

TRAFFORD COUNCIL

Report to: Scrutiny Committee
Date: 5th February 2014
Report of: Executive Member for Economic Growth and Prosperity

Report Title

Town Centres – Update on Activity, Achievements to Date and Future Work Programme

Summary

This report provides an update on the activities taking place in Altrincham, Sale, Stretford and Urmston town centres.

Recommendation(s)

To note the contents of the report.

Contact person for access to background papers and further information:

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Background Papers: N/A

Financial Impact:	
Legal Impact:	
Human Resources Impact:	
Asset Management Impact:	
E-Government Impact:	
Risk Management Impact:	
Health and Safety Impact:	

1. INTRODUCTION

- 1.1 Trafford's main town centres as defined in the Trafford Core Strategy – Altrincham, Sale, Stretford and Urmston – and Partington, a key local centre, provide five unique centres which complement each other, offering the people of Trafford a range of facilities and services right on their doorstep. Supporting and regenerating the town centres is a major priority and focus for the Council as they are an important part of the social and economic fabric of the Borough. They provide employment, retail, leisure and other essential services to meet the needs of local communities. Collectively, Trafford's town centres generate around £44 million in business rates.
- 1.2 The Council has taken a strategic and coordinated approach to the sustainability and regeneration of the town centres in partnership with local stakeholders and residents. This includes learning from 'what works' in one town centre and applying it to others. For example, the Landlords Forum model in Altrincham is an initiative which can be replicated in the Borough's other town centres such as Urmston. The Stretford Masterplan, the Sale Road Map, the Urmston Road Map and draft Altrincham Strategy illustrate this approach. This report provides a comprehensive update on current and planned activity in each of the Borough's town centres. Copies of the key strategic documents are attached to the report.

2. STRETFORD

2.1 Developments

Updates on the key developments in Stretford are outlined in Appendix 1.

2.2 Work with Stretford Town Centre Partnership

The Stretford Hive project was launched on 18th July 2013 in Stretford Mall in a unit that had stood vacant for 9 years. The project has become a 'hive of activity' for the community delivering: workshops, events and measures that promote and encourage use of Stretford town centre; promoting health and wellbeing; and providing diversionary activities for young people. The project secured funding initially for a two year period and external funding opportunities are being pursued to extend the project, and pay for additional activities in the Hive.

The Stretford Hive project has continued to operate successfully with users including Trafford College Apprenticeships, blueSCI (Arts & Reflexology), Pakistani Resource Centre, Trafford Drug Service, Stop Smoking, LGB&T, Gorse Hill Studios, Police, Kids in Space (Maths and English tuition), Trafford Leisure Trust and Ward Councillors. Activities have included 'Bee Active Tuesdays', jewellery making and 'Stretford Sings' sessions. The recent addition of Wi-Fi will broaden the range of activities that can take place in the unit.

The four main partners are Trafford Council, Trafford College, the Lesbian and Gay Foundation, blueSCI and Gorse Hill Studios (part of the Trafford Youth Service).

2.3 **Stretford Town Centre Masterplan Development**

The Masterplan seeks to establish a comprehensive vision for Stretford town centre, identify areas for future development and set out key actions required to deliver growth. The intention is that the Masterplan will provide a coherent framework for the Council, property owners, prospective developers, existing occupiers and community stakeholders which will assist in realising the opportunities which exist within the Masterplan area over the next 10-15 years.

The Council undertook a public consultation on the draft Stretford Town Centre Masterplan from 24th July 2013 to 20th October 2013. Officers presented the proposals to number of residents/ community groups, held drop-in sessions at Stretford Hive and consulted children from a local school. A Neighbourhood Forum meeting to discuss the consultation was held on 16th September and was very well attended (over 170 residents turned out). In total 242 representations were received during the consultation period via both the questionnaire and stand-alone responses.

