

Report to CABINET (Part B)

Creating a Better Place Update.

**Portfolio Holder: Councillor Arooj Shah,
Leader of the Council and Portfolio Holder for Growth**

Officer Contact:

Emma Barton, Deputy Chief Executive (Place).

Report Author(s):

Chris Lewis – Assistant Director, Creating a Better Place.

Date: 16 June 2025

Reason for Decision

In alignment with recommendations from Place Scrutiny Committee, this report provides Cabinet with a formal update on the strategic progress of the CaBP regeneration and redevelopment programme, including external funding opportunities secured, benefits realised for specific projects and the associated social value generated to *Create a Better Place*.

This report seeks approval on the recommendations for various projects following a review of the Council's regeneration and redevelopment capital programme, including outcome delivery, social value capture, positive opportunities and impacts for Oldham's residents and local businesses, and where applicable note the challenges and mitigations in place linked to reprofiling of capital resource to allow the continued delivery and completion of flagship projects.

Executive Summary

The Council and our partners continue to make significant progress on the delivery of the Creating a Better Place (CaBP) programme which will ultimately reshape Oldham Town Centre but also reaches out across the borough. This report seeks to provide a comprehensive update on delivery achieved, it acknowledges the successes to date and sets out key milestones in respect of the flagship projects across the programme either in development or currently in delivery.

The transformational plans for the town centre can also be viewed through a refreshed fly through video, bringing the town centre plans to life outlining what we have achieved, plan to do and where – including the creation of a brand new Town Centre Park and

redevelopment of Spindles Town Square Shopping Centre which has received a number of awards to date. The video can be viewed here [Building a Better Oldham](#).

Strong visible progress can be seen at various locations across the borough, but especially in the town centre, as regular updates are shared through various communication channels as projects work their way through the planning process alongside those currently on site. All town centre projects are supporting the traders and local businesses, and we are seeing sustainable footfall growth and vibrancy.

This report includes specific updates on the following projects: redevelopment work at the Old Library building, initial environmental cleaning works underway at the recently acquired Prudential Building, latest phase of the Spindles redevelopment including additional office space, a new indoor Market Hall, a new Food Court, Archives Centre and new Event Space. This report also includes plans for the new location for the outdoor Market in George Square and a feasibility study to investigate, safeguard and ensure the future sustainability of heritage buildings within the town centre.

Wider than the town centre other schemes include the now complete comprehensive refurbishment of Royton Town Hall and Library, establishment of the Chadderton Levelling Up Partnership, establishment of the Community Regeneration Partnerships and the design phase for the refurbishment of Foxdenton Hall.

Whilst the CaBP vision for the town centre and wider programme is clearly articulated we continue to explore further opportunities for a sustainable town centre that is safer, cleaner and greener with an improved shopping experience and regular events for all within the Town Centre. Further details on the various projects in development or delivery can be viewed here: [Building a Better Oldham | Oldham Council](#)

The programme also drives progress with the Council's response to the Housing Crisis, and **578 new homes were built** in Oldham in 2024/25, against a housing delivery target of 404 homes (Places for Everyone). The housing target increases to 680 new homes for 2025/26, as the need for delivering new homes continues to be essential for the residents in Oldham. In addition, 2024/25 saw a significant increase in the **numbers of affordable homes being delivered (216, 37% of the total number of homes built)** to help and support residents desperately in need of a truly affordable home.

Nationally it has been widely recognised that there are ongoing significant delivery challenges in respect of major capital regeneration schemes. Those challenges relate to a number of external factors which are often outside of the control of the Council. This includes elements such as rising supply chain costs, inflation, labour market challenges and over-saturation of the commercial market to name a few.

Unfortunately, Oldham and the CaBP Programme has not been immune to those factors. This report therefore seeks approval for the reprofiling of existing capital resource, necessary changes to specification works through contract variations in order to deliver the necessary outcomes for Oldham's residents and communities within the overall CaBP budget allocation.

The CaBP programme is focused on delivery, and this is evidenced by the projects that have successfully completed and in delivery with 'spades in the ground' which will reach completion over the next twelve to twenty-four months and significant transformational regeneration projects in development.

To date the Creating a Better Place Programme has **generated £31.6m worth of Social Value with an average 25% SVP against contract value.** The social value benefits and outcomes measured / monitored have been reported previously to Scrutiny Committee as part of a performance related update on CaBP, but in summary the approach has delivered a number of benefits to date including:

- 1,005 weeks of apprenticeships
- 4,479 hours of Career Support sessions
- 173 locally employed individuals
- £46.9m of Local Spend
- 700 Volunteer Hours

This report aims to acknowledge and celebrate the successes to date whilst setting out the exciting journey over the coming year as we work towards realising the vision of Creating a Better Oldham.

Recommendations

Cabinet Members are asked to note and approve:

- the progress being made in relation to the Creating a Better Place (CaBP) Programme that supports revenue savings generated, progress towards the borough's carbon reduction targets, creation of new jobs, apprentice opportunities, new homes for Oldham's residents and increased social value.
- the social value gained for Oldham's residents and communities through the design, development and delivery of the projects within the CaBP programme.
- the technical, legal and commercial recommendations for certain projects are contained within this report., including the relevant financial, contractual or legal recommendations for each of the projects within the Council's CaBP capital programme as set out in section 4 of this report.
- the recommendations following a further review of the CaBP capital programme assessing the risks, impacts of change, deliverability, financial impact and contractual challenges to identify any potential opportunities to ensure alignment of the projects with the political priorities of the Council.
- the delegation of approval to the Deputy Chief Executive (Place) in consultation with the relevant portfolio holders and Directors of Growth, Finance and Legal for any further contractual, technical or financial decisions for the delivery of the CaBP projects referenced (all of which follow previous Cabinet approvals on the holistic detail and parameters for project delivery, contractual obligations and financial management) in full consultation with the relevant portfolio holder(s).
- the delegation of authority to the Director of Legal Services or his nominees to formalise any necessary legal requirements including signing and/or sealing any documentation required to give effect to the recommendations and/or delegations in this report.

Creating a Better Place

1.0 Background:

- 1.1 The Creating a Better Place (CaBP) programme has enabled a number of key partnerships to be strengthened ensuring Oldham has a strong narrative locally, regionally and nationally enabling Oldham, amongst other things, to secure substantial external funding to invest within the town and accelerate delivery of our regeneration activities to CaBP. Most notable of these is the partnership with MUSE to create up to 2,000 new homes across a number of strategic sites within Oldham Town Centre on land released by a series of the ongoing projects (i.e. relocation of colleagues and partners from the Civic Centre site to the new Spindles office accommodation).
- 1.2 The projects within the Town Centre will strengthen and ensure its future sustainability including the Spindles that the Council acquired and have already successfully completed a number of schemes including the office accommodation, Hive entrepreneurial business growth hub and co-working space, new TfGM offices whilst nearing completing on the new food court, new home for the indoor market, archives centre and a new Performance space. In addition, across the Town Centre we are creating a new public park, a new gateway from the bus station into the town centre, delivery of 2,000 new homes whilst also protecting and investing in our heritage assets through the redevelopment of the soon to be complete Old Library and initial work underway at the recently acquired Prudential Building.
- 1.3 CaBP also provides important revenue savings opportunities to ensure the best use of public funds, value for money is demonstrated and social value is embedded into all projects for wider community benefit. The financial savings have been embedded into the Council's Medium-Term Financial Strategy and Capital Programme. Separate annual reports are due for Cabinet consideration once again, which includes CaBP financial matters, as part of the annual budget setting procedures.
- 1.4 Strong progress is being made against the priorities identified through comprehensive and ongoing consultation with members, residents and businesses to deliver family friendly activities, improved accessibility, sustainability, green energy, new businesses, new jobs and apprenticeships, filling empty shop units, more things to do and places to visit. The update contained within this report evidences our progress in delivering against these key priorities.

2.0 Creating a Better Place: Strategic Updates

- 2.1 The CaBP Programme continues to make a strong positive impact to the regeneration of the town, The programme is not purely focussed creating new buildings and spaces, it is equally focussed on creating Social Value and delivering financial savings. The programme has delivered **£3.7m of revenue savings to date** through better utilisation of corporate buildings and embracing new ways of working / energy savings with further additional savings projected. The programme has in addition delivered **capital receipts to date of £14.3m**.
- 2.2 Working closely with various partners locally, regionally, and nationally Oldham's strong vision, plans and ability to deliver schemes have resulted in the CaBP Programme **securing external funding in excess of £138m to date** with the Council continuing to identify additional funding opportunities moving forward. The details have been reported separately through Cabinet reports to accept the grants or through Capital Treasury reports.
- 2.3 The Council's Green New Deal continues to progress at pace with various schemes in development and delivery, these include large capital infrastructure schemes including the Oldham Town Centre Low Carbon District Heat Network and Wrigley Head Solar Farm.

