



Economy, Regeneration and Housing

Portfolio Performance and Resources Mid-Year Report 2023/24



Date	15 November 2023	Version	v1.0 (Scrutiny)	Approved by	CM
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ECONOMY, REGENERATION AND HOUSING PORTFOLIO HOLDER'S INTRODUCTION



It has been another busy period within the portfolio and am very pleased to see progress against several areas of work.

Regeneration

Stockport Exchange Phase 4 is due for completion in December 2023 and I am pleased to announce our first letting in this phase to HURST Accountants. We have also completed the new car park with solar panels on the roof, electric vehicle charging and a green wall. We should also see the demolition of a number of derelict buildings on the A6 frontage before the end of the year to improve visibility into the scheme.



It has also been busy in Merseyway where we have begun in earnest on both the conversion of the former BHS building and Stockroom. The public realm is due to complete by the end of the year and I have been delighted to visit the completed Merseyway Innovation Centre where we have created a fantastic space for small and medium-sized enterprises and already have seven lettings.

The major schemes being delivered by the Mayoral Development Corporation – Weir Mill and the Interchange - continue to draw near completion and we have had news that the former college site (Royal George Village) has now exchanged contracts with Cityheart due to start demolition early in the New Year. The scheme has been successfully awarded over £8m of Brownfield Housing Fund and will deliver 442 new homes.

We have also seen starts on site for the Great Places scheme on King Street West and the Guinness scheme on Edward Street which combined will deliver over 200 affordable homes.

Housing

There are over 1,700 new homes on site for delivery across the borough which can be seen by construction activity, not just in the Town Centre. We should, however, also recognise the challenge that is faced by all-time high numbers of those presenting as homeless, locally and nationally. This is also leading to higher costs being incurred as a result of having to use hotel accommodation to help this situation.

As such, it remains a priority for me to continue to work to deliver more high quality, mixed tenure homes to help with the demand that we are seeing across the housing sector.

I am also pleased to report that following discussions between the council's Childrens and Housing teams, I have agreed some amendments to the Allocations Policy which will improve the best interests of young people and would improve the council's ability to meet its duty as a corporate parent in prioritising allocations of homes to these young people.

Economy

I am pleased to report that the work in our District Centres helps us to continue to buck the national trend in terms of vacancy rates across all eight of our District Centres and we were able to continue the good work which those communities have been able to deliver by further support from the UK Shared Prosperity Fund (UKSPF).

In addition to the award to the District Centres, we made 27 further awards of just under £1m to a wide variety of organisations under the Communities and Place strand of the UK Shared Prosperity Fund and were also able to support the Town of Culture work across the whole borough. We are looking at how best to deploy the balance of this year's award to ensure that we deliver against the outcomes framework.

We have also continued to advocate for membership of the GM Good Employment Charter which has 62 members or supporters in Stockport, and this drive will continue with a range of employers. The support for businesses from the Growth Company Business Growth Hub has recently been increased and we have seen the formation of the Acorn Alliance, which is linked to the successful Stockport Economic Alliance, but specifically focussed on small businesses which play such an important role in the economy of the borough.

Local Plan

Work continues on the Local Plan evidence base which supports the plan, including recent commissions on tall buildings, density and character. This will help to shape and inform the suite of boroughwide design codes, as well as providing further evidence to support the delivery of new homes in the most sustainable of locations within the borough.

The recent Royal Assent for the Levelling Up and Regeneration Act still requires secondary legislation to provide detail regarding its implementation in practice and I remain hopeful that the Government will shortly publish the revised National Planning Policy Framework (NPPF) in line with statements made in relation to the act.

Councillor Colin MacAlister

Cabinet Member for Economy, Regeneration and Housing

Revenue Budget		Capital Programme	
	£000		£000
Cash Limit	1,160	2023/24 Capital Budget	113,706
Forecast Outturn	1,544	2024/25 Capital Budget	77,855
(Surplus)/Deficit	384	2025/26 Capital Budget	31,403
<p><u>Reserves</u> Approved use of reserves balance was £1.031m; Planned draw down at Quarter 2 is £0.291m. Reserves held outside this portfolio are also being used (£0.447m).</p>			

ECONOMY, REGENERATION AND HOUSING

1. DELIVERING OUR PRIORITIES



This report is based on the **2023/24 Portfolio Agreement**, considered by Economy, Regeneration & Climate Change Scrutiny Committee on 15th June 2023 and approved by Cabinet on 27th June 2023. The link to the agreement can be found by clicking [here](#).

This Quarter 2 (Mid-Year) report includes updates on all **delivery projects, programmes and other initiatives** set out in the portfolio agreement, up to the end of September 2023 where this is available.