Most of the respondents were positive and stated that they agree with the proposed approach to the regeneration of the Town Centre. Following the close of the public consultation, the Council has considered all the responses, and prepared a revised draft of the Stretford Town Centre Masterplan. This was approved by the Executive in January 2014 and a drop-in Neighbourhood Forum meeting will be held to feedback to the community on the results of the consultation and changes made.

Additional work will now be completed to identify the specific works required as part of a comprehensive public realm and movement scheme that will make Stretford a more attractive and successful town centre. Work will also take place to develop the detail for individual sites with the initial focus on Canalside residential and Stretford Public Hall.

2.4 **Market**

Discussions are continuing with the Mall's management regarding operating occasional Markets within the indoor market area. An operator produced a draft proposal and is negotiating with the Mall. If this is successful, it is hoped that the Markets will commence early in the year linked to special events such as Valentine's Day, Easter etc.

2.5 **Events**

The Mall hosted a Snapper Jaxx Kids Club event on 7th December 2013 which included Christmas crafts and workshops. This event tied in with Small Business Saturday.

An approach has also been made to the Council by a local resident to develop community events using the subways in Stretford which would involve music, arts and crafts sessions and improve the connectivity from Edge Lane to Stretford Mall. The proposals are based on similar events that take place in other European Cities and are hugely popular.

3. SALE

3.1 Developments

Updates on the key developments in Sale are outlined in Appendix 1.

3.2 Sale Road Map

A Sale Town Centre Road Map has been drafted which will outline the current baseline position for the town centre together with planned activities and events to take place over the next 12 months.

A presentation was made to the Locality Partnership in November 2013 and comments were gathered on the document. It is clear that the members of the Locality Partnership had aspirations to develop a wider plan, beyond the scope of the Road Map, and were keen to be involved. The comments received will be useful to guide future work in the Town Centre.

A meeting with Sale Members took place on 24th January 2014, which will be followed by further consultation with Stakeholder groups, including the Town Centre Partnership.

3.3 Work with Sale Town Partnership

A successful Summertime Sounds & "I Love Sale" day took place on 8th June 2013 with performances and music, a market as well as other activities. The event was also used as a launch for the public access defibrillators in the town centre.

The Christmas 2013 event took place on 30th November and was a great success. The event included:

- Four hours of local talent performing in the Square Shopping Centre
- A Christmas Light switch-on with local children from Cadman's Dance School, Brooklands School Choir and Sale Nomads
- Father Christmas Boat Parade down the Canal
- Father Christmas distributing gifts on the Waterside Plaza

The event cost in the region of £1,000 which was met by business members of Sale Town Centre Partnership, some donations and a small grant from THT Community Panel. The local dance schools and drama clubs who performed all gave their time for free on the day.

Work is now progressing on developing the 2014 events programme.

3.4 Markets

The success of the local produce and craft markets during December 2012 led to plans being made to host four per year these were held to coincide with the Easter, Sale Festival, Heritage Open Day and the Christmas lights switch-on event. The Markets were held along School Road with local produce and crafts.

The Square in Sale Town Centre hosted Food Festival in October and December which saw local produce on sale, as well as some Christmas Gift ideas.

3.5 Environmental Works

£95,000 of funding has been identified to make investment in improving the public space in Sale Town Centre. A list of costed options for Environmental Improvements has been prepared for discussion with Members and the Town Centre Partnership in January 2014. This will take into account the priorities outlined by the Partnership. The proposed options are centred on the main School Road pedestrianised area and aim to help stimulate increased business to retailers, and encourage more widespread economic regeneration. The proposals will go out to consultation, tying in with the Sale Town Centre Road Map.

4. URMSTON

4.1 Developments

Updates on the key developments in Urmston are outlined in Appendix 1.

4.2 Draft Urmston Town Centre Road Map

Following on from the work carried out on the Sale Road Map, a Road Map has now been drafted for Urmston Town Centre. The Road Map outlines the current baseline position for the town centre together with planned activities and events to take place over the next 12 months. A meeting is to be set up with Urmston members to discuss the document in February 2014 before consulting more widely.

