

## TRAFFORD COUNCIL

**Report to:** Executive Committee  
**Date:** 21 October 2024  
**Report for:** Decision  
**Report of:** The Executive Member for Economy and Regeneration

### Report Title

Update on the redevelopment of the Land at Stokoe Avenue, Altrincham - Part 1

### Summary

This paper seeks approval for the development of 9 homes at Stokoe Avenue, Altrincham.

### Recommendation(s)

#### **It is recommended that the Executive:**

- i) Note the proposals for the Development,
- ii) Approve and authorise the progression to RIBA Stage 4 design and then the delivery of 9 houses on the site (the Development).
- iii) Delegate authority to the Corporate Director of Place to:
  - a. Submit a planning application and undertake the Development, subject to the parameters in this report,
  - b. engage external professional resources as required to assist in implementing the Development,
  - c. Negotiate and finalise any agreement contract or other document required to deliver the Development and any associated disposals.
  - d. 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.
  - e. authorise a marketing, pricing and disposal strategy and authorise the sale of plots including where the anticipated or actual capital receipt exceeds £499,999.
- iv) Authorise the Director of Legal and Governance 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: None

CORPORATE PRIORITIES AND GOVERNANCE CONSIDERATIONS	
The Best Start for our Children and Young People	The decision supports the delivery of quality new family housing.
Healthy and Independent Lives for Everyone	The decision supports the delivery of quality new family housing.
A Thriving Economy and Homes for All	The decision supports the delivery of quality new family housing.
Address the Climate Crisis	A carbon assessment has been commissioned for both Design and Construction of the proposed development.
Culture, Sport and Heritage for Everyone	N/a
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 Considerations	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 2024.
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.
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.
Socioeconomic duty Implications	Delivery of the scheme will generate a capital receipt and developer profit which will be reinvested into other priority capital schemes.

## 1.0 Background

- 1.1 In February 2023 the Council's Investment Management Board approved feasibility/survey funds to design a scheme on the Land at Stokoe Avenue, Altrincham.
- 1.2 Development of the Land at Stokoe Avenue was approved in the Council's approved Strategic Land Sales Programme in February 2024.
- 1.3 This report details the progress on the above and a proposal for the future of the site now the RIBA stage 3 design work is complete, site preparation has taken place and an application for planning permission is ready to be submitted.

## 2.0 Proposal

- 2.1 Design to RIBA stage 3, site preparation and cost work has been undertaken and the proposal is to create a scheme on this site of 7 x 5 bedroom and 2 x 4 bedroom houses for private market sale, as set out below:

**Figure 1: Site Layout**



- 2.2 As part of the works, all the homes contain air source heat pumps and electric car charging. The homes are thermally efficient and of a standard higher than those set out in the relevant building regulations.
- 2.3 The homes will be marketed by local agents and the Council's in house Development Team.
- 2.4 The estimated programme for delivery is 14 months following start on site, anticipated to be February 2025, subject to Planning determination.
- 2.5 The Council has appointed a contractor to carry out design up to RIBA stage 3 and has prepared a planning application for submission; subject to approval of this report, RIBA stage 4 design will commence, and planning permission will be submitted. The Council's contract with the contractor to carry out the design contains an option to

award the build contract, subject to acceptable contract price. The business case is in the Part 2 report.

- 2.6 Project management of the scheme has included engagement with local community groups. The Estates and Development team will look to support the community in a funding bid for improvements to the adjoining public space, in continued consultation with the community groups.
- 2.7 The current programme for the scheme is as follows:
- Planning application submitted – late 2024
  - Start on site – Spring 2025
  - Completion – Spring 2026
- 2.8 The development team has been liaising with the planning team through the process who are supportive. Minor changes will be dealt with as part of the formal planning process in the usual way.
- 2.9 A further report will be presented to the Council's Investment Management Board, including the investment case, to secure funds for the next stage of delivery.
- 2.10 The scheme will generate income and deliver a capital receipt to the Council in line with the Strategic Land Sales programme.
- 2.11 All the above is subject to the Council's usual risk management processes and development gateways.

### **3.0 Finance**

- 3.1 As set out in the Part 2 report.

### **4.0 Other Options**

- 4.1 Do nothing – The Council can choose to do nothing. The site will remain undeveloped, there will be no capital receipt.
- 4.2 Sell the site – The Council can choose to sell the site; however, this would deliver a reduced receipt to the Council.

### **5.0 Consultation**

- 5.1 Significant consultation has taken place with residents and community groups, with Officers attending local meetings and sharing information as the scheme has developed. The Development team have worked closely with residents in relation to the enabling works on site and further consultation will be carried out through the planning process.

### **6.0 Reasons for Recommendation**

- 6.1 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.

**7.0 Key decision: Yes**

If Key Decision, has 28-day notice been published? Yes

**8.0 Confidential or Exempt Information**

8.1 Confidential information has been excluded from this report and included in a Part 2 report.

8.2 In all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

**Finance Officer Clearance PC**

**Legal Officer Clearance EM**

**[CORPORATE] DIRECTOR’S SIGNATURE .....**

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