Data is reported for all **performance measures** included in the agreement that have been updated since publication of the 2022/23 Annual Reports. These are categorised to reflect the council's influence and responsibility as Council, Partnership or Contextual. These categories are used to determine the type of target used as numerical, comparator, direction of travel or if no target is set. Definitions for these categories and target types are included within the Agreement.

The updated Portfolio Performance Dashboards are published alongside these reports, and the new Economy, Regeneration and Housing Portfolio Dashboard can be [found here](#). This contains the latest data across the full set of portfolio measures, including historical trends and comparative data (where available).

The criteria for RAG ratings and direction of travel status are shown below. The rationale for any variations to this will be clearly highlighted within the commentary.

Key to symbols used in tables

	Red – indicator is performing significantly (>5%) below target.		Getting worse – the year-end position (forecast or actual) for this indicator is less favourable than the previous year-end.
	Amber – indicator is performing slightly (<5%) below target.		Stable – the year-end position (forecast or actual) for this indicator is within 1% either side of the previous year-end.
	Green – indicator is on track or performing above target.		Getting better – the year-end position (forecast or actual) for this indicator is more favourable than the previous year-end.
GMS – measure is included in the Greater Manchester Strategy outcomes framework.			

Priority 1: Delivering ambitious housing projects

Adopting a “brownfield first” approach, we will deliver ambitious housing projects such as those in the Mayoral Development Corporation (MDC) area, where the long-term aim is to deliver 4,000 new homes. As well as St Thomas’ Academy of Living Well, a development that will provide support for people transitioning between hospital and home.

Progress with each of the delivery projects aligned to this priority in the 2023/24 Portfolio Agreement is summarised below.

“Brownfield First”

The council continues to maintain the overall core strategy target of the delivery of 90% of all new homes on Brownfield land. Both adopted development plan policy and the National Planning Policy Framework supports the delivery of new homes on these sites and the planning service continues to seek to ensure that these schemes are dealt with on a timely basis, whilst ensuring that they are delivering the right type and quality of new homes for our borough.

Delivering new homes

There are in excess of 800 residential units currently under construction in Stockport Town Centre including Interchange (196 units), Weir Mill (253 units), King Street West (73), Edward Street (131) and on the edge of the town at Spring Mount Mill (202). These schemes are all due to complete 2024/25. There are other significant schemes in the pipeline at St Thomas Gardens and others in the town centre and Stockport College/Royal George Village. These other schemes should see completions in 2025/26 and 2026/27.

As well as these developments, across the remainder of the borough over 110 sites are currently under construction, which when completed will deliver 1,700 units. This includes at the large sites of the Former Woodford Aerodrome and the Seashell Trust. Also amongst the sites delivering those 1,700 units, are large schemes being delivered by Stockport Homes at Melford Road (87 units), Hempshaw Lane (81 units left to deliver out of a total of 144), and Andrew Street (32). Other schemes include Cranford Golf range (57 units left to deliver of 106) by Great Places.

The figure for the net number of new homes delivered in 2022/23 was not included in the Portfolio Agreement as the figure, which is calculated annually, was not available when it was published. It is available now however, and 481 new homes were delivered in 2022/23, which fell just short of the target of 550. Challenging market conditions has impacted on the rate of delivery. In particular, fewer of the smaller sites were delivered – these smaller sites have, for some time, made up an important part of our supply. A target of 500 is suggested for this year, with much more town centre delivery (for example Weir Mill and Stockport Interchange) coming through at scale from 2023/24 and beyond.



Unlocking stalled housing delivery

Officers continue to work with the council’s Registered Provider Partners to deliver affordable housing under the Stockport Housing Partnership and to utilise affordable housing commuted sums as gap funding on stalled sites where all other avenues of funding have been exhausted. Commuted sums totalling £2.4m have been approved for 101 units across six sites with all expected to complete within the next two years. A further four schemes (34 units) are in the pipeline with a potential funding request of circa £1m.

In 2018 officers were successful in bidding for Homes England Housing Infrastructure Fund monies relating to an affordable housing scheme at Hopes Carr. The bid drew in £805,000 of funding to remediate and stabilise land to allow 14 affordable homes to be constructed for Stockport Homes Group. These were completed and occupied earlier this year.

Measuring Performance and Reporting Progress

Latest available performance on all measures relating to this priority is summarised in the table below. Commentary on any measures that have a “Red” RAG rating, as well as those rated “Amber” with a deteriorating trend, is set out beneath the table.

Indicator Name	Good Perf.	2yr Prev. (YE)	Prev. Year End	Values	Forecast	Target		
ERH 1.3: New Homes in NMAs	High (Partnership)	28	14	16 (30/09/2023)	16	150		

Commentary on performance

ERH1.3: New homes on Neighbourhood Management Areas (NMAs)

The nature of development within the town centre means that schemes complete as single developments delivering all units in one phase. By its very nature housing delivery numbers can be high and low across different years, depending on exactly when schemes complete. The projected housing completions (16 units) this year is below target as several of the schemes assumed in the target figure have been delayed in their delivery programme.