4.3 Work with Urmston Town Centre Partnership

In April 2013, a Spring Fayre took place in Eden Square and on Golden Hill Park. The event included crafts and food stalls in Eden Square along with children's activities and entertainment including dance and music performances from local groups. A fun fair was organised on Golden Hill Park to spread the activity across the town centre and to draw more visitors to the event.

The 2013 Events Programme continued with an Autumn Food Festival on 28th September with over 25 producer and artisan stalls in Eden Square along with seating and a performance area.

The Urmston Partnership held their Christmas Lights Switch-on event on 22nd November. This included:

- Entertainment at the Christmas tree on Queens Road from local choirs and bands.
- Entertainment, food stalls and lights switch-on in Eden Square.

A Halloween Event took place in October 2013 and included children's activities such as crafts, painting and gingerbread making in Eden Square, and spooky story telling. A spooky walk was organised in Golden Hill Park.

The Urmston Partnership also held a town centre Christmas Competition in November/December 2013 to increase footfall in the town centre; over 80 local children took part.

The Urmston Partnership and the Council are to set up a Landlords Forum to assist in tackling tenant and vacant unit issues (along similar lines to the Altrincham Forward Landlords Forum). Work on this is currently underway. Landlords and letting agents will be sent a letter to inform them of the reasons for establishing the group. This will be followed with a phone call or visit.

4.4 Markets

A proposed sale of Urmston Market has recently fallen through. Urmston Town Partnership will be meeting with the traders in early 2014 with the hope of supporting them to organise an event to boost footfall to the market; this event may coincide with the Partnership's Spring Fayre in April 2014.

A Christmas Market took place on 30th November in Eden Square; over 35 stalls were present selling food, crafts and gifts. Entertainment was also provided by local community groups.

4.5 Pop-Up Shop

The Urmston Partnership has earmarked some of their Town Centres Investment Fund allocation towards pop-up shops. A suitable location has been found fronting the former Co-op unit in Victoria Parade, which is proposed to become a soft play area & café and is subject to a town centres loan scheme application. The unit could potentially be divided to accommodate 3 or 4 'pop-up' businesses to occupy. It would be managed by Cheeky Cherubs, a social enterprise who will operate a soft play area and café from the Co-op unit and a proposal is being developed.

4.6 Environmental Works

Environmental Works proposals have been drawn up in consultation with Urmston Partnership. The first phase of works have been completed and carried out the initial priorities identified from the consultation (see Appendix 1).

A "green link" between Goldenhill and Davyhulme Parks and the town centre is currently in the detailed design stage and proposals were discussed with the Town Centre Partnership in March and November 2013. This is to encourage dwell time by creating a green connection/environment that will appeal to adults and their children. The Partnership made a number of requests that will be considered during the design process. These works will be discussed with Members as part of the Town Centre Road Map consultation.

5. ALTRINCHAM

5.1 Altrincham Developments

An update on some of the key developments is outlined in Appendix 1.

5.2 Altrincham Strategy

The draft Altrincham Strategy has been prepared setting out the Council's vision and ambitions for the regeneration of Altrincham Town Centre. The ambition is to create one of the best market towns in the country and make Altrincham the 'Modern Market Town'. The Strategy will provide a coherent framework to assist in realising the transformation of Altrincham Town Centre over the next 10 years and support future formal planning guidance for the town. It has been informed by a range of documents including the Altrincham Forward Town Centre Action Plan, the Altrincham Town Centre Public Realm and Movement Strategy and the adopted Trafford Core Strategy. The draft Strategy will be subject to public consultation from 3rd February 2014 for a period of eight weeks concluding on 31st March 2014.

5.3 Pop-Up Health and Wellbeing Hub

A 'pop-up' shop was set up on George Street from 5th – 9th November 2013 to help people lead healthier lifestyles through music, arts and crafts. Fitness assessments were carried out by Trafford Community Leisure Trust, while taster sessions using gym equipment, complementary therapies and information about healthy eating, smoking cessation and alcohol awareness were also available. SCILightArts volunteers held arts and craft sessions and facilitated discussions on mental health issues.

