

## TRAFFORD COUNCIL

**Report to:** Executive  
**Date:** 27<sup>th</sup> November 2023  
**Report for:** Decision  
**Report of:** The Executive Member for Housing and Regeneration

### Report Title

Part 1 - Update on the proposed redevelopment of the Claremont centre/Chapel road site, Sale and associated relocation of Trafford Music Service and Stretford Library.

### Summary

In January 2022 the Executive approved a feasibility study to facilitate the above. This paper provides an update on that work and the proposed next steps.

### Recommendation(s)

It is recommended that the Executive:

- i) Note the progress made.
- ii) Note the proposals for Claremont Centre and the progress on the relocation of Stretford Library
- iii) Approve and authorise the development of 5 houses on the Chapel Road site (the Development) now a viable scheme has been designed.
- iv) That authority be delegated to the Corporate Director of Place to:
  - a. Undertake the Development
  - b. engage external professional resources as required to assist in implementing the Development.
  - c. Commission, submit and/or authorise as appropriate:
    - i) an application for planning permission.
    - ii) any surveys/investigations where such surveys will manage the risks associated with the Development and/or assist with the preparation, submission and resolution of a planning permission application, or any other usual pre-development survey or investigation.
    - iii) any further study or design required for the development

- iv) any demolitions or physical alterations that will either reduce the risks associated or accelerate the Development
- d. Negotiate and finalise any agreement contract or other document required to deliver the Development and any associated disposals.
- e. agree any licence or approve the grant of any easement or lease or any other disposal, including where that disposal taken in isolation would constitute a disposal at undervalue, which is designed or intended to implement or facilitate the Development.
- f. authorise a marketing, pricing and disposal strategy and authorise the sale of plots, either individually or in blocks, including where the anticipated or actual capital receipt exceeds £499,999.
- v) That the Director of Legal and Governance be authorised to enter into all legal agreements required to implement the above decisions.

Contact person for access to background papers and further information:

Name: Clare Huber  
 Extension: n/a

Background Papers:

*Implications:*

Relationship to Policy Framework/Corporate Priorities	Supports policy for Economic Growth and Development. It will enable the delivery of new housing and support implementation of the Council’s Corporate Plan (2021-24), including the priorities Supporting people out of poverty and Addressing our climate crisis.
Relationship to GM Policy or Strategy Framework	The proposed development will provide High quality housing. Delivery of the Scheme will support the growth ambitions articulated within the emerging Greater Manchester Spatial Framework and the GM Strategy.
Financial	This scheme will be developed to support regeneration and generate a financial return to support the Capital Programme, as included in the Strategic Land Review Programme approved in February 2023. Funding of £225k as approved through the Investment Management Board (IMB) February 2023 from the Strategic Investment Capital Programme to allow Design to progress to RIBA Stage 4 and planning approval including the proposed demolition of the existing Chapel Road. This spend will be at risk and will be a revenue budget pressure should there be no scheme undertaken on the site.

Legal Implications:	The development will necessitate the Council entering into numerous contracts and professional appointments, which will all need to be carried out in accordance with accepted procurement protocols ensuring that the Council is protected
Equality/Diversity Implications	None as a consequence of this report
Sustainability Implications	The scheme is designed to reduce energy demand through passive design measures lowering energy bills for potential occupiers. This will be coupled with low energy building services and supplementary renewable technology where required. The development will be designed to meet the 5% improvement outline in the Trafford Council Core Strategy, Policy L5.
Climate Change / Carbon Reduction Implications	A carbon assessment will be commissioned for both Design and Construction of the proposed development.
Resource Implications e.g. Staffing / ICT / Assets	Existing resources have been identified to support the delivery of the scheme and related activity. External professional support may be brought in to support internal resources and will be factored into the scheme costs accordingly.
Risk Management Implications	The delivery of the scheme will be supported by a risk plan setting out the key risks to delivery and proposed mitigation measures.
Health & Wellbeing Implications	None as a consequence of this report.
Health and Safety Implications	None as a consequence of this report.

## 1.0 Background

- 1.1 In January 2022 an executive report sought approval for the development of the Claremont/Chapel Road site, Sale, and the partial re-investment of development return to fund the re-location of Stretford library to Stretford Mall, and Trafford Music Service to the former Stretford library site.
- 1.2 The intention was to maximise its receipt from any development of the Claremont/Chapel Road site to off-set its capital costs in relocating the Music Service to Stretford Library and carrying out accommodation works at the new location.
- 1.3 This scheme intended to make better use of the Councils assets, supporting the regeneration of Stretford town-centre by improving Library facilities, as well as providing appropriate accommodation for Trafford Music Service.
- 1.4 Following the executive decision in January 2022, feasibility work has been undertaken and this has shown that there are several constraints to deliver the intended scheme as a whole, principally with the suitability of the former Stretford Library site for Trafford Music Service (TMS), due to storage needs

and the existing condition of the Stretford Library building and options to convert the premises being limited.