There are some significant schemes under construction at present at Interchange (196 units), Weir Mill (253 units), Edward Street (131 units) and on the edge of the town at Springmount Mill (202 units). These schemes are all due to complete 2024/25 as is a scheme on King Street West (73 units). There are other significant schemes in the pipeline at St Thomas Gardens and others in the town centre, alongside the longer-term MDC residential strategic site at Stockport 8. The recent low completions, alongside the high future completions, demonstrates the naturally occurring variance and uneven distribution with housing delivery over years. The future completion numbers in 2024/25, 2025/26 and 2026/27 onwards are very positive and demonstrate confidence in the Stockport residential market.

Note, NMAs (also known as “Priority 1” areas) are areas of the borough identified as “priority” areas due to their levels of relative deprivation, as identified via their scores on the Index of Multiple Deprivation (IMD). The term NMA was first used in the borough around 2005 and there have been some changes relating to these since then (most significantly, the addition of Offerton). The four current NMAs are Brinnington, Stockport Town Centre, Adswood & Bridgehall and Offerton. As planned construction has now been completed in the other areas, delivery in NMAs effectively now equates to delivery in Stockport Town Centre.

Priority 2: Managing and maintaining our housing stock and tackling homelessness

Ensuring that properties of all tenures are properly maintained and managed to protect our residents, and to work with those that are homeless, or facing homelessness, to facilitate access to decent homes that meet housing needs and are affordable. We will also continue to work with owners to bring long-term empty homes back into use.

Progress with each of the delivery projects aligned to this priority in the 2023/24 Portfolio Agreement is summarised below.

Delivering our Empty Properties Strategy

The team continues to take action to minimise the numbers of empty properties in the borough aiming to increase accommodation available to meet housing need, and to address the negative impact of poor quality vacant housing.

In Quarter 2, we started a project with the Council Tax team where letters were sent to owners of properties that had been empty for six months or more. The project aims to engage with owners, gather intelligence to confirm which properties are still empty and assess what help could be given to bring any empty properties back to use. Results of the project will be reported next quarter.

In Quarter 2, there was 4% decrease in the total number of empty properties in the borough.

Working with Stockport Homes

A five-year delivery plan was approved by the council's Cabinet in April 2021. The Stockport Homes Delivery Plan 2021-2026 sets out what Stockport Homes Group (SHG) will deliver during the period 2021-2026; how it and the council will work together and how tenants, the council and other stakeholders can measure the success of Stockport Homes in achieving its objectives. An annual report on the progress against the five-year plan is also submitted to the relevant Scrutiny Committee. The Delivery Plan and the annual outcomes report ensures that there is continuous improvement in the services to tenants and the delivery of decent, modern homes that meet the needs and aspirations of the communities in Stockport.

The second annual report, which was presented to Economy Regeneration and Climate Change Scrutiny Committee on 7th September 2023, outlined the works that SHG delivered in the previous year and also identified actions for 2023-24 to reflect SHG's approach to continuous improvement, acknowledging where further work is required as well as learning from negative experiences.

The Housing Revenue Account Budget level and Rent levels for 2023/24 were approved by the council in February 2023.

Addressing housing need, tenure options and affordable housing

Strategic Housing has regular scheduled meetings with the Registered Provider partners to maximise the delivery of affordable homes of all tenures as well as working collaboratively to improve housing management and support for the residents.

Addressing homelessness and rough sleeping

Service developments up to the end of Quarter 2 have included:

- Funding has been obtained from the Department of Levelling-Up, Housing and Communities (DLUHC) for eight Rough Sleeping Accommodation Programme (RSAP) properties.

- We have improved health provision in temporary accommodation schemes including the delivery of a bespoke Recovery and Motivation Program (RAMP) addressing substance misuse.
- Found accommodation for 25 of the 27 Afghan families placed in the borough following the closure of the Home Office procured ‘bridging hotel’ in August 2023.
- A leased accommodation scheme was initiated via a £308,000 grant from the GMCA.

A number of significant challenges remain however:

- Levels of homelessness presentations are at an all-time high, locally and nationally.
- Affordable accommodation is exceptionally scarce due to factors such as the cumulative impact of right to buy and the shortage of ‘move on’ options for those currently living in social housing.
- High costs due to the necessity of using hotel accommodation to cope with unprecedented levels of demand (hotel accommodation was very rarely used prior to 2022).

It is currently unclear what impact these challenges may have on rough sleeping in the borough. Results from the next annual national Rough Sleeper Snapshot (due to take place in October/ November 2023) will be available early in 2024 and will be reported in the Quarter 4 report.

