

Report to CABINET

Business Investment: Broadway Green and Hollinwood Junction

Portfolio Holder: Cllr A Shah – Leader and Cabinet Member for Building a Better Oldham

Officer Contact: Emma Barton – Deputy Chief Executive (Place)

Report Author:
Paul Clifford – Director of Economy

16 September 2024

Reason for Decision

To update Cabinet on the progress of two Joint Venture (JV) Regeneration Projects that the Council is completing with Grasscroft Seddons at Broadway Green and Langtree at Hollinwood Junction.

Executive Summary

The report outlines the progress already made and the remaining works due to be completed on both Joint Venture partnerships. When completed the JVs will deliver:

- 680 new homes including 300 affordable.
- 2,720 Full Time Equivalent Employment Opportunities
- Over 790,000 Sq Ft of new industrial and employment space.
- £7.47 Million Financial Return to the Council
- 5 new retail outlets including supermarkets, cafes and garage
- Annual Business Rates of circa £2.1 Million
- Estimated annual Council Tax Income of £1 Million
- Creation of a new 20-acre linear park

Recommendations

- Cabinet to note the progress made and outcomes achieved to date.
- Acceptance of the final JV profit share to the Council from Broadway Green of as set out in Part B of this report, and note that it is to be received in October 2024.
- Approve the legal / commercial recommendation as set out in the Part B report.

Broadway Green and Hollinwood Junction Joint Venture Update

1 Background

- 1.1 The Council entered into Joint Venture Projects to drive forward the regeneration of two key strategic sites within the borough to drive growth, create employment opportunities and provide new homes.
- 2.2 Broadway Green is now nearing completion with the third and final employment phase underway and the last residential phase due to be submitted to Planning. Hollinwood Junction is entering the latest construction phase with work due to commence on 192,000 sq ft industrial/employment space, a Planning Application for a new supermarket due to be considered in October and the marketing of the residential site to go live in the Autumn.
- 2.3 When completed and fully operational, the two Joint Ventures will deliver:
- 680 new homes including 300 affordable.
 - 2,720 Full Time Equivalent Employment Opportunities
 - Over 790,000 Sq Ft of new industrial and employment space.
 - £7.47 Million Financial Return to the Council
 - 5 new retail outlets including supermarkets, cafes and garage
 - Annual Business Rates of circa £2.1 Million
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2. Current Position

Broadway Green

- 2.1 The Broadway Green Joint Venture between the Council and Grasscroft Seddons includes the delivery of 600,000sq feet of employment space, creating up to 2,000 new jobs and over 500 new homes. The development is clear evidence of the private sector investing in Oldham with the recent addition of an ALDI and Costa Coffee on the site.



- 2.2 Two commercial phases have been completed at Plot 3000 and Broadway 369 have which will deliver up to 760 FTE job opportunities and 480,000 sq. ft of employment space. The third commercial phase, Plot 2000, is being developed by Chancerygate and will create 18 small industrial units specifically aimed at SMEs totalling 120,000 sq. ft and up to 200 FTE job opportunities.



- 2.3 Alongside the employment land delivering valuable jobs for our residents of Oldham, the final housing phases are due to be finalised and on-site within the next few months. This will deliver a further 132 homes in addition to the 397 already built.



- 2.4 R1 and R2 have been completed by Countryside Properties (140 homes) and Redrow (97 homes). A further 160 units have almost been completed at R5/6 – again by Countryside. Stonebond are on site at R4 delivering 42 homes which will be ready for occupation in early 2025. Contracts are due to be exchanged on the final residential phase, R3, that will see Stonebond deliver the final 90 homes. The residential element has delivered a true mix of tenures with almost 245 being affordable rent or shared ownership and the remainder being open market sale.
- 2.5 Additionally, the JV has delivered around £23M of infrastructure works on-site, including the construction of a new spine road (Lydia Becker Way), plus off-site highways and junction improvements costing over £1M.

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- 2.7 A brand-new 20-acre linear park is being created linking the scheme together and joining with surrounding communities. The first phase is in delivery, with the second and final phase due to be completed by Summer 2025.

3. Hollinwood Junction

- 3.1 The Council originally entered into a Strategic Partnering Agreement (SPA) with Langtree in June 2011 for the purpose of delivering the Hollinwood Business District Masterplan. The SPA sets out the basis of the partnership and a Development Agreement (DA) between the two parties was entered into in December 2014 to support delivery. – Various Deeds of Variation have been completed since then to amend the original SPA and DA, which includes extensions of time.



- 3.2 Since formation of the partnership, Hollinwood Junction has seen a significant amount of site preparation work, which has been completed, including demolition of the redundant gas holder, remediation, and infrastructure, including a new access road.
- 3.3 These works have enabled subsequent development, including a Euro Garages site in 2018 and a Costa Coffee drive thru in 2021. More recently, a contract for the development of a Lidl supermarket was exchanged in January 2024 with a detail Planning Application submitted in May 2024.
- 3.4 Planning Permission for 192,500 sq. ft of employment space was obtained in November 2023 and Langtree are actively seeking development partners to commence construction.



3.5 The former Kaskenmoor School Site at Hollinwood Junction is a key residential site for the Council in its response to the housing crisis with capacity for around 150 zero/low carbon homes. Bids will be sought later in 2024, with the delivery of a minimum 40% of affordable homes including a mix of truly affordable/social rented properties.



3.6 The Hollinwood Board recently agreed to changes in the structure of the JV partnership with the Council and this will finally allow the original intentions of the partnership to be delivered and highlight the high-level outputs that will be achieved, including:

- 720 Full Time Equivalent jobs to be created
- £600k per annum additional Business Rates income generated
- 150 new low carbon homes to be built (at least 40% of which will be affordable).
- Further estimated capital receipt to the Council in the order of £2.5M.

4 **Consultation**

4.1 Various public consultations have taken place as the projects have progressed through the planning stages.

5 **Financial Implications**

5.1 As set out in the part b report.

Sarah Johnson, Director of Finance

6 **Legal Implications**

6.1 As set out in the part b report.

Alex Bougatef (insert new job title)

7 **Equality Impact, including implications for Children and Young People**

7.1 Yes – appended to this report

8 **Key Decision**

8.1 Yes

9 **Key Decision Reference**

9.1 ESR-12-24

10 **Appendices**

1 EIA