

Report to CABINET (Part A: Additional Information)

Creating a Better Place Update

Date: October 2025

This additional paper includes some of the information from the Part B commercially sensitive paper, to provide transparency on the information contained in the part b without compromising any commercially, legally, or finally sensitive information.

Additional Recommendations:

- 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 and in more detail within section 4 of the Part B 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.
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Additional information from Section 3 of the Part B report providing an update on additional projects where third parties are involved in partnerships with the Council. Legal, commercial and financial information remains in the Part B report.

3.22 Broadway Green

- 3.22.1 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.
- 3.22.2 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.
- 3.22.3 397 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.

- 3.22.4 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.

3.23 Hollinwood Junction

- 3.23.1 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.
- 3.23.2 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.
- 3.23.3 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.
- 3.23.4 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.

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.

- 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.
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Additional information from Section 4 of the report providing an update on commercial matters.

The totality for the reprofiling across the Old Library, George Square & Oldham Coliseum equates to £6.75m with notification for Cabinet where external grants can be better utilised.

4.0 CaBP Scheme Financing

The detailed, commercially sensitive, legal and financial implications are contained within Section 4 of the Part B report.

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 and these have been discussed at Place Scrutiny Committee for oversight and awareness:

- 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 and 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 JR Clynes Building (Old Library)

- 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 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 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 (of Part B report) 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 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 funding 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

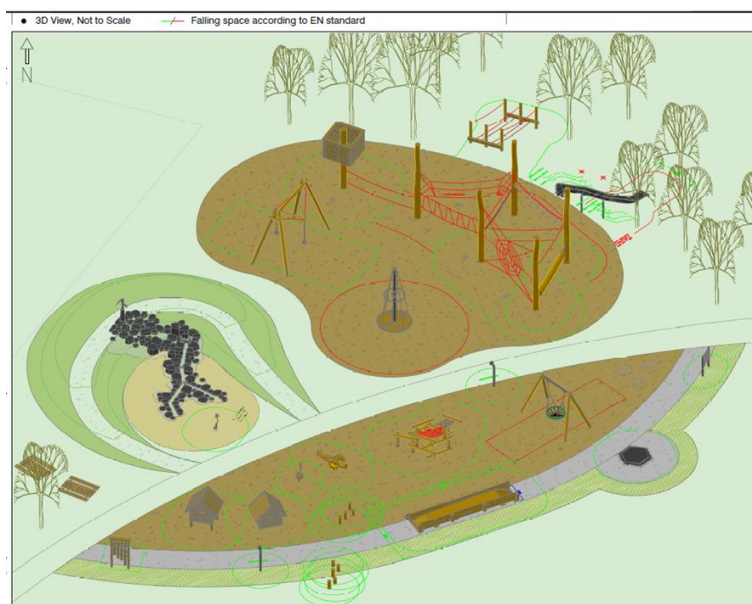
4.4.1 Willmott Dixon have now been appointed as the contractor to the Northern Roots Visitor and Learning centre with site set up and initial works underway. The works are funded through a combination of both the Levelling Up Fund (LUF) and Towns Fund.

4.4.2 The land is owned by the Council, but the current assumption is that Northern Roots will operate the facility through a long-term lease with full responsibility for repair and maintenance moving forward. 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 Recommendation to Cabinet: Approve the transfer of the remaining unallocated LUF 2 funding to the Northern Roots Visitor and Learning Centre to account for drainage anomalies found on site.

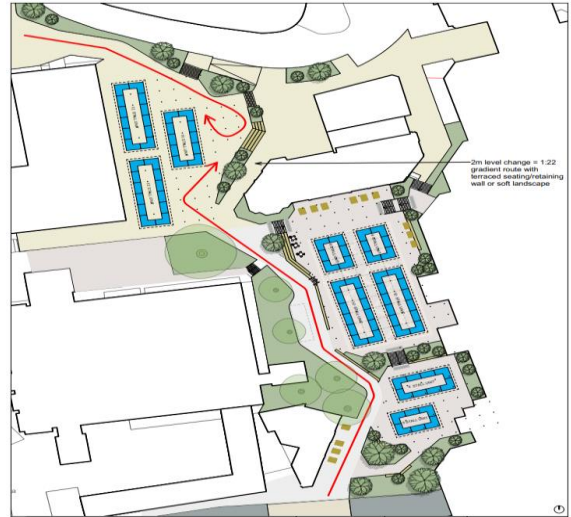
4.4.4 The Northern Roots scheme has various components being delivered to realise its vision. A key element of the offer to both local communities, Oldham residents and visitors from outside Oldham is the creation of a play area in front of the Visitor Centre. The play area will create a reason for families to regularly visit and increase dwell time. Planning permission has already been secured for the play area.

4.4.5 Recommendation to Cabinet: Approve new capital investment into the site 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 This 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.
- 4.5.3 To ensure the scheme delivers a quality new outdoor market for both visitors and residents, 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 (reducing the allocation to £0) 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 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. 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.
- 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 from a combination of the Community Regeneration Partnership (Co-operative Culture allocation) and Council Capital Funding.