

## TRAFFORD COUNCIL

**Report to:** Executive  
**Date:** 21st March 2022  
**Report for:** Decision  
**Report of:** The Executive Member for Housing and Regeneration

### Report Title

**GMCA Brownfield Grant – Sale Magistrates Court**

### Summary

The Council has been allocated grant funding by the Greater Manchester Combined Authority (“GMCA”) from the Brownfield Housing Fund to support the delivery of Sale Magistrates Court development site (“Scheme”). This report seeks approval to enter into a grant agreement with the Greater Manchester Combined Authority (GMCA) to secure grant funds of £1,260,000 to support delivery of 84 new homes in accordance with the Scheme.

### Recommendation(s)

It is recommended that the Executive:

- i) Approves that the Council enters into a grant agreement with the Greater Manchester Combined Authority in order to access grant funding from the Brownfield Housing Fund to support the delivery of the Scheme; and
- ii) Delegates authority to the Corporate Director for Place, in consultation with the Corporate Director of Governance and Community Strategy and Director of Finance and Systems, to agree the terms and conditions of the grant agreement.
- iii) Delegates authority to Corporate Director of Governance and Community Strategy to enter into the grant agreement required to finalise the transaction.
- iv) Approves, based on the urgency provisions, that this decision shall not be subject to the call in process

Contact person for access to background papers and further information:

Name: Clare Huber

Extension: n/a

Background Papers: None

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, with appropriate and affordable options for different groups. Delivery of the Scheme will support the growth ambitions articulated within the emerging Greater Manchester Spatial Framework and the GM Strategy.
Financial	The GMCA has agreed to provide grant funding of £1,260,000 to support delivery of 84 new homes, in accordance with the Scheme, subject to a Grant Agreement, which is the subject of this report.
Legal Implications:	The Council will have to abide by the terms of the grant agreement or risk repaying the grant
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 Whole life carbon report prepared in accordance with RICS Whole life carbon assessment of the built environment November 2017 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 schemes and related activity across all the partners.
Risk Management Implications	The delivery of the schemes 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 2019, the GMCA and the Greater Manchester Local Enterprise Partnership (GM LEP) published the Single Pot Assurance Framework which sets out the arrangements for funding paid as part of the Greater Manchester (GM) integrated "Single Pot".

- 1.2 The GMCA has been allocated Brownfield Housing Fund monies which now forms part of the GM Single Pot and, together with the GM LEP, has responsibility for the strategic allocation of the GM Brownfield Fund in accordance with the priorities as set out in the Greater Manchester Strategy.
- 1.3 The purpose of this report is to seek approval to enter into a grant agreement with Greater Manchester Combined Authority (GMCA) to access the Brownfield Housing Fund to secure grant monies to support the Sale Magistrates Development, Sale ("Scheme").

## **2.0 The Grant and Funded Works**

- 2.1 The Scheme will enable delivery of 84 new units comprising 38 apartments and 46 houses on the Sales Magistrates Court development in Sale. The Scheme has already received full planning consent and Stage 4 design and enabling works will progress from February with works starting on site later this year.
- 2.2 The Scheme will deliver a high level of sustainability above planning policy including:
- Improved glazing
  - Warm Water Recycling
  - MVHR (apartments)
  - Increased cavity insulation
  - Air source heat pumps (houses)/energy efficient electricity panel heaters (apartments)
  - No gas utilisation
- 2.4 A report to the Executive on 27<sup>th</sup> September 2021 approved the Council to proceed with the development.
- 2.5 The GMCA has agreed to provide grant funding of £1,260,000 from Brownfield Housing Fund to support delivery of Scheme. The Council has satisfied the conditions of the Grant including eligibility, ownership of the site and the ability to deliver to the Brownfield Housing Fund programme.
- 2.6 The acceptance of this Grant helps with delivery of the scheme and helps improve the viability position of the scheme following planning approval changes, additional carbon reduction measures, provision of social rent affordable units and inflation cost increases.

## **3.0 Other Options**

The alternative to this proposal would be to do nothing in terms of seeking public funding to assist with Scheme. This option would adversely affect the Scheme viability.

## **4.0 Consultation**

- 4.1 Consultation was carried out as part of the Planning process. No public consultation is currently required. The proposal is in line with the Council's investment strategy. If there are any significant changes to the scheme the Council would carry out the required Consultation.

## 5.0 Urgency

- 5.1 The report is submitted to the Executive Committee on an urgent basis.
- 5.2 A decision will be urgent if any delay likely to be caused by the call-in process would seriously prejudice the Council's or the public's interests.
- 5.3 This report should be considered as 'urgent business' and the decision exempted from the 'call-in' process for the following reason(s):-
- The deadline for payment of the grant is the 31<sup>st</sup> March 2022. From the making of the decision the application will have to be finalised, submitted and processed by that date. A delay of 5 days in implementation of the decision due to call-in would seriously prejudice the successful submission.
- 5.4 It is proposed therefore, that the decision contained in this report is deemed to be urgent and is not subject to call-in to allow the Council to secure the grant funding.

## 6.0 Reasons for Recommendation

- 6.1 The Council is required to enter into a grant agreement with Greater Manchester Combined Authority in order to access grant monies to support the Sales Magistrate Court development.


### Key Decision

This is a key decision currently on the Forward Plan: Yes  
If key decision has 28 day notice been given? Yes

**Finance Officer Clearance** ...GB...

**Legal Officer Clearance** ...TR...

### **CORPORATE DIRECTOR'S SIGNATURE** *(electronic)*



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