Measuring Performance and Reporting Progress

Latest available performance on all measures relating to this priority is summarised in the table below. Commentary on any measures that have a “Red” RAG rating, as well as those rated “Amber” with a deteriorating trend, is set out beneath the table.

Indicator Name	Good Perf.	2yr Prev. (YE)	Prev. Year End	Values	Forecast	Target		
ERH 2.1: Empty properties brought back into use	High (Partnership)	1045	969	547 (30/09/2023)	1000	1000	G	↑
ERH 2.2: Affordable Homes Delivered	High (Partnership)	68	111	59 (30/09/2023)	170	170	G	↑
ERH 2.3a: Homeless - Presenting	Low (contextual)	1891	2293	1,149 (30/09/2023)	2600	Minimise	N/A	↓
ERH 2.3b: Homeless - Accepted	Low (Partnership)	405	560	303 (30/09/2023)	700	Minimise	R	↓
ERH 2.5: Number of hotel placements (Rolling Total: Prev 12 months)	Low (Council)			216 (30/09/2023)	216	Aim to reduce	R	↓
ERH 2.6: Number of days spent in hotel accommodation (Rolling 12 month Average)	Low (Council)			13.5 (30/09/2023) 2925 / 216	13.5	Aim to reduce	G	○

Commentary on performance**ERH 2.3b Homeless – Accepted and ERH 2.5: Number of hotel placements**

The following commentary applies to both of these measures.

Use of hotel placements and numbers accepted by the council as homeless remain at a high level, due to high demand and lack of affordable housing options. Factors affecting this include the Local Housing Allowance (LHA) being frozen since 2020, private rents rising at double digit percentages each year and cost of living issues. A number of actions are being taken to mitigate this issue, including:

- The use of some additional two-bedroom flats from existing stock as temporary accommodation for larger families.
- Sourcing out-of-borough self-contained temporary accommodation.
- Increasing supply of family-sized social housing by promoting 'right-sizing' of under-occupying tenants.
- GM funding used to source leased accommodation at LHA rates.
- In the longer-term, new affordable housing developments and additional housing being developed in the MDC area will also help to mitigate these issues. These are referenced elsewhere in this report (under Priority 1).

Priority 3: Driving investment in regeneration projects

The key focus of this priority will be to maximise outputs and successfully deliver council owned projects and to work with partners and third party owners.

Progress with each of the delivery projects aligned to this priority in the 2023/24 Portfolio Agreement is summarised below.

Stockport Town Centre Regeneration

It has been a very active period in the months since the last report (Quarter 4 2022/23). There are a number of significant schemes on site that are progressing well and will make a notable contribution to Stockport. These include: the Interchange with new transport interchange, residential apartments and new two-acre town centre park; Weir Mill with 253 apartments; Stockport Exchange Phase 4 has seen the completion and opening of the 398 space tenant car park complete with solar panels, EV chargers and green wall, the 64,500 square foot office element of Phase 4 will complete in the coming period and has already secured a letting of a floor to the Stockport-based Hurst accountancy firm (as well as interest from other occupiers). Merseyway is benefiting from a range of construction activity with both Stockroom and the retail units in the former BHS progressing well with main contracts signed and work of the main contractors underway in the period. The public realm works are approaching completion and will present a much improved visitor experience to Merseyway and the town centre.

The repurposing and redevelopment of the first floor of the former Next unit to create Merseyway Innovation Centre (an approximately 15,000 square foot flexible workspace scheme) was completed in September and has been a success both in terms of finished product and in performance, as it has already welcomed a number of business occupiers into the space. This scheme was to help diversify the retail base of the town centre and to attract new users and footfall into the town. September saw the second Art Battle event in Stockport. This was held in the urban setting in the Merseyway multi-story car park and was a well-attended and successful event linking in with Stockport's GM Town of Culture designation.

There has been a range of events within the Town of Culture which has included the street art festival, the Real Public Art show, and the 'La Boca to La Stocka' with Argentinian artists group flying over to create an art piece in the town.

Work and activity in the Market Place and Underbanks has continued with the opening of a new restaurant in Blackshaws, a new tenant opening in Winters, and Hall and Co. starting work on site on their Churchgate residential and co-working scheme.

Mayoral Development Corporation (MDC)

Construction activity continues across multiple residential, transport and commercial schemes in Town Centre West, with Phase 4 of Stockport Exchange nearing completion, the Interchange well advanced and progress on Weir Mill continuing. Great Places' residential development on King Street West is also well underway.

Interchange: The construction programme is running to schedule and budget, with completion of the construction of the Interchange and Podium Park due in December 2023 with the flats due for completion in summer 2024. Work is underway with TfGM to determine an opening date which is forecast for early March once the Bus Station is operational. Funding for the helix ramp down to the riverside has been secured and TfGM are working with contractor to try and ensure the completion of this aligns with the anticipated opening date of 3rd March 2024.