Formal Market Engagement for the Delivery Partner procurement was published on Friday 25th April 2025. The Green New Deal Programme continues its strong track record of securing external funding with further details contained within this report.

- 2.4 The programme continues to act as a catalyst for new jobs within Oldham through the various projects both planned and in delivery. The Broadway Green development is a prime example delivering **500,000sq feet of employment space, creating up to 2,000 new jobs and over 500 new homes** on the development. The Hollinwood Junction development will have a new LIDL store bringing additional jobs, with planning obtained for **192,000 sq. ft of employment space and plans for upto 150 new homes** on the former Kakenmoor school site. These developments clearly evidence the private sector investing in Oldham. Jobs and apprenticeships are also being created through the construction work both planned and underway within the Town Centre and across the town.
- 2.5 We continue to perform well against our housing targets across Oldham with the delivery over the period 2022-2025 of **1,401 new homes significantly exceeding the target of 1,212 homes** under Places for Everyone.
- 2.6 A key component of the CaBP programme is generating social value, which has substantial opportunity to benefit both individual residents and our wider communities. Social value is firmly embedded within CaBP as part of our procurement processes and secures a contractual commitment from our partners and contractors to deliver wider / additional benefits for Oldham's residents and communities. Achievement against these targets is proactively managed to ensure delivery. Examples include new apprenticeships, job creation and educational sessions at local schools and colleges etc.
- 2.7 To date the CaBP Programme has **generated £31.6m worth of Social Value with an average 25% SV against contracts**. The social value benefits and outcomes measured / monitored have been reported previously to Scrutiny Committee as part of a performance related update on CaBP, but in summary the approach has delivered a number of benefits to date including:
- 1,005 weeks of apprenticeship training
 - 4,479 hours of Career Support sessions
 - 173 locally employed individuals/ new job opportunities created.
 - £46.9m of additional local spend (use of local suppliers, materials, donations to communities etc.); and
 - 700 Volunteer Hours

Below are a few case study examples of where the Council's construction partners have contributed to community action:

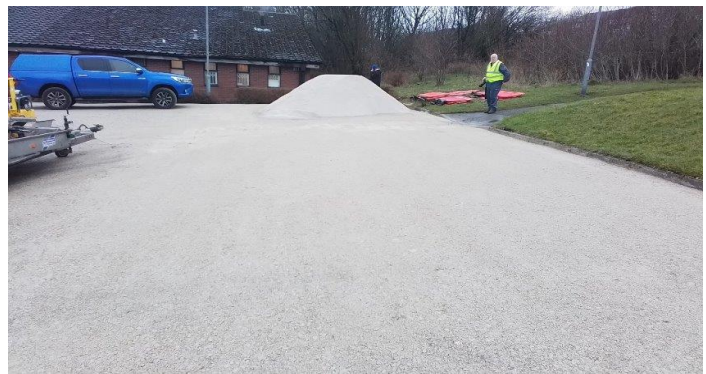
Case Study

Contractors supporting the Christmas Gift Campaign including Tilbury Douglas, Armstrong Interiors Ltd, Weststone Construction, Ellis Williams Architects, and Tranco Ltd.



Case Study

Resurfacing of the access road and Car Park of Sholver & Moorside Community Centre.



Case study

First year Plumbing T level students from Oldham College alongside Tilbury Douglas at the Oldham Old Library restoration project passing on essential skills to the next generation, ensuring craftsmanship, like restoring stained-glass windows and traditional carpentry isn't lost to time.



Case study

West End Playing pitches clean up supported by various contractors, local businesses. and residents.



- 2.8 The following section of this report provides an overview of the projects' progress. There is more commercially sensitive, legally sensitive, contractual and / or financial information within this Part B report. Much of this latter information will be publicly available in due course, but for now, it is reported separately to protect the commercial and legal position of the Council and / or third-party partners or businesses.

3.0 Creating a Better Place: Project Updates

3.1 Town Centre

- 3.1.1 The transformational plans for the town centre can also be viewed via a refreshed fly through video, bringing the town centre plans to life with the film outlining what we have achieved, plan to do and where – including the redevelopment of Spindles Town Square Shopping Centre which has received a number of awards to date, and the creation of a brand-new 5.7 acre town centre park. The video can be viewed here [Building a Better Oldham](#). Visible progress can be seen at various locations in the town centre, and regular updates are shared via various communication channels as projects work their way through the planning process combined with those currently on site. All town centre projects are supporting the future footfall and vibrancy within the Town Centre and already starting to see an increase.
- 3.1.2 Town Centre projects include: the soon to complete redevelopment work at the Spindles for a new archives centre, the new Market Hall, a new Food Court, and new Event Space. In addition, the new office accommodation, training centre, TfGM travel shop and new entrepreneurial growth hub and co-working space (The Hive) are all now complete and operational within the Spindles with increased footfall being experienced within the centre which is creating a positive thriving environment. To further compliment and support market traders design work is underway to relocate the outdoor Market to George Square releasing the existing Tommyfield indoor market site for redevelopment. Other schemes currently on site in the town centre to safeguard and ensure the future sustainability of heritage buildings, include the refurbishment of the Coliseum Theatre on Fairbottom Street and work at the Old Library which is now nearing completion as part of our ongoing development of Oldham's Cultural Quarter and initial environmental cleaning works are underway at the recently acquired Prudential Building. Wider than the town centre other schemes include the now complete comprehensive refurbishment of Royton Town Hall and Library, strong progress of the Chadderton Levelling Up Partnership and initial design work now underway on refurbishment of Foxdenton Hall.
- 3.1.3 Whilst the CaBP vision for the town centre and wider programme is clearly articulated we continue to explore further opportunities for a sustainable town centre that is safer, cleaner and greener with an improved shopping experience and regular events for all generations within the Town Centre. Further details on the various projects in development or delivery can be viewed here: [Building a Better Oldham | Oldham Council](#)
- 3.1.4 Members will recall that CaBP programme continues with its track record of comprehensive consultation with our local communities and businesses to help clearly define and ensure wider awareness and engagement on our regeneration ambitions. This work has also helped ensure that local priorities, ideas and suggestions from local communities and businesses were embedded into the programme and associated project work in various stages from planning through to delivery.
- 3.1.5 The engagement process formed part of the Big Oldham Conversation, with additional and more recent specific consultation and engagement events taking place both digitally and in person with specialist groups, residents, town centre businesses and market traders, most recently on the proposals for homes within the town centre. These engagement sessions helped raise awareness about the proposals and allowed officers to seek feedback on the various town centre projects and the overall vision for the future of the town.

- 3.1.6 Further project consultation will take place at the appropriate time in conjunction with standard practice for project development / planning application considerations, however feedback from residents, local business, visitors, and market traders continues to be positive and really helpful for shaping the following projects ahead of seeking approval for progression.
- 3.1.7 The following section provides a summary outline of the progress being made with each project.

3.2 Old Library Building

- 3.2.1 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.
- 3.2.2 The building is currently undergoing significant restoration with the first phase to protect the integrity of the building, preserve and restore where possible the historical features including the central staircase, replace steel work where appropriate and installation of a new roof now complete.
- 3.2.3 The final phase of the project is now underway with a full internal refurbishment, retaining and retro fitting where possible historical features, that will create a new council chamber and 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.
- 3.2.4 The building holds a special place in the hearts and memories of Oldham residents and will play a pivotal role as part of the Town Centre regeneration forming a cornerstone of the Cultural Quarter. The scheme is due to complete in Summer 2025 for which we are organising a community open day, so that our residents and communities can come and see how the heritage building has been brought back into public use.



3.3 Old Library: Community Garden / Green Space

- 3.3.1 Located between the Old Library and Old Post office is Oldham's first public park, this new public realm space will further strengthen and become a key component of the growing Cultural Quarter offer. The scheme brings together and connects key buildings – the current Central Library and Gallery and the restored Old Library. The space will be able to hold an outdoor stage and will also be adaptable to suit activities such as outdoor arts classes, theatre performances and more.



