

**STOCKPORT MAYORAL DEVELOPMENT CORPORATION STRATEGIC
BUSINESS PLAN 2020 - 2025**

Report of the Corporate Director for Place Management & Regeneration

Commercially Sensitive – Appendix B of this report is confidential by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 in respect of which the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

1. INTRODUCTION

- 1.1. The Stockport Town Centre West Mayoral Development Corporation has been created to deliver the Council's ambitious agenda to deliver new homes, increase the long-term viability of the whole town centre, and regenerate Stockport's Town Centre West. It will deliver the long-term vision for the area as set out in the Strategic Regeneration Framework for Town Centre West which the Council approved in November 2019.
- 1.2. To ensure that there is appropriate democratically accountable oversight and influence over the MDC, the Council and Greater Manchester Combined Authority (GMCA) have both formally agreed that the MDC will produce a Strategic Business Plan that specifies what activity the MDC will undertake and that that business plan will be submitted to the Council and GMCA for approval.
- 1.3. An interim Strategic Business Plan covering the period from the MDC's creation to the end of the 2019/20 financial year was approved by GMCA in September 2019 and by the Council in November 2019.
- 1.4. In the period since the interim Strategic Business Plan was approved, the MDC has established itself as an effective regeneration delivery vehicle and is now in a position to set out a more comprehensive long-term plan for bringing about the regeneration of Town Centre West over the period 2020 to 2025. This new draft Strategic Business Plan was approved by the MDC Board at its meeting on May 7th 2020 and will be submitted to GMCA for approval at its meeting on 26th June 2020.
- 1.5. This report recommends that Cabinet approve the MDC's Strategic Business Plan which will formally guide the MDC's activity and act as the document against which the MDC's effectiveness can be assessed. The Strategic Business Plan is included in Appendix A of this report.

2. GOVERNANCE AND ACCOUNTABILITY OF THE MDC

- 2.1. Cabinet approved the Council's representation on the MDC Board at its meeting on 20th August 2019 in advance of the formal establishment of the MDC on 9th September 2019. As a result, the Council is represented on the Board by the leaders of its three largest political groups.
- 2.2. For the first phase of its life, the Greater Manchester Mayor, Andy Burnham, acted as Chair of the MDC's Board until such time as an appropriate external appointment could be made. In January 2020, the GM Mayor, in consultation with Stockport Council's Group Leaders in their capacities as MDC Board members, appointed the former Head of the UK Civil Service, Lord Kerslake, as Chair of the MDC Board. The recruitment of a further two private sector Board members to bring additional skills and expertise is currently underway.
- 2.3. Strategic Business Plan enables the Council to exercise oversight and control of the MDC and be assured that that the MDC is acting in a manner which is consistent with the Council's priorities.
- 2.4. The Strategic Business Plan is supplemented by a confidential Annual Action Plan which sets out more detail on the commercially sensitive activities the MDC will undertake over the course of 2020 / 2021 to deliver the objectives in the full plan. The Annual Action Plan is included in confidential Appendix B of this report.

3. OBJECTIVES OF THE MDC

- 3.1. The MDC's objectives are derived from the analysis and masterplanning that underpin the Strategic Regeneration Framework for Town Centre West. They collectively respond to the guiding principles of:
 - **Community** – An increased population and enhanced quality of life for all
 - **Sustainability** – A more attractive place and sustainable environment
 - **Innovation** – A place of progress and an environment shaped for the future
- 3.2. The MDC's objectives within those guiding principles are:
 - Supporting Health & Sustainability
 - Supporting Economic Growth
 - Innovation & Future-Proofing
 - Enhancing Connectivity
 - Housing a Growing Community
 - Integrating Neighbourhoods