Weir Mill: Good site progress continues as we reach the half way point through the contract period. Internal restoration and fit out of the mills continues with the two newbuild blocks approaching 'topping out' which is due at the end of October.

Stockport 8: Design and master planning work on Stockport 8 is progressing well, with the Professional Team are now well underway with work to inform the outline masterplan. In our role as site assembler for Stockport 8, we are continuing to work closely with TfGM and Stagecoach to ensure vacant possession of Daw Bank bus depot can be achieved to enable construction on Stockport 8 to start in line with our programme. This requires delivery of a new bus depot at Travis Brow, adjacent to the M60. To release this site we are working with North West Ambulance Service to relocate their current Travis Brow ambulance station to the Hazel Grove Park & Ride site. A planning application for the new station has been submitted, with a decision expected shortly. Funding for development was secured at Cabinet on 19th September 2023.

Stockroom

Stockport has received £14.5m of government investment to repurpose redundant retail space and transform a large area of the Merseyway shopping centre into Stockroom, a new learning and discovery hub at the heart of the town centre which will inspire, entertain and support all the people of the borough. Stockroom will be a free-at-the-point-of-access place for our residents to explore their heritage, learn more about their area, spend time with friends and family in a completely safe and welcoming space. It will also enable them to access the wealth of services the council and its partners have to offer.

The period has seen real progress at Stockroom. The enabling and interior asbestos and strip out works have completed and the main contract has been let to Kier who have been on site for several months. They have removed the single storey external unit at Chestergate, opening up the scheme and have begun internal works. The build programme is scheduled to complete in autumn 2024.

Stockport Local Plan

Whilst progression of the plan to consultation has paused due to a lack of clarity at a national level, work relating to the evidence base which supports the plan continues. Recent commissions include work in respect of tall buildings, density and character. This work will help to shape and inform the development of a suite of boroughwide design codes, as well as providing further evidence to support the delivery of new homes in the most sustainable of locations within the borough.

Measuring Performance and Reporting Progress

Latest available performance on all measures relating to this priority is summarised in the table below. Commentary on any measures that have a “Red” RAG rating, as well as those rated “Amber” with a deteriorating trend, is set out beneath the table.

Indicator Name	Good Perf.	2yr Prev. (YE)	Prev. Year End	Values	Forecast	Target		
ERH 3.1: Occupied Managed Workspace	High (Council)	89 %	94 %	0.97 % (30/09/2023) 22007 / 22702	97%	80%	G	↑
ERH 3.2: Number of planning breaches as a % of all planning applications	Low (Council)			7.3 % (30/09/2023) 55 / 755	10%	TBC	G	↑
ERH 3.3: Planning Breaches - complaints	Low (Council)	43.6 %	37 %	42.3 % (30/09/2023) 55 / 130	45%	Minimise	R	↓
ERH 3.4: Commercial space let/ sold (All)	High (Partnership)	415918 Sqft	427686 Sqft	286,603 Sqft (30/09/2023)		N/A	N/A	↓
ERH 3.5: Job creation	High (Partnership)	963	1023	464 (30/09/2023)		N/A	N/A	↓
ERH 3.6: Commercial space (town centre)	High (Partnership)	112413 Sqft	81213 Sqft	47,866 Sqft (30/09/2023)		N/A	N/A	↓
ERH 3.7: Occupancy Rate - Town Centre	High (Partnership)	76.2 %	77 %	76.7 % (30/09/2023)		Maximise	A	→
ERH 3.8: Ind. Businesses - Town Centre	High (Partnership)	322	319	320 (30/09/2023)	323	maximise	G	↑
ERH 3.9: BID Footfall	High (Partnership)	7496132	6775325	3,784,920 (30/09/2023)		Maximise	G	↑

Commentary on performance

ERH3.3: Planning breaches (complaints)

It is important to note that the numbers do not indicate the complexity of the breach of control or the outcome. In the vast majority of cases, the breaches can be described as minor and many ultimately gain retrospective planning permission. It may however be advisable to consider utilising social media channels to run a short informative campaign on planning myth busters to improve the public’s understanding of when planning permission is needed.

ERH3.7: Occupancy rate – Stockport Town Centre

Note that the figure quoted includes the units that are unoccupied and are being redeveloped to form Stockroom, removing these units increases the town centre occupancy rate to 80% which is an increase on 12 months ago. New lettings include Marks & Spencer Food at the Peel Centre and JD Sport and Poundland confirming occupation of the former BHS unit along with a number of independent traders such as Bohemian Bar, Never Make Waste clothing and SJS Smith Jewellery opening on the Underbanks. In comparison to other Greater Manchester towns, Stockport’s vacancy rate is lower than many others including Bolton, Rochdale and Oldham.

Priority 4: Supporting the business base in Stockport

Linked to the investment in regeneration there is the aim to continue to support and invest into the economic and business base. This aligns with objectives and goals in the Economic Plan.