As part of the work, improvements will also be made to Southgate, Ashworth, and Greaves Street to include planting, new trees, seating areas, external lighting and improved paving. Improvements will be made to pedestrian and vehicle access to the town's growing cultural quarter to ensure increased visitor numbers to the area are adequately managed.

3.4 Oldham Coliseum Theatre

- 3.4.1 The Oldham Coliseum theatre on Fairbottom Street, which was first constructed in 1885, is currently undergoing renovation. The venue will be incorporated into an innovative co-operative model of ownership and operation within Oldham and beyond that will help ensure that the Coliseum Theatre is more resilient and sustainable ensuring it is able to continue inspirational work for generations to come.
- 3.4.2 The reopening of the Coliseum puts culture at the heart of this new town centre neighborhood while attracting visitors, supporting businesses, and creating/producing cultural performances and opportunities for local people.
- 3.4.3 Delivery of the project inevitably has complexities due to the nature and age of the historic building with work progressing at pace, and in discussions with key stakeholders it has been agreed that the opening will be deferred to allow all the required works can be completed.

3.5 New Market Hall

- 3.5.1 We continue to pro-actively work with the market traders and have regular discussions about the process of transitioning across into the new indoor Market within the Spindles Town Square Shopping Centre.
- 3.5.2 The new market will link directly into the Spindles shopping mall and out onto Parliament Square. The scheme is expected to deliver increased footfall for the traders who recognise the constraints of their current location. The plans are for a split-level market with a retail market and a wide range of services at mall level whilst on the lower level, linking to Parliament Square, a food court is to be created where visitors can enjoy food and drink.
- 3.5.3 The creation of the new indoor market within the Spindles complex will enable the existing Tommyfield Market site to be redeveloped as part of the new Town Centre Park, new homes.

The scheme is due to complete in Autumn 2025.



3.6 New Event Space

- 3.6.1 Our regeneration plans include an exciting new events space which will be located above the new indoor market and food court within the Spindles 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. Cabinet have previously considered the future of the QE Hall and the significant cost implications for maintaining the building, as it has exceeded its life expectancy. However, this new space will ensure events can continue in the heart of the town centre, with seated cabaret space for c.500 people, theatre style seating for c.700 people and standing room for c.1,000 people as a music venue (*for example*) – this space can also be sub-divided as needed to host smaller public and private functions.
- 3.6.2 Available both day and night, access to the facility will be via Parliament Square and a second entrance on Ashcroft Street with an adjacent car park. Consultation on the Town Centre regeneration confirmed that local communities would welcome this new facility, with a wider selection of activities and a more diverse offer to support the future of the town centre for all generations to enjoy.

The pictures below illustrate the progress on site where TJ Hughes was previously located, and which will house the indoor Market, Food Court and new Events Space against the original artist's impression of the new façade onto Parliament Square and is expected to complete in Autumn 2025.



- 3.6.3 To further enhance connectivity between the events space and Parliament Square we are currently in the design stage of a new entrance. The approach will create a grand entrance enabling smoother movement into the venue from Parliament Square and increase the appeal of the new venue for various events including Weddings, conferences and leisure activities including music events. The location will further enhance the connectivity with the food and beverage offer within parliament square supporting local businesses and job creation.
- 3.6.4 Below is an initial illustration of the new entrance design.



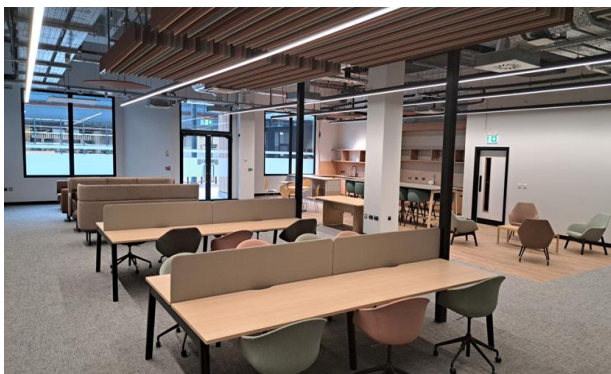
3.7 New Archive and Heritage Facility

- 3.7.1 Some of Oldham's archives and museum artefacts are currently stored in various locations within council-owned buildings, due to the lack of a specialist storage space. The consolidation of artefacts distributed across various buildings also makes it difficult to allow viewing of items as they are not readily accessible. 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. Initial design options are currently under consideration.
- 3.7.2 Members of the public welcomed this new facility during the consultation and engagement events, especially with opportunities to provide enhanced accessibility for some of the collections.

The scheme is due to complete in Autumn 2025

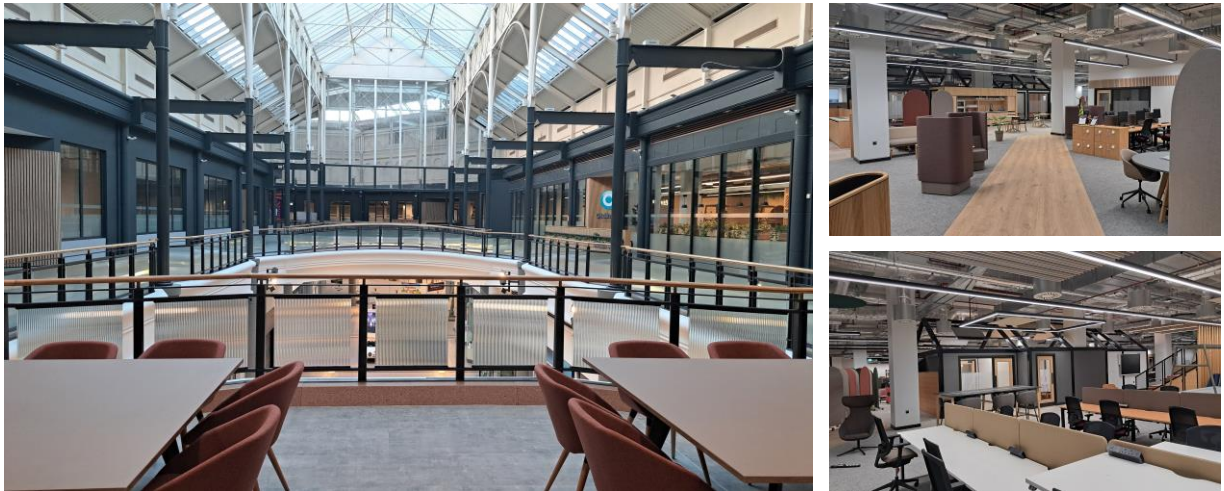
3.8 The Hive – Flexible / Social Enterprise Space

- 3.8.1 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 has been created on the upper mall of Spindles and is now operational.
- 3.8.2 The space supports 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 previously had nothing similar to offer, and this is an opportunity to inject something new and of high quality into the local economy.
- 3.8.3 We particularly want to support growing sectors such as creative design and media, in order to deliver new jobs for local people. The area will provide a flexible co-working space, creating room for businesses to collaborate and flourish. To encourage and support local entrepreneurs, we are working with partners and other stakeholders ~~bringing together the Council's business growth and investment team and~~ Hive (Social Enterprise) within the workspace. This team will help local entrepreneurs in a wide range of ways – whether it's advice on getting their business idea off the ground, business growth assistance, or support with accessing funding and grants.
- 3.8.4 The space has been designed to include rooms for private meetings, hot desking, consultations, and the whole space will be inclusive for all, including people with additional needs. The proposal is to keep the workspace open into the evening – providing complementary networking opportunities, training and panel discussions, so that as businesses grow, we will support them to establish a more permanent base.



3.9 Workspace / Offices

- 3.9.1 Similar to lots of other organisations post pandemic our new Spindles office accommodation reinforces our New Ways of Working post pandemic, which means no one will have an allocated desk, but teams will have a zone with plenty of working space. Having been operational for over twelve months feedback has been positive for both staff, partners and visitors. In addition to meeting rooms there are meeting pods, single person pods for focused work or confidential calls, soft furnished areas creating an alternative space for conversations, traditional desks and kitchen areas throughout.
- 3.9.2 The new office has been designed to support staff's health and wellbeing and includes new kitchen areas, bike storage, shower facilities and a prayer room.



