

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

Report of the Deputy Chief Executive, Place

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 was created in September 2019 to deliver the Council's ambitious agenda to deliver a new community alongside the existing Town Centre community, 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. This plan is the second full year plan following last year's five year Strategic Business Plan approved by Cabinet on 23<sup>rd</sup> June 2020 and the interim Strategic Business Plan covering the period from the MDC's creation to the end of the 2019/20 financial year approved by Cabinet on 12<sup>th</sup> November 2019.
- 1.4. The MDC has established itself as an effective regeneration delivery vehicle and continues its ambition in the Strategic Business Plan for the period 2021 to 2026. This new draft Strategic Business Plan was approved by the MDC Board at its meeting on 19<sup>th</sup> March 2021 and will be submitted to GMCA for approval at its meeting in June 2021.
- 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 20<sup>th</sup> August 2019 and 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 three private sector Board members – Debbie Francis, Louise Brooke-Smith and Simon Marshall - 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 2021/2022 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 which aims to create Greater Manchester's newest, coolest, greenest community. 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 2021–2026, 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 2023. It will aim to continue this level of delivery by completing at least 250 new homes per year until 2026. The delivery of new homes will include housing of all types and tenures for all income groups.
  - 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.
  - 4.2.3. Through its communications partners, the MDC will raise its profile as an exemplar regeneration delivery vehicle and scale-up its community engagement work.
  - 4.2.4. The MDC will engage with infrastructure providers to work up into feasibility and delivery the infrastructure schemes – including digital infrastructure - identified through the Stockport Central Infrastructure Delivery Plan.
  - 4.2.5. The MDC will bring forward the project interventions that enable it to deliver significant carbon reductions and ensure that Town Centre West is an exemplar green urban neighbourhood.
  - 4.2.6. The MDC will bring forward the redevelopment of Stockport Station and the surrounding area in line with the vision set out in the Station Growth Prospectus to maximise the economic significance of Stockport Rail Station and its role in the Greater Manchester and North West transport network.
  - 4.2.7. 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 appropriate legal powers using the MDC status are in place to fast-track delivery of Metrolink in advance of the standard timescales.

- 4.2.8. The MDC will work closely with a broad range of partners and funders to develop new funding models to deliver development, infrastructure, and carbon reduction schemes in Town Centre West.
- 4.2.9. The MDC will engage with leading consultancies, the development sector, the technology and academic sectors, and with innovation funders to establish Town Centre West as an exemplar for innovation in town centre regeneration across issues such as digital and data, infrastructure management, connected and low carbon homes and vehicles, assisted living, modern construction techniques and building management.
- 4.2.10. The MDC will use its direct and indirect influence to drive up design quality and originality in Town Centre West.
- 4.2.11. Through its commitment to delivering new employment floorspace the MDC will contribute to both job creation and the overall economic growth of Stockport Town Centre as a strategic growth location within Greater Manchester. We will also seek to match the provision of employment floorspace with new inward investment opportunities as they come forward (e.g. Whitehall relocation).
- 4.3. The changes made in the draft Strategic Business Plan for 2021-26 reflect the progress that has been made by the MDC in the last 12 months and the commitments increase the focus on infrastructure delivery, investment, mix of housing and inclusivity and the need for community engagement.
- 4.4. Subject to approval it will be continue to be used to support engagement with a broad range of decision-makers and stakeholders at local, regional, and national levels.

## **5. HUMAN RESOURCES IMPACT**

- 5.1. Not directly applicable to this report.

## **6. EQUALITIES IMPACT**

- 6.1. The MDC under Commitment 1 will look to provide inclusive opportunities in the new homes that it will deliver by providing a range of types and tenures to all income groups. It will also in Commitment 2 ensure that Town Centre West has the correct social infrastructure to delivery equality for the residents of the Town Centre.

## **7. ENVIRONMENTAL IMPACT**

- 7.1. As is seen in 3.1, Sustainability is one of the guiding principles of the MDC and it is a factor in all the decision making of the MDC. A number of the MDC commitments relate to this impact, not least Commitment 5 and Commitment 9.

## **8. RECOMMENDATION TO THE COMMUNITIES & HOUSING SCRUTINY COMMITTEE**

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

## **9. RECOMMENDATION TO THE ECONOMY & REGENERATION SCRUTINY COMMITTEE**

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

## **10. RECOMMENDATION TO THE CABINET**

10.1. Cabinet is recommended to approve the full MDC Strategic Business Plan for the period 2021–2026 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, 28<sup>th</sup> September 2018

Mayoral Development Corporation, Cabinet, 18<sup>th</sup> December 2018

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

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

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

Mayoral Development Corporation Board Membership, Cabinet, 20<sup>th</sup> August, 2019

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

MDC Strategic Business Plan, Cabinet, 12<sup>th</sup> November 2019.

MDC Strategic Business Plan, Cabinet, 23<sup>rd</sup> June 2020

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](mailto:caroline.simpson@stockport.gov.uk)).