Progress with each of the delivery projects aligned to this priority in the 2023/24 Portfolio Agreement is summarised below.

Cheadle Eco Park

The planning application for the Eco Park is due to be submitted by the end of the 2023.

One Stockport Economic Plan

Good progress was made with the Stockport Economic Plan during Quarters 1 and 2. Key areas of progress have included:

- Good Employment Charter – 62 Stockport employers are now either members or supporters (third highest in GM LA areas). Dedicated Support Officer for employers have now been recruited into the council, to assist applications for Charter and Living Wage Foundation. Visits to all key Business Networks commenced to promote the Charter, including Construction Network and Climate Action Business Forum are planned for Quarter 3. We are actively looking at how to grow the number of employers signing up, given the size of the business base.
- Merseyway Innovation Centre opened to provide managed workspace for innovative growing businesses in the heart of Stockport Town Centre.
- The GC Business Growth Hub has enhanced the business support available in Stockport
- Stockport Acorn Alliance formed and met for first time to co-ordinate support for start-up businesses and scale-up businesses.
- Economic signals are current indicating an even more challenging time ahead for the economy nationally, impacting on the number of vacancies, unemployment and productivity.
- Trafford & Stockport College Group is collaborating with Marketing Stockport and Stockport businesses to develop a CIPB Leadership and Management short course offer.
- Carbon Literacy training is being delivered for employers.

Social value and corporate social responsibility (CSR)

A new initiative to ask contractors working on key developments in the town centre to do reactive maintenance work at local schools as part of their social value contribution has been piloted. Two projects to support schools were agreed, one delivered during Quarter 2 and the other during October half-term.

Proposals are being drawn up for a Construction Employment & Skills One Stop Shop, to support the achievement of lasting local economic benefit legacy from Stockport MDC developments, with a particular focus on more construction employment and skills opportunities for priority cohorts such as unemployed people, young people, care leavers, and young people with SEND needs.

Employment and Skills Agreements are being used more widely in the borough, to leverage construction opportunities through social value requirements and also planning conditions for commercial developments.

The council is established as a key anchor employer for the Pure College Supported Internships programme and officers are supporting Stockport College to promote the scheme to a wider employer base in the borough.

Merseyway Innovation Centre

Merseyway Innovation Centre is open and has the first tenants in place. The space has been promoted and is well-regarded in the mix of offer available in Stockport. Its official launch event takes place on 14 November.

Green Economy

Attendance at the Climate Business Forum meetings is increasing. There were 28 people from 21 businesses at the meeting in September.

Ten Stockport businesses have taken part in the Journey To Net Zero programme, which will be remodelled to make it more accessible to businesses through UK Shared Prosperity Funding.

District centres



Work continues to implement the actions within the eight District Centre Actions Plans. Successes so far include the delivery of Bramhall Summer Festival, Cinema in the Park in Cheadle Hulme, regular markets in Edgeley and an Urban Shutter Art project in Reddish. Steering Groups have been established in each centre to oversee delivery and to develop new actions to reflect local priorities.

Occupancy rates for the eight district centres as at October 2023 are shown in the table below. All are outperforming the national average.

District Centre	Occupancy rate
Bramhall	99.0%
Cheadle	93.0%
Cheadle Hulme	94.4%
Edgeley	96.1%
Hazel Grove	87.6%
Marple	96.4%
Reddish	88.3%
Romiley	94.3%
Average	93.2%
GB average	86.0%

Measuring Performance and Reporting Progress

Latest available performance on all measures relating to this priority is summarised in the table below. Commentary on any measures that have a “Red” RAG rating, as well as those rated “Amber” with a deteriorating trend, is set out beneath the table.

Indicator Name	Good Perf.	2yr Prev. (YE)	Prev. Year End	Values	Forecast	Target	
ERH 4.1: Occupation Rates (District Centres)	High (Partnership)	94.1%	92.9%	93.2% (30/09/2023)		Maximise	 

Priority 5: Improving access to work for all and working to ensure our workforce have the skills that employers need

Under the Fair and Inclusive pillar in the Economic Plan, we have set an ambition to have 6,500 more Stockport residents in work by 2030. We want to grow an economy that is inclusive and which provides quality employment opportunities for everyone so that residents have increased access to better work and employers have access to a wider talent pool. We are also working on improving the skills available to employers with Trafford & Stockport College Group leading the transformation of the local skills offer as a key action from the Economic Plan.

Progress with each of the delivery projects aligned to this priority in the 2023/24 Portfolio Agreement is summarised below.

Employment and support programmes

GMCA appointed The Growth Company as the provider for the Individual Placement and Support in Primary Care programme in Stockport. Mobilisation is underway and council officers are supporting implementation and providing contacts and network details for GP referrals to take place.