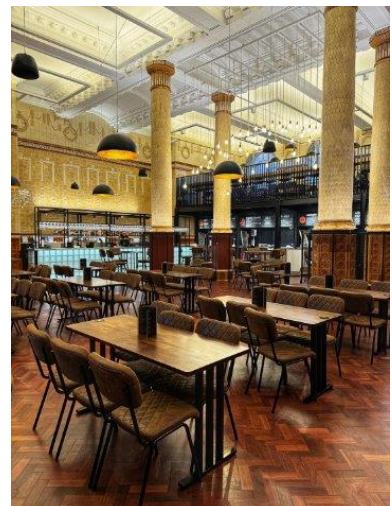
- 3.9.3 Relocating staff out of the Civic Centre and other sites into the Spindles office accommodation enables the Council to save money and release buildings no longer required whilst also redeveloping the Civic Centre site as part of our strategic partnership with Muse Places and our ambition to build 2,000 new homes in the town centre strengthening its sustainability and Creating a Better Place.
- 3.9.4 The new office accommodation continues to strengthen our collaboration with partners ensuring a strong a resident focus. MioCare, Northern Care Alliance, Pennine Care, and Greater Manchester Police are now co located in our new office accommodation with the opportunity for other partners to co locate moving forward.

3.10 Metropolitan Place Building

- 3.10.1 A key mitigating response to the current housing challenge will be to be look at flexible delivery models in order to quickly deploy stock that can be accessed by households in temporary accommodation against need and provide preventative services to avoid homelessness. Through the housing recovery board, work is underway to establish various approaches to address the issues being experienced.
- 3.10.2 As we consolidate our office accommodation to realise financial savings and ensure increased collaboration this releases sites for redevelopment. One of these sites is Metropolitan Place that provides a unique opportunity to create a bespoke space for residents to access temporary accommodation provision, and the Housing Options Service which is a multi-disciplinary team of council and partners providing a variety of preventative services, including Social Prescribing and the Get Oldham Working employability team.
- 3.10.3 The scheme is currently in the design stage and programmed for completion in 2026.

3.11 Egyptian Room

- 3.11.1 The transformation of the Old Town Hall's Egyptian Room has now complete. It's a significant milestone in the plans for the future of the historic building – which has been transformed into a modern food hall, featuring various casual dining-style food stalls, a bar and a central seating area. Catering for around 150 people, the Grade Two-listed space offers both indoor and outdoor seating and will complement the Food Court across Parliament Square within the Spindles. The Egyptian Room has received positive press coverage including high profile food bloggers.
- 3.11.2 The Egyptian Room has been converted into a bespoke contemporary food hall, all while preserving its historic character and original features. The scheme is another example of the Council restoring and ensuring the sustainability of historic buildings across Oldham. The Egyptian Room is a prime example of restoration of Victorian architecture with historical significance. It features original decorative glazed wall and column tiling, parquet and terrazzo flooring, plastered ceilings and original arched windows and doors.
- 3.11.3 Oldham Food Hall Ltd, part of The Northern Lights Group (NLG), which runs some of the north west's most exciting and renowned restaurants and entertainment venues, has signed a long-term lease for the Egyptian Room. The company has recruited new staff for the venue, through the Get Oldham Working initiative, providing another boost for employment within Oldham.



- 3.11.4 The scheme has been partially funded by the Future High Street Fund with the Council working in partnership with the Town Deal Board. The venue opened in November 2024 and received positive coverage including high profile food bloggers.

3.12 New Town Centre Park

- 3.12.1 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.



- 3.12.2 To complement these significant residential areas, we are also developing design plans following feedback during the consultation events for a the 5.7-acre town centre park to create new green, open space for residents to exercise, play, or spend time with friends, family and for town centre workers to enjoy outdoor space in their lunch breaks. Work is already complete at the Rock Street end of the site and the remaining elements of the park are currently planned to open in Spring 2026, with pictures below showing progress on site.



- 3.12.3 Concerns have been registered about future maintenance and anti-social behaviour: this has been factored into the emerging design ideas with indirect surveillance from the neighboring residential areas, new opportunities to ensure the space is used for outside events, and local schools and community groups have access to the space for leisure and sensory activities.

3.13 Accessible Public Realm Improvements

- 3.13.1 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. Albion Street, Henshaw Street, West Street, Rock Street, and Cheapside are now complete with the next phase currently underway Market Place Curzon Street and High Street. 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. The programme has secured external funding in excess of £16m to date.

- 3.13.2 A site office is located in one of the units in Tommyfield Market, so members of the public, traders or town centre businesses have easy access to the project team for any questions or queries that might arise during the construction works. However, we continue to ask for patience and support from local residents and businesses as we continue to minimise the impact on the local community while the work takes place.
- 3.13.3 The various schemes including pedestrianisation, public realm improvements, cycle routes creation of residential and leisure spaces, St Mary's Way and works associated with the new Town Centre Park have various timelines and further information can be provided on request.



3.13 Snipe Garden

- 3.13.1 The Snipe Garden project is currently on site and will create a landscaped gateway to Oldham's town centre. Snipe Gardens has been named after the 130-year-old Snipe Inn pub, which has been demolished to enable delivery of the gateway. The approximately 12,300 sq. ft site will be a "vibrant" green space providing a safe and attractive connection between Oldham bus interchange through to the Town Centre opening up to the new town centre park. The scheme will complement the Accessible Oldham work underway within the Town Centre. Expected completion: June 25.



3.14 New Outdoor Market at George Square

- 3.14.1 The relocation of the outdoor market from its current location, at the rear of the Tommyfield indoor market, is another key component to the ongoing transformation of the town centre. It will 'radically transform' George Square, a small plot of communal space between Spindles Shopping Centre and the police station progressing up to the edge of the bus station. The location will create a strong link between the new homes proposed on the Old Magistrates Court site, connecting with many independent businesses on George Street. The location is well placed to benefit from strong connectivity to the bus station, the existing Spindles car park and the Metrolink for both residents and visitors to access the new market.
- 3.14.2 The new space will be multi-functional, when not in use for the outdoor market the location can be used for various events, and with proposals including new seating and greening of the space it will provide a tranquil space for relaxation.
- 3.14.3 The scheme is currently in development and additional information will become available as the scheme progresses in the coming months. An illustration, purely for information, is below and is subject to change as the scheme continues through the required design stages.



3.15 The Green New Deal Partnership

- 3.15.1 The Oldham Green New Deal (OGND) Strategy deals with the upgrade of energy infrastructure in the Council's estate and Oldham borough to achieve stretching carbon neutrality targets. The strategy aims to achieve this by securing investment and delivery capacity in low carbon infrastructure to realise a range of benefits such as jobs and training opportunities for residents in this key growth sector, contracts for Oldham's local Green Technology and Service sector businesses, lower energy bills for businesses and residents and improvements in local green infrastructure for communities.
- 3.15.2 The OGND delivery programme comprises a range of initiatives and projects including large capital infrastructure schemes such as the Oldham Town Centre Low Carbon District Heat Network (£27m with potential for up to £300m with the new national Heat Network Zoning programme of which Oldham is one of the trailblazers with GMCA and DESNZ), decarbonisation retrofit of Spindles (£4m) and Wrigley Head Solar Farm (£2m).
- 3.15.3 With the exception of Wrigley Head, most of these capital schemes have either secured grant funding (e.g. by the Public Sector Decarbonisation Scheme) or the intention is that they will be funded and delivered by the private sector should the Council wish to

proceed on this basis (e.g. Town Centre District Heat Network which has secured £8.7m grant funding from the Green Heat Network Fund and will be the 'anchor' project for the Oldham Green New Deal Partnership – see below).

- 3.15.4 The OGND Partnership initiative is the most significant of all of the projects within the OGND programme, and aims to establish a cross-sector investment and delivery partnership which will procure a major commercial infrastructure developer partner to work with Oldham's anchor organisations and communities to develop and deliver a pipeline of low carbon infrastructure projects to meet local needs and priorities (including the reduction of energy bills for residents and businesses).
- 3.15.5 The Council has secured £1.3m of revenue grant funding from DESNZ via GMCA from the national Local Net Zero Accelerator programme which will fund all costs associated with establishing the OGND Partnership. The partnership will be designed to be self-funding on an ongoing basis. Formal Market Engagement for the forthcoming Delivery Partner procurement was published on Friday 25th April 2025 and it is anticipated that the Full Tender will be published around August 2026 in a 12-month Competitive Flexible Procedure under the Procurement Act 2023.
- 3.15.6 Working with GMCA, the Council continues to develop area-based housing retrofit schemes for 'able to pay' Oldham residents to support them to improve the energy performance and comfort of their homes and reduce their energy bills over the longer term, and Oldham is also a pilot under the DESNZ / GMCA Local Net Zero Accelerator programme for an Electric Vehicle Charging Infrastructure Strategy which will provide a template for the other nine GM local authorities.