5.4 Fab Lab

'Fab Labs' are digital fabrication laboratories set up to inspire people and entrepreneurs to turn their ideas into new products and prototypes by giving them access to a range of advanced digital manufacturing technology. A global network of over 100 Fab Labs now exists with 9 currently in the UK. Fab Labs share core capabilities, so that people and projects can be shared. Equipment includes lasercutters, milling machines and 3D printers.

Work is progressing on the Altrincham Fab Lab project in partnership with the Manufacturing Institute. It is proposed that the facility is located on the ground floor of Clarendon House, below the Library.

5.5 Litter Pick

A programme of environmental clean-ups are taking place with local schools in conjunction with the Altrincham Forward Quality of Life Workstream. Two town centre clean-ups days were held with volunteers from Altrincham Girls Grammar School in October and Navigation Primary in November 2013. Similar events are to be held in 2014.

5.6 Altrincham Forward

In May 2013, the Altrincham Town Team was established in a previously empty Council unit on Shaw's Road which has now been refurbished with office accommodation and a large exhibition space. A Town Centre Manager, Paul

Armstrong, was appointed in July. Two Council officers have been seconded to the team and are now based in the town centre. The office will offer a single point of access for town centre enquiries and coordination of town centre activities.

The Altrincham Town Centre Office receives on average 10 visitors a day during the week with around 35 on Saturdays (dependent on which exhibitions are in situ). The Action Plan for Year 2 is scheduled to be launched in early 2014 to cover the period January 2014 – March 2015.

A variety of exhibitions have taken place at the unit with users including local arts groups, the civic society and Trafford College.

5.7 Public Realm Strategy

Following on from the concept proposals produced in early 2013, detailed options have been produced by Planit and Stockley. Phase 1 is due to start in 2014 subject to further consultation, final detailed design and procuring a delivery partner for phased delivery starting in 2014. The initial schemes will cover the key axis of Railway Street/ Stamford New Road and Moss Lane/ Cross Street and Shaw's Road. Phase 1a will be completed at Lower Market Place in early 2014.

5.8 Potential Business Neighbourhood Development Plan

The Localism Act introduced new rights and powers to allow local communities to establish general planning policies for the development and use of land in a neighbourhood, through the preparation of 'Neighbourhood Development Plans'. The opportunity exists for Altrincham Forward to play a key role in leading and determining the future planning framework for Altrincham.

The Chair of the Shadow Neighbourhood Forum, Tony Collier (who is a local business owner) was elected at a meeting of the Forum on 18th December 2013. He will lead the feasibility study into the capacity and timescales required to deliver a Business Neighbourhood Plan.

5.9 Events

An 'Alty Easter' programme of events took place between 22nd March and 7th April 2013. This included many events hosted by local businesses, a Twilight Market and 'A Taste of Spring' food event.

A Taste of Trafford took place on 22nd September 2013 with a record number of visitors and stall holders. Feedback has been very positive from both participants and visitors. An Arts Festival took place from 17th to 27th October and used vacant units in the town centre to showcase local artwork and performing arts activities. This was carried out in conjunction with Altrincham Town Centre Team and the Landlords Forum. A Pop-up Health and Wellbeing Shop will be in Altrincham from 5th to 9th November 2013.

A full Christmas programme of events for Altrincham proved very popular. This included the Switch-on event, Santa's Grotto, Christmas and Twilight Markets, Small Business Saturday, Fashion event and Carols at Goose Green which

were promoted widely and jointly with local businesses and networks and through a proactive social media campaign. In addition, Trafford College opened a pop-up Christmas Altrincham Originals shop in a vacant unit at The Graftons.

5.10 Vacant Units

Landlords of properties which were in poor condition were given an opportunity to improve the condition of the property. A significant number of units have been given warning of enforcement action and have now undertaken repairs and improvement works. Most of the others have changed ownership or are in lease negotiations with tenants for occupation of vacant properties. The few remaining will be issued with Section 215 notices for completion of the recommended works, where appropriate.

