles Town Square Shopping Centre. The new market will link directly into the Spindles shopping mall and out onto Parliament Square expected to deliver increased footfall for the traders who recognise the constraints of their current location.

Expected Completion: March 2025



# Spindles: New Event Space & Archive

Our regeneration plans include an exciting new event space which will be located above Tommyfield Market and the new Food court with linkages directly into the Spindles shopping Centre and out onto Parliament Square boosting Oldham's cultural, leisure, entertainment and events offer. The design ensures a sustainable, modern, and flexible town centre location for future business events, weddings, ceremonies, conferences, and other creative performances.



The proposed Accessible Archive & Collections Centre will enable members of the public to view the museum and archive items that are not on display, in a safe and accessible environment within the Spindles shopping centre.

Expected completion for schemes are March 2025

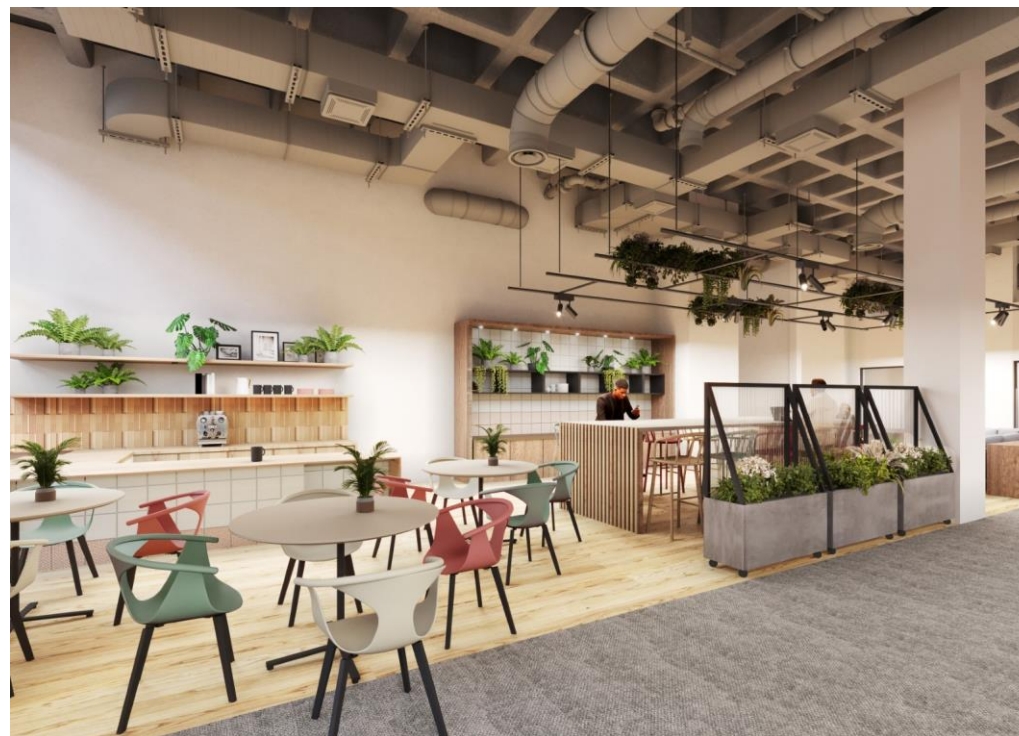
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## Spindles: Flexible / Social Enterprise Space

As part of our economic recovery plans, we are very keen to continue to support new business startups, and social enterprise opportunities in the town centre: therefore, a new dedicated workspace is currently under construction on the upper mall of Spindles.

The space will support businesses such as start-ups, micro-enterprises, social enterprises, and small businesses, as well as larger, more established, businesses looking for contemporary workspace as part of their post-pandemic ways of working. Oldham currently has nothing similar to offer, and this is an opportunity to inject something new into the local economy.

Expected opening April/ May 2024





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## Town Centre: New Park

The redevelopment of Spindles Town Square Shopping Centre and relocation of Tommyfield Market will free up previously developed land across the town centre to enable brownfield sites to be repurposed for much-needed new homes. With a commitment to over 2,000 new homes in the town centre, this was fed into the PfE to significantly reduce the amount of development in the Green Belt across the borough.



To complement these significant residential areas, we are also developing design plans following feedback during the consultation events for a new brand new 5.7-acre park to create new green, open space for residents to exercise, play, or spend time with friends / family and for town centre workers / colleagues to enjoy outdoor space in their lunch breaks. It is currently planned for the park to open in 2025.