3.16 Town Centre Heat Network

- 3.16.1 The Council has been carrying out feasibility work looking at the potential for a wide-scale low carbon district heat network to serve civic, commercial and residential buildings in Oldham Town Centre. This process has been supported by revenue grant funding from the Department of Energy Security and Net Zero (formerly BEIS) Heat Network Delivery Unit. The Town Centre heat network project, and the wider £300m designated Oldham Heat Network Zone, form the 'anchor' project for the procurement of the Oldham Green New Deal Partner.
- 3.16.2 Around £1m of the £8.7m Green Heat Network Fund grant secured by the Council is funding Commercialisation work (RIBA 3 design) for the heat network, which will be fed into the Delivery Partner procurement process. Additionally, the Council has secured funding under the DESNZ Advanced Zoning Programme to commission feasibility studies to establish works needed to upgrade Council buildings for connection to the heat network.
- 3.16.3 Construction of the new heat network will take place in phases and will be aligned with current regeneration works in the town centre and the programme of residential development being delivered by the Council's Master Developer Partner Muse. The Council is working with Muse, Buro Happold and Triple Point (the GHNF funder) to scope a programme of "early works" which could see heat network infrastructure being installed at the same time as Highways works associated with the Town Centre regeneration programme.

3.17 Royton Town Hall

- 3.17.1 The Victorian styled Royton Town Hall and Library buildings is an example of our commitment to retain, invest and ensure future sustainability of heritage buildings for local communities, the town and future generations. The comprehensive restoration has brought back the historic building to its original Victorian splendour.



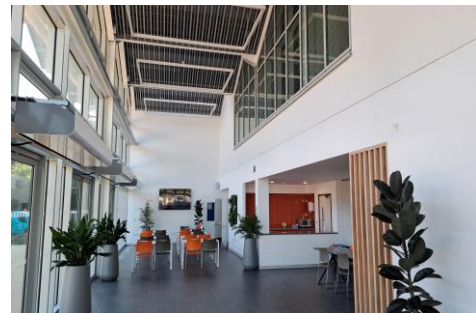
3.17.2 A new community garden has also been created at the rear, named in the memory of a local war hero, Sergeant John Hogan who received the Victoria Cross in 1914 for his bravery during WWI.

3.17.3 The community have welcomed the transformation with strong positive feedback, the works have included a new-look library, community space, Changing Places facility and garden area.



3.18 Alexandra Park Eco Depot

3.18.1 Work to build a new environmentally friendly depot at Alexandra Park is now complete providing a modern working space for our Environmental Services teams and will also play an active role in the community through a range of uses such as spaces for events, education and recreation.



3.18.2 The new energy efficient building, which is part of our commitment through the Green New Deal to decarbonise our estate where possible, is the first phase of our plan to create a sustainable hub at the park that will be heated by air source heat pumps providing sustainable heat and hot water.

3.19 Northern Roots Visitor Centre and Forestry Hub

- 3.19.1 The Northern Roots project is creating the UK's largest urban farm and eco-park on 160 acres of urban greenspace in the heart of Oldham. The contractor for the construction of the new Visitor Centre and Forestry Hub has been appointed with works on site commencing and completion currently programmed for 2026.



3.20 Foxdenton Hall

- 3.20.1 Chadderton Together have successfully secured funding to commence the planning to refurbish Foxdenton Hall. Continuing to support historical building within Oldham is a key theme of Creating a Better Place, Oldham Council will work alongside Chadderton Together on the scheme. The initial phase will be to confirm the refurbishment works required and a plan for its ongoing sustainability moving forward, similar to the approach with other historical assets ensuring they are retained for future generations.



3.21 Broadway Green

- 3.21.1 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.
- 3.21.2 Two commercial phases have been completed at Plot 3000 and Broadway 369 that will deliver up to 760 FTE job opportunities and 480,000 sq. ft of employment space. A lease has recently been agreed for Plot 369 and it is being fitted out for specialist food manufacturing. The third commercial phase, Plot 2000, is being developed by Chancerygate and will create 18 small industrial units specifically aimed at SMEs totaling 120,000 sq. ft and up to 200 FTE job opportunities. This scheme was approved at Planning Committee in April 2025, and it is anticipated construction will commence in late 2025.
- 3.21.3 397 new homes have already been completed as part of the first 4 residential phases. Stonebond are on site at R4 delivering 42 affordable homes with the handovers of the first properties taking place in May 2025. The final residential phase, R3, will see Stonebond deliver 102 homes, and this was approved at Planning Committee in March 2025 with construction now underway. 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.
- 3.21.4 A brand-new 20-acre linear park is being created linking the scheme together and joining with surrounding communities. The first phase has now been delivered, with the second and final phase due to be completed by late 2025.
- 3.21.5 The JV has also generated a number of financial benefits for the Council with profit distributions of £6.042M being received. Further payments and investments have also been made including a one off £200k to invest in Foxdenton Hall and over £1 M in S106 payments. The additional Business Rates Income generated from the Commercial aspects of the project are in the order of £1.5m per annum.

3.22 Hollinwood

- 3.22.1 Since formation of the partnership with Langtree, Hollinwood Junction has seen a significant amount of site preparation work, including demolition of the redundant gas holder, remediation, and infrastructure, including a new access road.
- 3.22.2 These works have enabled subsequent development, including a Euro Garages and a Costa Coffee drive thru to be completed on site. A new Lidl supermarket is now under construction and should be opened in late 2025.
- 3.22.3 Planning Permission for 192,500 sq. ft of employment space has been secured and Langtree have appointed a contractor to commence construction in Summer 2025.
- 3.22.4 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. Marketing of the site is due to commence in Summer 2025 with the delivery of a minimum 40% of affordable homes including a mix of truly affordable/social rented properties.
- 3.22.5 When complete, the high-level outputs that will be achieved by the Hollinwood Junction JV include:
- 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 of circa £2.5m

3.23 Heritage Building Feasibility work

- 3.23.1 Oldham's town centre benefits from a wealth of important heritage buildings thanks to the town's rich economic and cultural history. A number of these buildings have become vacant, underutilised and require investment to protect the buildings and seek to ensure their future sustainability whilst enhancing economic and social value these buildings can bring to the local economy.
- 3.23.2 The Council are working with Historic England to deliver a Vision and Delivery Plan for selected heritage assets within the town centre. Developing this vision will require detailed surveys, development appraisals and analysis of potential future uses and needs. Engaging with key partners the ambition is to establish a clear pathway to understand what is required to bring the buildings back into viable and sustainable use. As part of the engagement with partners, the Council has been awarded external grant funding by Historic England and Greater Manchester Combined Authority to deliver the Heritage Building feasibility initiative, these grants are further supported by Council match funding.

3.24 Community Regeneration Partnership - SportsTown

- 3.24.1 Landowners around Boundary Park Stadium (public and private sector) are working with a range of partners to establish an ambitious vision which defines plans to bring together Oldham's sporting excellence, health care and much needed enhanced educational pathways through the creation of a new centre of excellence whilst also increasing participation for a wide range of users at the heart of the community.
- 3.24.2 Sporting excellence within Oldham is well defined through Oldham's Rugby Club, Women's Netball, Darts and Cricket. Latics, the Women's Football team and Oldham
- 3.24.3 The overarching vision builds on the recommendations from the Oldham Economic Review to create ambitious opportunities for growth in the borough and to accelerate skills pathways and job opportunities to create an exciting future for young people and future generations. The public/ private partnership overseeing the site want to drive forward SportsTown as a key asset in Oldham providing opportunities and excellence in sport (in football, rugby, netball, darts and cricket), higher education skills provision, improved facilities and increased access and participation by local groups, contributing to social cohesion and addressing health inequalities.
- 3.24.4 Phase one of the scheme seeks to:
- Create new facilities for Higher Education, (HE), skills provision in the top floor of the Joe Royle Stand, including classrooms, access to specialist kit and changing facilities.
 - Modification of the Joe Royle Stand to facilitate the above, including relocation of gym to create a new safeguarding access to the venue.
 - Creation of new all-weather pitch on "Little Wembley" facility and 3G pitch, substantially increasing local use, access and participation.
 - Provision of new outdoor netball court facilities (Oldham is a top performer in netball) and University 5G.

