

**DRAFT STOCKPORT MDC BUSINESS PLAN 2023 - 2028**

**Report of the Director of Development & Regeneration**

**1. INTRODUCTION AND PURPOSE OF REPORT**

- 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 residential neighbourhood adjacent to the existing Town Centre, 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 the Business Plan will be submitted to the Council and GMCA for approval.
- 1.3 This plan is the fourth Business Plan produced by the MDC since its creation.
- 1.4 The MDC continues to act as an effective regeneration delivery vehicle and the Strategic Business Plan for the period 2023 to 2028 reflects the MDC's delivery achievements from 2019-23 and the future challenges to be faced. This new draft Strategic Business Plan was approved by the MDC Board at its meeting on 24<sup>th</sup> March 2023 and will be submitted to GMCA for approval at its meeting in June 2023.
- 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**

- 2.1 The approval of the Strategic Business Plan by the Council as set in the MDC Constitution ensures oversight of the MDC and assurance that the MDC is acting in a manner which is consistent with its Constitution and alignment to the Council's priorities.
- 2.2 Furthermore, under the Constitution, the Strategic Business Plan also requires approval from GMCA and as in previous years, this will be undertaken concurrently with the Council approval in June.

- 2.3 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 2023-2024 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 Over the period 2023–2028, the MDC will deliver against the following commitments:

Theme	Delivery commitment	Commitment
Housing a growing community	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 2028.

People at the heart of delivery	2	Working in partnership with Stockport Council, the MDC will Support ongoing work to identify and bring forward credible schemes to expand and improve healthcare, primary education and early years facilities and public spaces in the Town Centre
	3	The MDC will bring forward schemes for <b>meanwhile use</b> of sites and buildings awaiting development which support the formation of new communities and nurture existing ones within and surrounding Town Centre West
	4	The MDC will take a proactive approach to maximising the <b>social value</b> of investment in Town Centre West, ensuring that residents benefit from regeneration at every stage
	5	The MDC will utilise and promote <b>inclusive design</b> principles into our approach to the built environment recognising the different ways that people experience and use buildings and public spaces
Communications, external relations and engagement	6	Through its communications partners, the MDC will: <ul style="list-style-type: none"> <li>• Raise its profile as an exemplar regeneration delivery vehicle</li> <li>• Raise awareness of the transformation taking place with new and existing residents</li> <li>• Seek opportunities to expand our understanding of the needs and aspirations of new and existing residents of Town Centre West and surrounding communities to inform our delivery</li> </ul>
Environmental sustainability	7	Informed by joint work being taken forward by the MDC, Stockport Council and GMCA to understand the contribution of development in Town Centre West to local and regional carbon budgets, the MDC will progress ongoing feasibility work across the themes of: <ol style="list-style-type: none"> <li>1. Sustainable heat and energy generation</li> <li>2. Zero carbon construction methods and building design</li> <li>3. Sustainable transport</li> <li>4. Green infrastructure</li> </ol> From this we will identify a range of deliverable interventions that deliver significant biodiversity net gain and carbon reduction benefits and support the MDC's ambition to make Town Centre West an exemplar green urban neighbourhood which makes a positive contribution to carbon reduction.
Enhancing connectivity	8	Working with Stockport Council, TfGM, and the wider Rail Industry Working Group established in 2021, the MDC will support delivery of the redevelopment of Stockport Station Redevelopment and outline business case for Metrolink extension, alongside comprehensive packages of highways improvements and active travel infrastructure across Town Centre West.

	9	The MDC will work closely with partners including Stockport Council and TfGM to maximise the ambition around sustainable transport in and through Town Centre West.
Employment and economic growth	10	<p>The MDC will maximise its contribute to the creation of good quality jobs and economic activity both directly in Town Centre West and indirectly in the wider Town Centre through:</p> <ul style="list-style-type: none"> <li>- Leveraging the scale of investment in development in Town Centre West to act as a catalyst for growth of employment and skills opportunities for Stockport residents, especially in relation to modern methods of construction</li> <li>- Delivering new employment workspace</li> <li>- Seeking to match the provision of employment floorspace with end users who are committed to the creation of good quality jobs and the flourishing of Stockport as a strategic growth location for Greater Manchester</li> <li>- Collaborating with Stockport Council and other partners to attract major employers to the town centre, including the relocation of Stepping Hill hospital.</li> </ul>
Innovation and future proofing	11	The MDC will adopt an innovation framework to direct a range of feasible, viable, and deliverable innovation solutions for Town Centre West across both the public realm and individual development schemes and carry out annual deep dives into priority built environment innovation use cases, including renewable energy generation (2023-24).
Investment	12	Stockport MDC will continue to explore private and public sector investment appetite in development opportunities in Town Centre West, including through the creation of a long term place based investment partnership.
Governance, leadership & capacity	13	Stockport MDC will maintain the highest standards of governance including commissioning an external governance audit.

4.3 A key programme of work during the first year of this Business Plan (2023-24) will be the production of a Business Plan and masterplan for the Stockport8 scheme. On 17<sup>th</sup> May 2023, Stockport MDC announced English Cities Fund as the joint venture partner to develop Stockport8. The working capital to progress to a hybrid planning application for the entire scheme, including a detailed application for the first phase will be financed by English Cities Fund and the Council on a 50/50 basis. The Council share will be met through the use of the MDC Investment Facility.

4.4 Following approval of the Strategic Business Plan the MDC will produce an accessible summary version of the document to expand awareness of the work of the MDC and planned future activity.

## **5. FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS**

- 5.1 The MDC continues to operate within the budget set by the Council and this continues to be subject to audit by the Council's external auditors.
- 5.2 Following work with the Council's audit team about the continuous improvement of the MDC, the MDC will produce a risk register for its next Board meeting in July for approval by the Board. This will be kept as a live document to ensure visibility of risk and changing risk profile. It is proposed that this becomes a standing item for future MDC Boards.

## **6. LEGAL CONSIDERATIONS**

- 6.1 There are no legal considerations.

## **7. HUMAN RESOURCES IMPACT**

- 7.1 This Strategic Plan has no direct human resources impacts.

## **8. EQUALITIES IMPACT**

- 8.1 Under Commitment 1 'Housing a growing community' the MDC 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 'People at the heart of delivery' ensure that Town Centre West has the social infrastructure to delivery accessible and inclusive services and facilities for the residents of the Town Centre.

## **9. ENVIRONMENTAL IMPACT**

- 9.1 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 4) 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.

## **10. CONCLUSIONS AND RECOMMENDATIONS**

- 10.1 The Economy and Regeneration Scrutiny Committee is invited to 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.
- 10.2 The Cabinet is recommended to approve the full MDC Strategic Business Plan for the period 2023–2028 at Appendix A. 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

MDC Strategic Business Plan, Cabinet, 28<sup>th</sup> June 2022

Anyone wishing to inspect the above background papers or requiring further information should contact Frances Jones on Tel: 0161 218 1910 or by email on [frances.jones@stockport.gov.uk](mailto:frances.jones@stockport.gov.uk)