5.11 Market Operator

The agreement was signed with the new market operator in mid-December 2013. The work is progressing on the specification of the refurbishment, with planning permission granted for the enhancement work.

Work to the Lower Market Place is progressing on-site, with Cooney's delivering the groundwork to create a modern shared surface. A planning application has been approved for the proposed market canopy and cabins to complement the offer. These are being procured for installation early in 2014, which will allow the operator to decant the traders to the new operating area.

Christmas markets took place on Thursday evenings ('Twilight Markets') and Sundays over the Christmas period. There is an ongoing programme of markets including specialist markets on Sundays.

5.12 Business Improvement District

Work is progressing to scope the BID proposal, including research visits to existing comparable BID organisations. There is a target list of local businesses which will be surveyed to soft-test the proposals and provide evidence needed to complete a Government loan application.

5.13 Business Rates Appeals

A business rates appeal guidance sheet has been produced with WHR property consultants who have produced a collective evidence base for businesses to use to appeal their business rates. This is based on the impact of developments in the town, such as the Interchange and Hospital, on the value of properties.

6. PARTINGTON

6.1 Developments

Updates on the key developments in Partington are outlined in Appendix 1.

6.2 Partington Shopping Centre

The Shopping Centre development has started on site and will take around 6 months to complete. Details of the scheme are contained in Appendix 1. Peel has agreed to sign the Partington Pledge and is in discussions with the tenants for the new Shopping Centre.

6.3 **Canalside Residential Scheme**

Work is continuing with Peel, Barratt & HCA to support the Canalside Residential Scheme. A new planning application for the scheme is expected in the near future.

6.4 **Green Gym**

The Conservation Volunteers and Intu Trafford Centre launched Partington Green Gym in July 2014. This involves local volunteers in practical conservation projects on the new Partington Nature Reserve to improve both their health and the environment at the same time. Weekly sessions are held with activities including wildflower planting, tree planting, woodland management, creating a woodland ride, clearing invasive species and improving the footpaths through the woodland.

7. **GENERAL TOWN CENTRES UPDATE**

7.1 **Town Centres Investment Fund**

There have been 130 enquiries about the scheme across all the town centres (to the end of December 2013). Of these, 3 applications have been approved or approved in principle with other applications expected soon. The approved applications are summarised as follows:

Business type	Town Centre	Status
Boxing Gym	Altrincham	Approved. Opened Dec 2013.
Chandelier Shop	Urmston	Approved. Opened Jan 2014.
Soft Play Area (Social Enterprise / Not for Profit)	Urmston	Financial aspects approved. Funding has been ringfenced. Awaiting confirmation of other match funding.

A detailed review of the scheme was undertaken in October 2013 and the scheme was revised, taking into account feedback from prospective applicants. These have now been incorporated into the documentation, which has been simplified and sent to those who have made previous enquiries. The changes already appear to be having a positive effect on interest in the scheme.

The principal changes to the scheme include:

- Certain revenue costs will now be funded (rent, rates, utilities and insurance) up to 50% of the loan value.
- Equipment can now be funded, with some exclusions.
- Up to £1,000 can be used for marketing and promotion as part of the revenue costs.
- One quotation will be required for the works/ scheme (reduced from 3).
- The required contribution to the scheme from the applicant has reduced from 50% to 25% of the loan value.

- Landlords can now apply to the scheme as well as tenants.

A revised Marketing plan is being drawn up which will be implemented in Early February 2014 to coincide with the publicity about the successful loans.

7.2 Town Centre Newsletters

The latest Town Centre Partnership newsletters were distributed to all town centre businesses during November and Altrincham Forward Newsletters in December, with information updates relevant to each town centre, plus general business support information and details of forthcoming projects. The next newsletters will be sent out in February. The Stronger Communities Team is developing a survey which will be sent out with the newsletters and will feed into the 2014/15 Town Centre Partnership Action Plans.

