

TRAFFORD COUNCIL

Report to: Executive Committee
Date: 18 December 2024
Report for: Decision
Report of: The Executive Member for Economy and Regeneration

Report Title

Update on the redevelopment of Lacy Street, Stretford - Part 1

Summary

This paper seeks approval for the development of 53 homes at Lacy Street, Stretford.

Recommendation(s)

It is recommended that the Executive:

- i) Note the proposals for the Development,
- ii) Approve and authorise the progression to RIBA Stage 3 and 4 design and then the delivery of 53 homes 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	As detailed in the report.
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 compliant with its statutory obligations.
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 2019 the Council, in Partnership with Bruntwood, acquired the Stretford Mall site. The Partnership began redevelopment of the main Stretford Mall site in 2022, works are scheduled for completion of the Mall redevelopment in 2025, with the residential redevelopment of the main site currently in the planning stages.
- 1.2 The Council included the Lacy Street car park site in the 2021 and 2024 Masterplans for redevelopment of the Mall site to unlock the connection between the Mall site and the canal – an important green infrastructure and recreational route that will interact with the canal and bring people into Stretford from the wider area.
- 1.3 The Council purchased and demolished the old Sorting Office in 2019 and the Probation Office in 2023 on the site to create the development area.
- 1.4 The Council has also been successful in securing grant funding on the site from the Future High Street Fund and 2 rounds of Brownfield Funding, details of which are in the Part 2 report.
- 1.5 The work to prepare the site has now been completed and this report seeks approval to progress the scheme through to delivery.

2.0 Proposal

- 2.1 Design to RIBA stage 2, site preparation and cost work has been undertaken and the proposal is to create a scheme on this site of 25 x 3-bedroom, 12 x 4-bedroom and 16 x 2-bedroom houses/apartments for private market sale, with 14 of these units designated for affordable shared ownership, as set out below:

Figure 1: Indicative site layout



- 2.2 The scheme will deliver low rise family housing, responding to consultation around Stretford Town Centre.

- 2.3 As part of the Council's investment into the A56 improvement and works to Stretford Town Centre, the Council has explored expanding the commercial offer to the canal front and has sought independent viability advice regarding extending the offer in this area. The advice received was that the lack of active frontage and small landownership in this area would not prove viable, but there is an opportunity to open up the canal area and include an enhanced public realm around the canal with the potential to host pop up hospitality offer along the canal side.
- 2.4 The scheme will provide a much-enhanced public route through the town centre and tram connections and will be a significant improvement on the existing space.
- 2.5 This development is designed to be adaptable, sustainable and low energy use. It will enable the use of air source heat pumps to enable a gas free energy solution to all the units alongside the use of regenerative materials (timber frame) to avoid an over reliance on concrete formed materials. The building contractor will be tasked with sourcing local materials to reduce delivery distances which contribute significantly to carbon creation in construction. In the next stage of design, the Council aims to reduce waste through the construction period and are targeting a minimum EPC B rated product. The homes are thermally efficient and of a standard higher than those set out in the relevant building regulations and the scheme will provide EV charging facilities.
- 2.6 Trafford's newly adopted Cultural Strategy is being activated across the Borough and this development area sits with the Stretford & Humphrey Park and Longford planned creative cluster footprint, with nearby participants including the Friends of Longford Park, Stretford Public Hall, Stretford Town Forum and Bruntwood. These and additional surrounding organisations will be essential contributors to ideas for the cultural activation and animation of the public realm surrounding the development.
- 2.7 Further design work on landscaping and open space will be undertaken in Stage 3.
- 2.8 The homes will be marketed by local agents and the Council's in house Development Team.
- 2.9 The estimated programme for delivery is 17 months following start on site, anticipated to be July 2025, subject to Planning determination.
- 2.10 The Council has procured a professional team to design up to RIBA stage 3 and is preparing a planning application for submission in March 2025; subject to approval of this report, the Council will begin the process of RIBA stage 3 design, and the procurement of a contractor will commence. The Council will start and complete RIBA stage 4 in partnership with the contractor. The business case is in the Part 2 report.
- 2.11 The Council will continue to engage with the local community groups and a communications and a consultation plan has been developed in preparation for Stage 3.
- 2.12 The current programme for the scheme is as follows:
- Planning application submitted – March 2025
 - Start on site – September 2025
 - Completion – March 2027
- 2.13 The development team has appointed planning consultants and initial discussions with planning have taken place. The team will continue to liaise with the planning team

through the process and changes will be dealt with as part of the formal planning process in the usual way.

- 2.14 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.
- 2.15 The scheme will generate income and deliver a capital receipt to the Council in line with the Strategic Land Sales programme.
- 2.16 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 Consultation will take place with residents and community groups in the next stage, which will involve Officers attending local meetings and sharing information as the scheme develops. The Development team have worked closely with residents in relation to the preparation 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 MB

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.