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# Town Centre: Accessible Oldham Public Realm Improvements

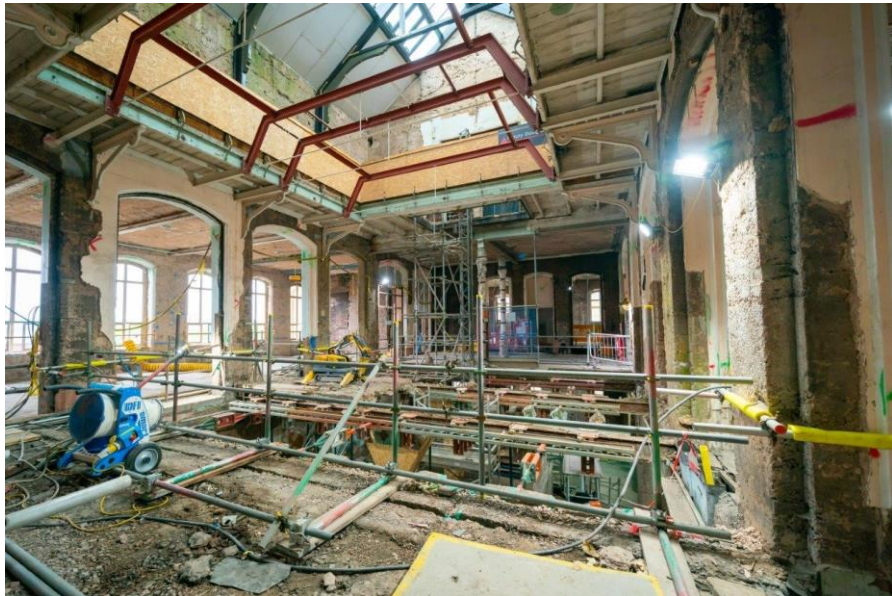
The Accessible Oldham public realm improvements programme is currently in various stages from design through to delivery and will improve the streets and roads across the town centre making it easier and more enjoyable to get around – especially for pedestrians and cyclists. The first phase, Albion Street and Henshaw Street is now complete with the next phase West Street, Cheapside and Fountain St currently underway. The scheme will progress throughout the Town Centre creating new rain gardens, seating areas and quality clean public space that will complement the other projects already underway and planned



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# Cultural Quarter: Old Library Building

In direct response to requests from residents to help protect our important local heritage buildings and bring them back into use, the Council are investing in the Grade Two listed Old Library building on Union Street within the Town Centre as part of the ongoing development of the Cultural Quarter.



The building is undergoing significant restoration with the first phase to protect the integrity of the building. The next phase a full internal refurbishment, retaining and retro fitting where possible historical features, to create a new council chamber, function facilities, a gallery and 'flexible spaces' linked to Gallery Oldham for local artists and performers to display their work and embrace creative collaborations whilst also hosting family friendly events

Expected Completion: May 2025

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# Cultural Quarter: Public Green Space

Located between the Old Library and Old Post office is Oldham's first public park, Oldham recently approved plans to further strengthen the Cultural Quarter offer with a new public realm enhancements that will see the creation of an open flexible space off Southgate Street, which will become a centerpiece of the growing cultural quarter bringing together the three key buildings – the current Library and Gallery, the restored Old Library and the new theatre

Expected Completion XXX



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## Town Centre: Egyptian Room

The transformation of the Old Town Hall's Egyptian Room has reached a major milestone with work on the fit-out of the unit. It's a significant milestone in the plans for the future of the historic building – which will be transformed into a modern food hall, featuring six casual dining-style food stalls, a bar and a central seating area.

Catering for around 150 people, the Grade Two-listed space will offer both indoor and outdoor seating and will complement the Food Court across Parliament Square within the Spindles. The Egyptian Room will be converted into a bespoke contemporary food hall, all while preserving its historic character and original features.



Expected Opening: August/ September 2024

# Royton Town Hall

The Victorian styled Royton Town Hall and Library buildings have been identified for retention and investment as part of the Council's Creating a Better Place Strategic Asset Review. It will ensure these buildings of local heritage importance are improved and retained to benefit the local community and wider town.



Construction is underway on site with refurbishment of the clock tower, some internal alterations and demolition of the extension buildings to the rear now complete. Work currently underway includes the erection of a new rear gable end wall and windows in-keeping with the original architectural design of the building, a new roof and refreshed internal layout restoring and retaining historical features wherever possible. Expected completion Summer 2024

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## CaBP Continuous Improvement Journey

- CaBP was a key component of the Councils recent LGA Corporate Peer Review.
- The programme was identified as delivering substantial and impactful change in Oldham.
- The Peer team suggested an external review of the Programme to ensure it had the necessary resources to maximise its potential.
- An independent organisation (ARCADIS) have been appointed and are in the process of reviewing the governance, processes and interviewing various stakeholders (incl Central Gov't departments).
- The initial report identifying areas of opportunity is expected in Spring.

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**Thank You, any questions**