7.3 Performance Monitoring

Work on the 'Performance Dashboard' in Altrincham town centre is continuing. This template is being rolled out to the other town centres to monitor key performance indicators, with work carried out by Economic Growth and Stronger Communities teams. Data collection is underway - the town centre vacancy data for January 2014 shown below. The north-west average is around 20.1% (as at September, 2013).

	Vacancies - Jan 2014 (%)
Altrincham	19.51
Sale	10.74
Stretford	38.41
Urmston	12.25
Overall	18.50

7.4 Websites

The Town Centre Partnership websites are to be updated. The Stronger Communities team gave feedback on the style of the websites to the Communications team before Christmas. The template will be rolled out to all of the Partnerships. A draft Altrincham town centre website template has been produced to be updated in early 2014 and the Altrincham Forward website has recently been updated and will be further refreshed in early 2014.

7.5 Town Centre Profiles

Profiles for each of the town centres in Trafford have been drafted. They will contain specific information about the strengths of each town centre and Trafford in a general context. They will be used to help promote the town centres when responding to enquiries and be available on the business pages on the Council Website.

Altrincham Forward is developing an investment pack to target specific businesses and attract additional investors to the town. This will be launched in spring 2014.

7.6 **Autumn Statement**

A number of new schemes were announced as part of the Government's Autumn Statement 2013 that will help Town Centre Businesses and will be promoted by the Economic Growth team. These include:

- Temporary reoccupation relief, granting a 50% discount from business rates for new occupants of premises that have been empty for the previous 18 months.
- £1000 discount for premises with rateable value up to £50,000 for next two years.
- 2% Cap on business rates.

The reoccupation relief will come into effect from April 2014, which might discourage businesses from signing new leases before April. This could impact on the numbers of new openings before March and also on the numbers of Town Centres Loan Scheme applications. However, it would be expected that in the longer term this would have a positive impact on the reoccupation rates in the town centres.

7.7 **GM Town Centres Review**

The GM Town Centres review was published in March 2013. There was support in the review for much of the work that is underway in Altrincham such as: improving the public realm; improving the market; Altair; and ensuring the long term sustainability of Altrincham Forward. Proposals for GM investment will be taken forward via a proposed GM Town Centres and Strategic Employment Sites Fund. The details of how the fund will operate will be finalised in early 2014.

APPENDIX 1

STRETFORD DEVELOPMENTS

- **Stretford Mall** - A planning application was approved in April for an extension to the Mall, adjacent to the Wilkinson's unit, which will provide space for the new Supermarket. There will be 5 kiosks (around 100 sq m each) created within the existing Wilkinson's unit space and the remaining space will form part of the supermarket.
- **Edge Lane Shops (H/78555)** – The application was approved in April 2013 but work has not yet started on site. The proposed development includes a conversion of some of these ground floor units from offices to residential accommodation. The upper floors are already residential. The proposals have not been progressed but the Council has spoken to two commercial operators who are developing alternative food and drink proposals for the units.

SALE DEVELOPMENTS

- **The Square** – As part of their representations on the Broadheath supermarkets during Summer 2013, the owners indicated that they were proceeding with pre-application discussions for redevelopment of the Square Shopping Centre for a supermarket, together with other development including some residential. These pre-application discussions are still open but are not being progressed at the current time.
- **Public Realm Works** – £95,000 of funding has been identified to make investment in improving the public space in Sale Town Centre.

A menu of proposals for environmental improvements has been prepared, taking into consideration the priorities outlined by the Town Centre Partnership. These proposals will be shared with the Partnership at their meeting on 14th January 2014. The proposals have been centred on the main School Road pedestrianised area and aim to stimulate increased business to retailers, and encourage more widespread economic regeneration. Potential improvements could include:

Refurbishment of street furniture e.g. benches, cladding of existing brick planters, replacement of litter bins, provision of a small plaza/play sculpture, tree replacement and paving repair/refurbishment works.