The new Academy For Care Experienced Young People has started and is going well with the initial participants in placements in the council.

The council is established as a key anchor employer for the Pure College Supported Internships programme and officers are supporting Stockport College to promote the scheme to a wider employer base in Stockport.

Skills initiatives and promoting vocational qualifications

Stockport College has been working collaboratively with Stockport businesses and Marketing Stockport to develop a suite of leadership and management short courses and continuous professional development, to empower individuals to confidently lead teams, drive business success and adapt to dynamic business environments. Flexible learning options to meet business needs (that also allow individuals to learn at their own pace and according to their schedule) include intensive workshops, part-time evening classes and online modules. Launching the offer in September includes project management, strategic planning, effective communication, team management and decision-making techniques. 'Leading with confidence' has been co-designed with marketing Stockport and aimed at aspiring leaders in small businesses.

T Level routes are now active and recruited for September 2023 in the following:

- Education and Childcare.
- Construction.
- Business and Professional.
- Engineering and Manufacturing.

T Level Routes on Digital, Health and Science are not yet running or recruited in.

Recruitment for apprenticeships and Higher Technical Qualifications is ongoing.

Trafford and Stockport College Group is developing an approach to support the new Mayoral priority around a Technical Education City Region – including a link to the new Greater Manchester Baccalaureate (MBacc) concept. Three Stockport employers are on the reference group for GMCA to develop the technical education offer.

Work with schools

As mentioned under Employment and support programmes above, the council is established as a key anchor employer for the Pure College Supported Internships programme.

The council has also commissioned Grassroots Recruitment to deliver this year's Post-16 Careers Week (9-13 October) - a week-long virtual careers fair to help young people and parents/carers understand the choices available from 16+.

A mix of events and resources has been created and made available to support careers education, information, advice and guidance staff in schools, colleges and training providers to support young people and their parents and carers to make a positive informed choice about their post-16 options.

Embedding ethical employment, promoting GM Good Employer Charter & Real Living Wage
Stockport Employers Event was held in Bask, during GM Good Employment Charter Week in June, to launch a campaign to increase the number of Charter Supporters and Real Living Wage employers – 40 attended.

There is now dedicated staffing resource in the council to support Stockport employers to become Charter Supporters or Members (and also Real Living Wage Foundation accredited). Initial targeting of employers began following the employers event in June.

The latest data shows 62 employers are engaged in the GM Good Employment Charter. This is a good start on engaging and recruiting Stockport businesses. The council has provided support and resources through officers in the Economy, Work and Skills team and the Fair and Inclusive team to help businesses to understand the charter and to complete the associated applications and paperwork.

Stockport is performing relatively well compared to other GM local authority areas. Our ambition, however, is that far more of the 13,000 business in our local base will get involved in supporting the charter and ultimately progress to full membership. The council is ambitious for Stockport's activity on the charter to be better than just outperforming the lowest performing areas, and so activity will focus on achieving the highest levels of performance amongst our peer local authority areas.

Measuring Performance and Reporting Progress

Latest available performance on all measures relating to this priority is summarised in the table below. Commentary on any measures that have a “Red” RAG rating, as well as those rated “Amber” with a deteriorating trend, is set out beneath the table.

Indicator Name	Good Perf.	Zyr Prev. (YE)	Prev. Year End	Values	Forecast	Target		
ERH 5.1: Young people employed via Stockport Steps to Work and Kickstart	High (Partnership)	94	11	2 (30/09/2023)	11	11	G	→
ERH 5.2 GMS: Young people supported via Adult Education Local Grant	High (Partnership)	2099	868	432 (30/09/2023)	450	450	G	↓
ERH 5.3: Youth Employment Hub	High (Partnership)	166	1422	223 (30/09/2023)	500	1400	R	↓
ERH 5.4: Employment & Skills Agreements	High (Partnership)	0 %	100 %	100 % (30/09/2023)	100%	100%	G	→
ERH 5.5: Total number of Stockport employers signed up to the GM Good Employment Charter	High (Council)			62 (30/09/2023)	100	75	G	↑
ERH 5.7: Continuing Education - pass rate	High (Partnership)	92 %	98.9 %	96 % (30/09/2023)	96%	93%	G	↓
ERH 5.8: Continuing Education - retention rate	High (Partnership)	96 %	96.7 %	97 % (30/09/2023)	97%	97%	G	→
ERH 5.9: Continuing Education - achievement rate	High (Partnership)	91 %	51.3 %	98 % (30/09/2023)	98%	92%	G	↑
ERH 5.11: Youth Unemployment (18-24)	-(contextual)	5.7 %	5.7 %	5.7 % (30/09/2023) 1045 / 18500	6%	N/A	N/A	○
ERH 5.12: Unemployment (16-64)	-(contextual)	3.8 %	3.3 %	3.2 % (30/09/2023) 5690 / 179800	3.5%	N/A	N/A	○