3.25 Community Regeneration Partnership – District Priorities

- 3.25.1 The Community Regeneration Fund has enabled the establishment of the District Growth Funding with an allocation of £1m funding for each of the five district areas across Oldham. The utilisation of district growth funding will embed community-based decision making, building on the work of the established District Councils which include public, private, community groups, residents and the third sector to support and fund local projects identified by local communities for local communities. These district growth

projects will be co-produced with the District Councils and will ensure that all residents, communities and businesses are engaged with the creation of local priorities.

- 3.25.2 The current One Oldham Fund has been identified as the basis of an accountable system and extended offer from which the different district areas can draw down the allocated funds once their investment plans and grant programmes are confirmed.
- 3.25.3 The focus in terms of end-users will build on Oldham Plan's existing three priorities established through extensive engagement with residents and partners:
- A Great Place to Live
 - Healthier, Happier Lives
 - Green and Growing
- 3.25.4 These priorities reflect our shared ambitions for Oldham: vibrant, safe neighborhoods where people are proud to live; opportunities for healthier, more fulfilled lives; and a sustainable, thriving economy. District Councils will have a menu of activities from which local initiatives could be aligned including Health and Wellbeing, Cost of Living Crisis Support, Children and Young People, Hate Crime Awareness and Developing Recovery Communities. Sports Clubs will be included given their reach, role in community cohesion and contribution to the Health and Wellbeing agenda; and there will be an additional focus on Net Zero and Sustainability.
- 3.25.5 The Programme will build on the existing well established One Oldham governance arrangements. It is envisaged that the capital programme will be split 80% for larger projects and 20% for small scale grants. Deliverability will be a selection criterion, alongside benefits to end-users and strategic fit with priorities. The capital grant Programme will seek to increase the sustainability of third sector organisations and improving local access to services by users.
- 3.25.6 The grant programme will be developed in support of the District Growth Plans that are being developed through extensive community consultation based on the approach adopted with the Chadderton Long Term Plan for Towns approach. Many third sector organisations operate from premises or units in need of upgrade or improvements that would increase their ability to meet user needs or bring underused community assets back into use. These range from small scale improvements (warmer premises through energy efficiency) to larger capital projects (creation/ fit out of additional space to meet demand).

3.26 Growth Zone – Atom Valley: Stakehill

- 3.26.1 Atom Valley as a whole continues to move forward, including at Stakehill, the cross-boundary development opportunity in Oldham and Rochdale. The allocation earmarked land for development of 150,000 sqm of high-quality employment floorspace (mainly in Oldham) and 1,680 new homes in Rochdale. Officers continue to work closely with colleagues in Rochdale, GMCA and TfGM to ensure that the necessary infrastructure is delivered alongside new development, particularly in relation to access to the new employment opportunities from Oldham. A Transport Framework was recently commissioned to help inform the plans and is due to be completed Summer 2025.
- 3.26.2 Rochdale Council have also received a planning application from the landowner of the land around the north and east sides of the existing Stakehill industrial estate for a mixed-use development. This will help to unlock access to the southern part of the allocation, most of which is in Oldham.

4.0 CaBP Scheme Financing

4.1 National Challenge

4.1.1 Nationally it has been widely reported that external factors including the economic recovery, Brexit, the coronavirus pandemic and the war in Ukraine and interest rate fluctuations have generated significant challenges which all impact on the delivery of major capital schemes. Oldham is not immune to the national challenges which are being experienced across the country:

- Rise in energy costs
- Inflationary cost increases
- A lack of robustness in the supply chain
- Material shortages, longer lead in times for ordering and significant cost escalations.
- Labour market challenges
- Loss of specialist suppliers and contractors
- Loss of national construction insurance companies, and for those that remain a reduced appetite for risk.
- proliferation of capital delivery schemes across the country as a result of public sector funding reducing the competitive nature from a procurement perspective limiting the availability of construction partners.
- Reduced commercial appetite to deliver capital schemes as a result of market saturation.
- The availability and access to government funding is certainly a positive for local authorities but resource of this nature often comes with challenging delivery timescales which can often result in the need for the accelerated delivery of projects which in turn manifest additional cost pressures.

4.1.2 In addition to the challenging wider delivery setting, the capital delivery of schemes is always subject to variables at a local level which can impact on the financial profiles of projects. This often relates to unknown or unforeseen risks that can manifest as physical construction takes place.

4.1.3 With lessons learned from previous projects delivered in the borough, the risk management and contingency allowances have provided a degree of buffer / protection for the projects in flight in Oldham, and despite the national economic pressures, the overall positive delivery position of the **Creating a Better Place** programme (as set out above) should be acknowledged for its tenacity and drive given the continued progress that is being made.

4.1.4 The following sections include project specific recommendations for Cabinet consideration as part of the commercial, financial and contractual monitoring and revaluation of each project.

4.2 Old Library Project

4.2.1 As the Council delivers against its commitment to restore historic buildings across Oldham these inevitably bring a number of unforeseen challenges. These include uncovering issues that were not identified at the start of the scheme due to the age and condition of the buildings and expansion of the public realm component. This is particularly the case where a comprehensive refurbishment scheme is being undertaken, as in the case of the Old Library.

4.2.2 The project is making strong progress and is nearing completion. To ensure the project completes without any delay, given its direct link with the transition from the Civic Centre enabling the site to be redeveloped for much needed homes, it is recommended to increase the Capital allocation for the remaining works through to completion of the scheme.

4.2.3 **Recommendation to Cabinet** – It is recommended to reprofile £2.5m capital funding from the cultural quarter public realm capital allocation to support the challenges reported above

and the additional work needed on the connection bridge, and so ensure the building improvement work is complete.

4.3 Housing/ Temporary Accommodation: Met Place

4.3.1 A key aspect of the Creating A Better Place programme relates to the provision of suitable temporary accommodation and ultimately permanent home for those in need. As detailed in the recent Housing Crisis Cabinet Report, the Council is experiencing acute homelessness pressures that is resulting in an unprecedented number of households accommodated in Temporary Accommodation (TA). Continuation of the current trend is unsustainable and is seeing substantial budgetary pressures as well as resulting in significant disruption for households at a time of need. Moreover, a failure to address this area could lead to potential reputational damage if the Council becomes unable to meet its statutory functions, specifically relating to its ability to provide suitable interim accommodation in line with the need of residents and families.

4.3.2 A key mitigating response to the current housing challenge will be to look at flexible delivery models in order to quickly deploy stock that can be accessed by households in temporary accommodation against need. Through the housing recovery board, work is underway to establish various approaches to address the issues being experienced.

4.3.3 As we consolidate our office accommodation to realise financial savings and ensure increased collaboration across services and with partners this releases sites for redevelopment. One of these sites is Metropolitan Place that provides a unique opportunity to create a bespoke space for residents to access temporary accommodation provision, and the Housing Options Service which is a multi-disciplinary team of council and partners providing a variety of preventative services, including Social Prescribing and the Get Oldham Working employability team.

4.3.4 The costs of the scheme are currently estimated to be £7.7m, although these are subject to change as the design progresses, and we procure a main contractor. Council are currently in the process of requesting the transfer of Levelling Up Fund grant from the Green Shoots Project, no longer progressing due to ground conditions and increasing costs, to the Metropolitan Place scheme with the remaining funding to come from the previously approved Housing allocation.

4.3.5 Appendix B contains the illustrative designs for information.

4.3.6 **Recommendation to Cabinet:** Approve the redevelopment of Metropolitan Place as outlined and confirm support to transfer £7m of LUF 2 funding from the Greenshoots project to the Metropolitan Place scheme, subject to approval from DLUHC, with any remaining requirement to be funded from available Flexible Housing Fund capital allocation or HRA.

4.3.7 **Recommendation to Cabinet:** Approve the use of the £10m fund approved in 'A Local Response to National Housing Crisis' approved by Cabinet on the 18 March by expanding the scope to include refurbishment and redevelopment works of properties relating to Housing.

4.4 Northern Roots Visitor & Learning Centre

4.4.1 Tilbury Douglas have now been appointed as the contractor to the Northern Roots Visitor and Learning centre with site set up and initial works underway. The scheme is funded through a combination of both the Levelling Up Fund (LUF) and Towns Fund. The scheme has encountered an issue with an uncharted foul drain running underneath the location of

the Forestry Hub element on site. This will require work to divert the foul drain and will inevitably lead to a delay in completion and an increase of associated costs. Given this issue, and with the project construction being at an early stage of groundwork, it is proposed to transfer the remaining unallocated Levelling Up Round 2 funds, previously allocated to the Greenshoots project, to this scheme.