The menu of items will exceed the £75,000 currently allocated and will therefore require a priority selection process. Dependent upon the selection process it may be possible to introduce additional funding from the highway maintenance budget of £50,000 for highway works that contribute to the reduction of trips and slips. This additional money requires approval from the Executive Member for Highways and Environment as part of the annual capital programme allocation.

URMSTON DEVELOPMENTS

- **Eden Square** – Negotiations are in final stages for the last remaining units in Phase 2 of the Eden Square development. The vacant units in Phase 1 of the Eden Square development are continuing to attract additional interest and there are plans for increased targeted marketing by Ask and their letting agents.
- **Environmental Works** – Phase 1 is partially complete to carry out the initial priorities identified by the Partnership. The Partnership wished to see the following work included in the improvement works. Options included:

Option	Timescale
Provision and lighting of a Christmas tree on Queen's Road (private sector contribution)	Complete
Additional greening in the town centre, providing links to surrounding parks and open spaces	Proposals presented to Town Centre Partnership for approval
Improved signage – including to car parks in the town centre such as the main town centre decked car park	Signage currently being identified and ordered
Paving improvement works, including weed removal and repairs on Flixton Road/Station Road	Complete
Re-installation of the Urmston clock	Complete
Relocation of Urmston noticeboard	Complete
Repair/paint railings over Station Road Bridge	Complete
Repair damaged paving outside former restaurant, Mambos	Complete
Clear, prune and deep clean seating area behind bus stop next to railway station entrance	Complete
Installation of two bins on Crofts Bank Road between Railway Road junction and Urmston library	February 2014
Planting of saplings along Flixton Road and Station Road	February 2014
Clean plate on Station Road Bridge	Complete

The focus of the green proposals is to link the town centre with the nearby parks such as Goldenhill and Davyhulme to encourage dwell time by creating a green connection/environment that will appeal to adults and their children. The Head of Highways presented proposals to the most recent Urmston Partnership meeting. The Partnership made a number of requests for issues to be addressed as part of the proposals, which will be considered.

ALTRINCHAM DEVELOPMENTS

- **New Hospital Site** – Work is currently taking place on site and the Hospital is due to be operational by early 2015. Public perception is changing as the building is rising from the foundations. Discussions with Derwent are ongoing about securing a covered route from the multi-story car park to the hospital upon completion.
- **Market Area and Existing Hospital Site** – Work will start on the existing hospital site once the new hospital has been completed. The work to the Lower Market Place will be complete in early 2014 and refurbishments to the Market Hall and covered Market are scheduled to be completed by late spring 2014.
- **Altair** – An outline planning application was submitted in July 2013 and approved with conditions at committee. Funding options are being explored, including a bid for HCA funding. The developers are stepping up their consultation and engagement with stakeholders.
- **Interchange** – The construction works are scheduled for completion by the end of 2014. The Taxi Rank has just reopened before Christmas, and most paving to the opposite side of Stamford New Road is complete.
- **Station House** – The ground floor of the development is complete and is being actively marketed by local agents RPS. Work to the upper floors continues with residential sales likely to start in spring. Work to the court-yard is subject to approvals for demolition and redevelopment of the court-yard building, with discussion with Transport for Greater Manchester to remove the boundary wall to the interchange.

PARTINGTON DEVELOPMENTS

- **Shopping Centre Redevelopment**

Peel commenced the preparatory work for the development in November and the contract works commenced in the New Year. The new centre will take eight months to build, so should be open by mid to late 2014.

The new mall will be anchored by Tesco and Heron Frozen Food. It will provide nine shops including a baker's shop and newsagents, with one unit still available. There is active interest in the remaining unit and this should ensure that the development opens fully let.

The new centre will also provide over 7,000 sq. ft. of flexible first-floor space accessed by a lift, and the first occupier upstairs will be a hairdressers. A new market square will be constructed, a 126-space car park will serve the shops and there will be an improved green space at the front of the scheme.