

**STOCKPORT MAYORAL DEVELOPMENT CORPORATION STRATEGIC
BUSINESS PLAN 2022 - 2027**

Report of the Director of Development & 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 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 third full year plan following the previous five year Strategic Business Plans approved by Cabinet for years 2020/21 and 2021/22 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 in November 2019.
- 1.4. The MDC continues to act as an effective regeneration delivery vehicle and the Strategic Business Plan for the period 2022 to 2027 refines the plan to reflect the MDC's delivery achievements from 2019-22 and the future challenges to be faced. This new draft Strategic Business Plan was approved by the MDC Board at its meeting on 31st March 2022 and will be submitted to GMCA for approval at its meeting in June 2022.
- 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.

- 1.6. In addition to this report and in line with the commitments made by the MDC, it is proposed to schedule an All Member briefing with the Chair of the MDC, Lord Kerslake, and the Chief Executive of the MDC at the earliest opportunity. This will provide further detail of the work of the MDC, both ongoing and future.

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 and as a result, the Council is represented on the Board by the leaders of its three largest political groups, together with the Council's Chief Executive.
- 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. This appointment has been extended by Greater Manchester Mayor, Andy Burnham, in consultation with the Board Members for a further three years until January 2025.
- 2.3. The recruitment of a further three private sector Board members – Debbie Francis, Louise Brooke-Smith and Simon Marshall - to bring additional skills and expertise was undertaken and they joined the Board in September 2020 and their term runs until September 2022.
- 2.4. 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.
- 2.5. 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 have been reviewed by the MDC Board and these have been refined into the following eight objectives which reflect the ongoing work and priorities for the MDC:

- Housing a Growing Community
- Putting People at the Heart of Regeneration
- Communications, External Relations & Engagement
- Sustainability & Carbon Reduction
- Enhancing Connectivity
- Investment
- Innovation and Future-Proofing
- Employment and Economic Growth

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. Following a review of previous Strategic Business Plans by the MDC Board, the Plan for this year has consolidated the number of delivery commitments under the revised objectives set out in 3.2 above.

4.3. Over the period 2022–2027, the MDC will deliver against the following commitments:

4.3.1. The MDC will, as a minimum, bring forward 1,000 new homes by 2024. It will aim to continue this pace of delivery by completing at least 250 new homes - of all types and tenures for all income groups - per year through this Strategic Business Plan period to 2027. The Council's aspiration for up to 50% affordable housing across the entirety of development in the area over the lifetime of the MDC is still recognised, although there remain challenges around delivering this on early schemes with viability issues until values have risen. This is proving more difficult with the current levels of construction inflation.

4.3.2. Working in partnership with Stockport Council, the MDC will bring forward credible scheme proposals for new social infrastructure investment and ensure that accessibility, inclusion and quality are designed into scheme delivery.

4.3.3. Through its communications partners and the GMCA external relations function, the MDC will raise its profile as an exemplar regeneration delivery vehicle and scale-up its community engagement work.

- 4.3.4. The MDC will progress ongoing feasibility work across the themes of sustainable heat and energy generation, sustainable transport, and green infrastructure in partnership with Stockport Council into a range of deliverable project interventions that deliver significant carbon reductions and support the MDC's ambition in making Town Centre West an exemplar green urban neighbourhood.
- 4.3.5. Working with Stockport Council, TfGM, and the wider Rail Industry Working Group established in 2021, the MDC will support delivery of the Outline Business Cases for Metrolink Extension, Stockport Station Redevelopment, and a comprehensive package of highways improvements across Town Centre West.
- 4.3.6. The MDC will explore private and public sector investment appetite in the 8 acre King Street West development opportunity and work up an outline investment proposal based on retention of growth in local taxation receipts arising from development in Town Centre West for discussion with local partners and HMG.
- 4.3.7. The MDC will progress engagement currently underway with external built environment and infrastructure innovation experts to identify a range of feasible, viable, and deliverable innovation solutions for Town Centre West across both the public realm and individual development schemes.
- 4.3.8. Through its commitment to delivering new employment floorspace the MDC will contribute to both job creation and the inclusive 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) and strategic growth initiatives such as Innovation GM.

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 strengthened MDC delivery commitment (number 3) recognises the critical importance of achieving net zero, responding to the climate emergency, and delivering against the sustainability agenda is critically important as a measure of the MDC's effectiveness, Stockport's future economic growth, and Town Centre West's success as a regeneration project fit for the coming decades.

8. RECOMMENDATION TO THE ECONOMY & REGENERATION SCRUTINY COMMITTEE

8.1. The Scrutiny Committee is invited to comment on and note the report. The Committee is also asked to note the All Member briefing set out in Section 1.6 above.

9. RECOMMENDATION TO THE CABINET

9.1. 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.

9.2. Cabinet is also asked to note the All Member briefing set out in Section 1.6 above.

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.

MDC Strategic Business Plan, Cabinet, 23rd June 2020

MDC Strategic Business Plan, Cabinet, 27th April 2021

Anyone wishing to inspect the above background papers or requiring further information should contact Caroline Simpson on Tel: 0161-218-2940 (paul.richards@stockport.gov.uk).