- 4.4.2 A business plan, prepared by Northern roots, indicates that projected income will cover future costs however, there is a high level of uncertainty over the estimates at this stage.
- 4.4.3 The land is owned by the Council, but the current assumption is that Northern Roots will operate the facility through a long-term peppercorn lease with full responsibility for repair and maintenance moving forward.
- 4.4.4 **Recommendation to Cabinet:** Approve the transfer of the £1m remaining unallocated LUF 2 funding from the previous Green Shoots project to the Northern Roots Visitor and Learning Centre.
- 4.4.5 The Northern Roots scheme has various components being delivered to realise its Vision. A key element of the offer to both local communities, Oldham residents and visitors from outside Oldham is the creation of a play area in front of the Visitor Centre. The play area will create a reason for families to regularly visit and increase dwell time. Planning permission has already been secured for the play area.

The design will enable the following objectives to be realised:

Destination Play

- An exciting destination play offer that will attract families and keep them coming back.
- Varied play type provision with challenge for all ages and abilities, including teenagers, children in wheelchairs, and neurodiverse children, who are often excluded by conventional play areas.

Natural Connections

- Landscape led design that encourages connections between children and the natural environment and engaging them through play.
- Natural material palette and playful landscape design.

Adventure and Challenge

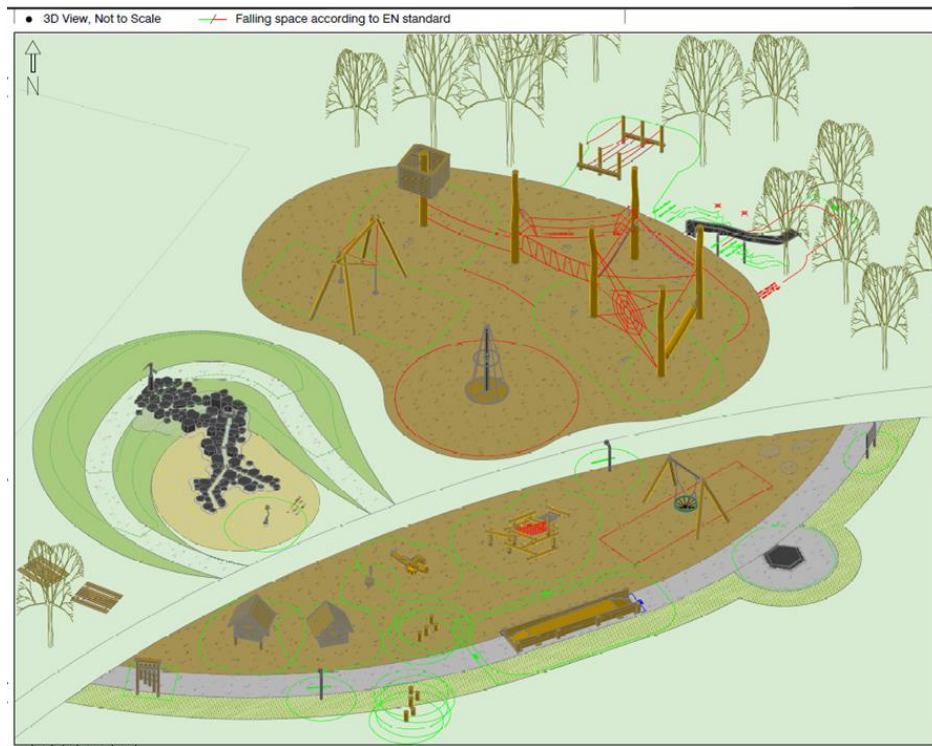
- Encouraging children to challenge themselves, both physically and mentally. Maximum “play value”, stimulating all five senses.

Playing Together

- Making new friends - encouraging children of different backgrounds and abilities to play together, strengthening social connections and a sense of community.

The Visitor Centre Play area includes 3 zones:

- In the foreground an area designed for younger children and those with special needs, including wheelchair accessible see-saw.
- In the background a climbing forest, whirlwild and swing scales, which will provide challenge for older children and teens.
- To the left an area of water play, also wheelchair accessible. Very unusual in the UK and always a hit with all ages, including the grown-ups.



- 4.4.6 **Recommendation to Cabinet:** Approve new capital investment into the site of £339,000 to support the accelerated delivery of the play facilities, in addition to working in partnership with the Northern Roots Charity to secure external funds to reimburse the Council investment where possible.

4.5 George Square – New outdoor Market

- 4.5.1 The project will 'radically transform' George Square, a small plot of communal space between Spindles Shopping Centre and the police station progressing up to the edge of the Chambers Building.

- 4.5.2 To enable the scheme to accommodate the required number of stalls and increase its connectivity with the bus station the scheme will require the demolition of the three crowns public house and additional public realm works. Please see the illustration below for information.

- 4.5.3 To ensure the scheme delivers a quality new outdoor market for both visitors and residents it is currently estimated that the costs of the scheme are likely to be £4m with £2m already allocated to the scheme. The Council will seek, where possible, further external funding for the scheme but this is not guaranteed and subject to suitable grant funding becoming available



- 4.5.4 **Recommendation to Cabinet:** To support the scheme with a further investment of £2m of Council Capital Funding. Proposed approach is to transfer £1m funding from the Diggle Clock Tower scheme and £1m from unallocated funds within the Capital Programme.

4.6 Oldham Coliseum Theatre

- 4.6.1 After reviewing the latest cost plan from Tilbury Douglas, there are a number of building safety and compliance matters which require additional attention and cannot be patch repaired as originally envisaged.
- 4.6.2 Additional surveys were needed (£330k) to fully understand the nature of the issues found and ensure thorough technical specification of works needed can be confirmed.
- 4.6.3 Roofing works – linked to the survey works, the roof cannot be patch repaired and needs a full re-roof for the building (£350k). If not completely re-roofed, the building would be at risk of leaks and further closures whilst repairs are undertaken. Potential reputational damage following refurb works and then roof leak - ideal time to resolve.
- 4.6.4 Tanking works in basements – extent of basement flooding now better understood following the survey work, and additional works needed to ensure there was no affect on the operational requirements of building (£240k).
- 4.6.5 Given the information to date, the technical data from the survey work, the team have also requested an uplift in the contingency allocation to provide cover for any further unknowns that may be found during the works.
- 4.6.6 **Recommendation to Cabinet:** To note the additional works needed to ensure the building refurbishment provides a water-tight building once opened, and to approve the further investment of £2.25m from a combination of the Community Regeneration Partnership (Co-operative Culture allocation) and Council Capital Funding.

5 Financial Comments

- 5.1 The proposed funding allocations and increases in budget are detailed in the table below:

Schems	Total Budget	Reallocati on of funding	Additional Funding Required	Revised Total Budget
	£000			
Old Library	38,173	5,000		43,173
Cultural Quarter Public Realm	5,000	(5,000)		0
Metropolitan Place	10,000			10,000
Northern Roots	14,373		339	14,712
George Square	2,000	916	1,084	4,000
Coliseum	10,000		2,250	12,250
Diggle Clock Tower	916	(916)		0
Total	80,462	0	3,673	84,135
Financed by				
Prudential Borrowing	(48,956)		(3,673)	(52,629)
Levelling Up Round 2	(15,240)			(15,240)
Town Deal Funding	(12,266)			(12,266)
Community Regeneration Fund	(1,000)			(1,000)
Housing Revenue Account	(3,000)			(3,000)
Total	(80,462)	0	(3,673)	(84,135)

- 5.2 £2.5m of the Cultural Quarter Public realm was already earmarked for public works around the Old Library and the transfer of the remaining £2.5m of the £5m budget will enable the completion of Public Realm works in the Cultural Quarter to be completed and provide an element of contingency for the Old Library project as it approaches completion. The Old Library is entirely financed by Prudential Borrowing.
- 5.3 The Capital Programme and Strategy for 2025/30 already assumed that the proposed reallocation of LUF 2 funding for Metropolitan House and Northern Roots would be approved. However, confirmation is still pending from MHCLG and there is a potential risk that this will not be approved. Metropolitan House if is funded £7m from LUF2 and £3m from Housing Revenue Account and Northern Roots is funded £6.133m Town Deal and £8.240m from LUF2.
- 5.4 Funding of £0.339m from funds from emerging priorities will be utilised to accelerate the delivery of play facilities at Northern Roots. However, officers will work with the Northern Roots charity to identify potential alternative financing routes.
- 5.5 The £10m funding for the Coliseum is comprised of £6.133m of Town Deal funding and £3.867m of Prudential Borrowing. An additional £2.250m of resources can be allocated from funds for emerging priorities as has been detailed in the table. However, officers are investigating if some of the Councils Community Regeneration Fund allocation for Co-operative Culture could be utilised to deliver the refurbishment. If the funding can be utilised for this scheme it will reduce the amount of Prudential Borrowing needed to deliver the Coliseum.
- 5.6 The increase in the expected costs of the George Square scheme of £2m can be met via a transfer of £0.916m of existing funding for Diggle Clocktower, where no future use of the asset has yet been identified along with an allocation of funding of funds for emerging priorities of £1.084m. The Capital Strategy contained £7.885m of funds to support emerging priorities and this allocation will leave £4.212m of funding available to support emerging priorities. The George Square scheme will be financed by £1m of Community Regeneration Funding and £3m of Prudential borrowing.