- 1.5 In addition to the points in 1.4, there are increased construction costs from the original estimate plus further risks/constraints of converting the Claremont Centre are now known which means that a residential scheme would be unable to support the works to Stretford Library and the future Stretford Mall site.
- 1.6 Investment Management Board in February 2023 approved funds for a separate feasibility study to be undertaken to look at the development of the Chapel Road site, adjacent to the Claremont Centre and the former site of the GMMH building as a standalone development.
- 1.7 This report details the progress on the above and a proposal for the future of Chapel Road, the Claremont Centre and Stretford library now the feasibility work has completed.

## **2.0 Proposal**

### **2.1 Re-development of former office building GMMH, Chapel Road, Sale.**

- 2.2 The Chapel Road site was previously home to GMMH's Home Based Treatment Team and several Mental Health Professionals. This site was proven unsuitable as an office facility due to the age and condition of the property.
- 2.3 Both teams have been successfully relocated to Sale Waterside and the building is now empty. This aligns with the Council 10-year Estate Strategy collocating health and Council services reducing the Council's long term asset costs. The original Executive Report in January 2022 proposed a budget of £180k for the relocation, the Council was able to complete this relocation at no cost to the Council.
- 2.4 Feasibility work has been undertaken and the proposal is to create a scheme on this site of 5 x houses, see Appendix A. Initially in the January 2022 Executive Report the initial appraisal sought to deliver 8 x houses, but due to planning advice, design work and parking constraints, the Council has reduced the number of houses on this site to 5.
- 2.5 The Chapel Road scheme has been designed in such a way that it does not prevent future development of the Claremont Centre site.
- 2.6 The Council has appointed a contractor to carry out design up to RIBA stage 4. The scheme is currently at RIBA Stage 2 design and subject to the approval of this report will progress through to RIBA stage 3/4 and submit a planning application in January 2024. The ambition is to secure planning approval in early 2024, with start on site in Summer 2024. A further business case will be taken to the Council's Investment Management Board for approval prior to the signing of a build contract.

2.7 It is proposed to invest a portion of the land value from the Chapel Road development into the Claremont Centre to ensure that TMS can continue to operate in the short/medium term. The condition of the Claremont Centre means it is an unsustainable location in the long term. Further work needs to be undertaken to source a long-term suitable location for TMS.

### **3.0 Trafford Music Service relocation to Stretford Library building**

3.1 The original intention was to relocate TMS into the former Stretford Library building.

3.2 Further feasibility work was conducted on the condition and suitability of the library building to enable conversion to fit TMS needs. It is concluded that it is not cost effective to convert the basement of the building into storage as initially proposed as it would require a costly tanked solution, and the storage solution following tanking would not be a suitable size to accommodate TMS requirement.

3.3 The proposal is that TMS will remain in the Claremont Centre on for the medium term. This will present some challenges for TMS both in terms of the condition of the building and their ability to be more commercial through the additional space that would have been available in Stretford Library. This is compounded by the loss of the annexe which is currently used for instrument storage. To mitigate this the development team has provided additional storage at the Claremont Centre which has been specified and agreed with TMS.

3.4 Additionally, there is a requirement for some backlog maintenance at Claremont Centre and the appraisal includes an assumption that the return from 1 house is hypothecated to the maintenance of Claremont Centre

### **4.0 Stretford Library relocation to Stretford Mall**

4.1 As stated in the January 2022 Executive Report, the Stretford Library building dates back to 1940 and the building has a maintenance backlog.

4.2 The new Stretford Mall redevelopment is set to open in summer 2024. Phase 1 is the redevelopment of King St and there is the potential to relocate the Stretford Library into the town centre as part of a future phase.

4.3 The Council received Evergreen Grant Funding which enabled the partial funding of a feasibility for the Mall relocation works, including a Library Condition Survey and a Library Feasibility study at a total of £50,000.

4.4 The feasibility study has been completed and is under review.

4.5 The next step will be to produce an options appraisal that will cover the option of the Stretford Library relocating to the Mall or staying in its current location.

### **5.0 Conclusion**

5.1 In conclusion, subject to a positive planning decision the proposed plan will leave the TMS in its current location, develop 5 x houses on the Chapel Road site, and explore the future options for the Stretford Library building. The Chapel Road scheme will generate income that can be utilised on the Claremont Centre and deliver a capital receipt in line with the Strategic Land Sales programme.

5.2 All the above is subject to the usual risks and development gateways.

## **6.0 Finance**

As set out in the Part 2 report.

## **7.0 Other Options**

7.1 Do nothing – The Council can choose to do nothing. The site will remain undeveloped at Chapel Road and there will be no capital receipt. There will be health and safety maintenance and capital costs associated with these assets which will escalate over time, including the now vacant GMMH building on Chapel Road.

7.2 Sell the site – The Council can choose to sell the site; however, this would deliver a reduced receipt to the Council.

## **8.0 Consultation**

8.1 No consultation is required at this stage. The proposal is in line with the Council's Estates Strategy and appropriate consultation will take place through the Planning process.

## **Reasons for Recommendation**

It is recommended that the Executive agree to the proposals outlined in this report to:

- Deliver new homes as part of the Council's corporate objectives.
- Generate a capital receipt.

**Key Decision** (as defined in the Constitution): Yes

**Finance Officer Clearance: FF**

**Legal Officer Clearance: EM**

**[CORPORATE] DIRECTOR'S SIGNATURE** (electronic)



To confirm that the Financial and Legal Implications have been considered and the Executive Member has cleared the report.