- Raising Design Quality
- Responding to Character

4. STRATEGIC BUSINESS PLAN

- 4.1. The Stockport MDC will exercise all its powers and duties in accordance with the law, its Constitution and the Strategic Business Plan. The MDC's Strategic Business Plan must be approved by the GMCA and Stockport Council prior to it being adopted formally by the MDC.
- 4.2. Over the period 2020 – 2025, the MDC will deliver against the following commitments:
 - 4.2.1. The MDC will, as a minimum, maintain its current pace of delivery and successfully achieve its initial target of 1,000 new homes by March 2023. It will aim to continue this level of delivery by completing 250 new homes per year until March 2025.
 - 4.2.2. The MDC will support wider planning for future health and education facilities and will produce a credible and deliverable plan for the social infrastructure investment requirement in Town Centre West. This work will commence during 2020/21.
 - 4.2.3. Through its communications partners, the MDC will raise its profile as an exemplar regeneration delivery vehicle.
 - 4.2.4. During the period of this Strategic Business Plan the MDC, with Stockport Council and Greater Manchester Combined Authority, will agree a final infrastructure plan; the MDC will then work with all partners to facilitate the development of a pipeline of infrastructure schemes and investment propositions, in line with housing growth and carbon neutrality and sustainability across Town Centre West. This infrastructure will include a specific focus on Town Centre West's Station Quarter to maximise the strategic significance of Stockport Rail Station and its role as a southern hub to the wider City Region.
 - 4.2.5. The MDC will work closely with Stockport Council, Transport for Greater Manchester, Greater Manchester Combined Authority and all other partners to progress the business case for the Metrolink extension and twin track work to secure the funding with work to ensure the appropriate legal powers using the MDC status are in place to fast-track delivery of Metrolink in advance of the standard timescales.
 - 4.2.6. The MDC will work closely with a broad range of partners and funders to develop new funding models and could support delivery of the MDC's objectives. In particular, it will engage with partners across the private sector, and all levels of the public sector, to establish a transitional gap funding mechanism to address viability issues and enable the adoption of carbon neutral development.

- 4.2.7. The MDC will engage with housing developers, the technology and academic sectors, with innovation funders and the Connected Cities Catapult to establish Town Centre West as an exemplar for innovation in town centre regeneration across issues such as infrastructure management, connected and low carbon homes and vehicles, assisted living, modern construction techniques and building management.
- 4.2.8. The MDC will support Stockport Council in producing a final Residential Design Guide for consultation and approval in support of the shared ambition to drive up design quality. It will also work with the Council to incorporate the SRF into wider planning policy.
- 4.3. The draft Strategic Business Plan has been discussed with a number of external stakeholders to assess its effectiveness for galvanising interest in the MDC project. Subject to approval it will be used to support engagement with a broad range of decision-makers and stakeholders at local, regional, and national levels.

5. RECOMMENDATION TO THE COMMUNITIES & HOUSING SCRUTINY COMMITTEE

- 5.1. The Scrutiny Committee is invited to comment on and note the report.

6. RECOMMENDATION TO THE ECONOMY & REGENERATION SCRUTINY COMMITTEE

- 6.1. The Scrutiny Committee is invited to comment on and note the report.

7. RECOMMENDATION TO THE CABINET

- 7.1. Cabinet is recommended to approve the full MDC Strategic Business Plan for the period 2020 – 2025 at Appendix A along with the Annual Action Plan at confidential Appendix B.

BACKGROUND PAPERS

Town Centre Challenge & Mayoral Development Corporations, Greater Manchester Combined Authority, 28th September 2018

Mayoral Development Corporation, Cabinet, 18th December 2018

Town Centre Challenge Update - Mayoral Development Corporation, Greater Manchester Combined Authority, 29th March 2019

Creation of a Mayoral Development Corporation for Town Centre West, Cabinet, 23rd April, 2019

Town Centre West Strategic Regeneration Framework Consultation, Communities & Housing Scrutiny Committee, 5th August 2019 and Economy & Regeneration Scrutiny Committee, 8th August 2019

Mayoral Development Corporation Board Membership, Cabinet, 20th August, 2019

Stockport Mayoral Development Corporation Delivery Plan 2019-20, Greater Manchester Combined Authority, 27th September 2019

MDC Strategic Business Plan, Cabinet, 12th November 2019.

Anyone wishing to inspect the above background papers or requiring further information should contact Caroline Simpson on Tel: 0161-218-1940 (caroline.simpson@stockport.gov.uk).