(James Postle, Senior Finance Manager)

6 Human Resources Comments

- 6.1 There are no HR implications identified at this time.

(Rebecca Jones, HR)

7 Legal Services Comments

- 7.1 External legal advice may be required from time to time to support the delivery of Council projects as part of the Council's Capital Programme and aligned to the Council's Financial Strategy. This will dovetail with in-house legal teams and help to ensure all necessary steps are taken/documents are in place to protect the Council's position and commercial interests. Any such commissions will be obtained through lawful procurement exercises to ensure value for money and services are fit for purpose.
- 7.2 All work carried out/advice given will need to be governed by and in accordance with the Council's Constitution.
- 7.3 Any contracts for the supply of works, goods or services must comply with the Council's Contract Procedure Rules and all relevant legislation/ regulations. All land transactions will need to comply with the Council's Land and Property Protocol. All financial transactions will need to comply with the Council's Financial Procedure Rules.

- 7.4 In developing the Property Strategy and Projects to support it alongside the Council's Capital Programme the Council will need to be mindful of the following:
- Procurement issues
 - Subsidy Control issues
 - The Council's Fiduciary Duty
 - Best Consideration
 - Vires Considerations
- 7.5 The report contains information as is detailed in Paragraph 3 of the revised Part 1 of Schedule 12A of the Local Government Act 1972 however this exemption is not absolute and will not survive once contractual arrangements are entered into or until such time that the public interest weighs in favour of disclosure.
- 7.6 The report authors have confirmed continued compliance with the Contract Procedure Rules, Financial Procedure Rules and Land and Property Protocol.
- 7.7 Legal issues and risks must continue to be reported, managed and mitigated through the usual finance and audit processes of the Council.
- 7.8 The Council must be satisfied it can meet the objectives and terms and conditions and milestones of funding imposed by the funding authority including any obligation to provide match funding and to monitor, keep any necessary records and file any necessary returns. Officers must also check the terms do not conflict with other funding conditions for the scheme/s or project/property already in place. Officers are to work with legal, finance and audit colleagues to approve and finalise the terms of any Grant Agreement and must comply with the terms of any consents given regarding the reallocation of grant funding.
- 7.9 The Senior Responsible Officer must ensure that Subsidy Control is considered in consultation with Legal Services and that all relevant assessments are made and recorded and all relevant regulations and legislation is complied with to the satisfaction of the Section 151 Officer and in compliance with the Financial Procedure Rules of the Council. The Transparency obligations of the Council must be complied with together with any framework requirements.
- 7.9 All legal issues will be reviewed and kept under advisement during the process and as Schemes and Projects come forward and progress.

(Rebecca Boyle – Group Solicitor, Corporate Team)

8 Co-operative Implications

- 8.1 The refreshed programme, continued direction and approach provides numerous opportunities to support the development of a Co-operative Borough both through how decisions are taken and the engagement of key partners, service providers and communities in this; and the creation of new opportunities for development that includes more co-operative businesses.

(Jonathan Downs – Corporate Policy Lead)

9. Risk Assessments

- 9.1 The report sets out the opportunity for the Council's Creating a Better Place ambition which is in line with the Council priorities. All projects will need to have in place risk registers which details the future and current risks for the individual projects, these should be routinely refreshed. The Council will need to ensure that the projects comply with the terms of conditions of the individual grants and ensure that appropriate contract documentation is

in place. There are financial risks in relation to projected future costs of the projects as detailed within the report. There are also insurance risks associated with the projects which will need to be managed in what can be a challenging insurance market.

Joanne James (Risk, Insurance and Information Governance)

10 Property Implications

- 10.1 Much of the activity of the CaBP programme involves changes to the council's property assets. As the owners of the key assets, the council is able to utilise its control over these key assets as a driver for change. Any decisions relating to the council's property are managed through the Council's Land and Property Protocols.

(Alison Evans, Corporate Property)

11 IT Implications

- 11.1 IT are engaged in many of the projects identified here and are feeding into the respective projects, with IT cost proposals being produced to release funding as and when required.
- 11.2 Where IT is not yet engaged on projects and where funds are being requested in this paper, it is assumed that there will be suitable provision already included for IT. As always, IT will firm up on costs in due course as requirements are established and communicated.
- 11.3 Regarding the completion of the Spindles environment, IT are progressing the complex activity of migrating data, servers, network infrastructure from the current Civic Centre Data Centre into the new Spindles network communication rooms. This will have to be completed before Spindles can be considered the core site for the Council and therefore before the full release of the Civic Centre can take place.

Lindsey Al Basri, IT Head of Projects

12 Procurement Implications

- 12.1 It is recognised that this report seeks to provide Cabinet with a formal update on the strategic progress of the CaBP regeneration and redevelopment programme.
- 12.2 Taking into consideration the continued need for the provision of works and services to support the delivery of the CaBP, the Commercial Support Unit should continue to be engaged in the spending of any public money or funding associated with the programme to ensure optimum delivery in full compliance with the Procurement Act 23, the Public Contract Regulations 2015, any associated Grant Funding Conditions and the Contract Procedure Rules. CaBP projects should form part of the developing and ongoing pipeline of projects to ensure any mandatory notices are published and procurement resource can be appropriately planned.

Jasmin Banks-Lee, Commercial Procurement Unit

13 Environmental and Health & Safety Implications

- 13.1 CaBP is an essential transformational element in achieving environmental targets and wider economic regeneration objectives such as reducing carbon emissions, supporting growth for Oldham's green economy, securing inward investment for green infrastructure, and reducing the impacts on residents, businesses and the Council from national increases to energy bills.

(Andrew Hunt, Green Energy and Sustainability Manager)

14 Community cohesion disorder implications in accordance with Section 17 of the Crime and Disorder Act 1998

- 14.1 There has been a detailed stage one Equality Impact Assessment completed for the CaBP programme. Colleagues in Policy have reviewed this document and have provided

feedback. At the heart of the projects contained within this programme there is the desire to enhance community cohesion and promote equality.

(Sarah Whittle, Public Health Policy and Strategy Officer)

15 Oldham Impact Assessment Completed (including Impact on Children and Young People)

15.1 An Equality Impact Assessment was completed as part of the CaBP Programme. This will be reviewed again as the projects progress and are further developed.

15.2 EIA is attached at Appendix A.

(Gail Aspinnall, Capital Programme and Special Projects Manager)

16 Key Decision

16.1 Yes

17 Key Decision Reference

17.1 ESR-05-24

18 Background Papers

18.1 Please find below a link to the CaBP web page that also includes a fly through video. In addition, for information please find below previous CaBP update reports.

Creating a Better Place Website Link:

https://www.oldham.gov.uk/info/201248/creating_a_better_place#:~:text=Creating%20a%20Better%20Place%20is,jobs%20and%20100%20apprenticeship%20opportunities.

File Ref : [\(Public Pack\)Agenda Document for Cabinet, 17/02/2022 16:00 \(oldham.gov.uk\)](#)

Name of File : Agenda Documents for Cabinet 17-02-22

File Ref : [\(Public Pack\)Agenda Document for Cabinet, 16/10/2023 18:00](#)

Name of File : Creating a Better Place Update Spindles

File Ref : [\(Public Pack\)Agenda Document for Cabinet, 15/07/2024 18:00](#)

Name of File : Creating a Better Place Update: Spindles Redevelopment

Records held in Democratic Service, Civic Centre Oldham

Officer Name : Peter Thompson

Contact No :0161 770 4705

19 Appendices

Appendix A - Oldham Impact Assessment (EIA)



Creating a Better
Place 2023 EIA.pdf

Appendix B – Metropolitan Place refurbishment scheme (Design and EIA)



IAReport_Met_Place
_Conversion.pdf



Met Place
images.pdf