Commentary on performance

ERH5.3: Youth employment hub

This activity is led by partners in Job Centre Plus (JCP), with the council having a role in facilitating and enabling the delivery of this work by helping to identify suitable accommodation for it, and signposting the offer to other partners supporting employability so that they can refer suitable clients into the programme for support. The end of year forecast of 500 reflects current engagement numbers to the end of Quarter 2, during the times the Hub has had a dedicated JCP member of staff. Officers have flagged concerns about this level of performance to the JCP relationship manager and a meeting to review this work is scheduled for November. Further feedback about what is causing this and the agreed actions to be taken will be reported in the next quarterly update.

ECONOMY, REGENERATION AND HOUSING

2. FINANCIAL RESOURCES AND MONITORING



2.1 Revenue – Cash limit

Budget at Quarter 2:

Previously Reported Quarter 1 £000	Increase / (Reduction) £000	Current Budget Quarter 2 £000
1,010	150	1,160

Budget Changes since previously reported at Quarter 1:

Description	Movement(s) £000
Transformation Work – Planning Applications Process	150

Quarter 2 Forecast:

Net Cash Limit Budget	Forecast Net Expenditure	Covid Scarring Allocations	Forecast Net Appropriations from Reserves	Forecast Net Expenditure after Scarring & Reserves	Forecast (Surplus) / Deficit Q2	Forecast (Surplus) / Deficit Q1
£000	£000	£000	£000	£000	£000	£000
1,160	2,282	0	(738)	1,544	384	285

The Quarter 2 forecast position for the Economy, Regeneration & Housing portfolio is a deficit of £0.384m which represents 33.1% of the cash limit budget.

The majority of this deficit is caused by an expected under recovery of income in the Planning & Building Control areas. There are potentially some major schemes in the pipeline, as well as anticipated nationally set fee price increases. The Planning service is also in the process of transforming itself with a new structure that aims to be more dynamic and better placed to offer fee earning pre-application advice.

The Quarter 2 position also includes an estimate for the expected charge to the Investment and Development (I&D) account within the Finance and Resources Portfolio (£0.423m).

2.2 Earmarked Reserves

Most earmarked reserves are held at a corporate level and services produce a business case to draw down funds, which is approved through Corporate Leadership Team and Members. This strategic approach is designed to provide financial resilience for the council and to ensure that council reserves are used on an invest-to-save basis and to support council priorities. The exceptions to this are ringfenced reserves and the Directorate Flexibility Reserve.

The table below reflects planned use of reserves at Quarter 2 and is after the review of the council's reserve policy which was presented to Cabinet on the 19th September 2023 (Agenda item 9)

[Agenda for Cabinet on Tuesday, 19th September, 2023, 6.00 pm - Stockport Council](#)

Transfer from reserves:

Reserve Category	Reserve Narration	To be used for	Reserve / Approved Use Balance £000	Planned / Approved use of Reserves £000	Balance of Reserve £000
Directorate Reserves					
Directorate Reserve (Revenue)	Directorate Flexibility Reserve - Place	Stockport Economic Plan	17	17	0
Corporate Reserves					
Strategic Priority Reserve (Capital)	Capital Investment Reserve - Town Centre & District Schemes	HS2 Growth Review	13	0	13
Strategic Priority Reserve (Capital)	Capital Investment Reserve - Merseyway	Refronting	19	0	19
Strategic Priority Reserve (Capital)	Capital Investment Reserve - Merseyway	Mersey Square	132	0	132
Corporate Reserves (Revenue)	Legislative and Statutory Requirements Reserve	ONE Stockport Local Plan	59	59	0

Reserve Linked to Budget (Revenue)	Transformation - Invest to Save Reserve	Levelling up fund & Town funds for Cheadle	192	0	192
Strategic Priority Reserve (Capital)	Capital Investment Reserve - Mayoral Development Corporation (MDC)	Stockport Town Centre West / Stockport 8	134	0	134
Corporate Reserves (Revenue)	Corporate Property Reserve	Marple Leisure	65	65	0
Corporate Reserves	Legislative and Statutory Requirements Reserve	Planning Service Transformation	150	150	0
Corporate Reserves	Legislative and Statutory Requirements Reserve	Mirlees Fields	250	0	250
		Total	1,031	291	740

Approved use of the Reserves balance is £1.031m.

Drawdown from these reserves is £0.291m.

Reserves held outside this portfolio are also being used (£0.447m).

2.3 Portfolio Savings Programme

MTFP Transformational Lens	Savings Programme	Value £000s	RAG
Robust Corporate Governance	Services Review of four teams	150	GREEN
Robust Corporate Governance	Planning Income	50	AMBER
Robust Corporate Governance	Vacancy management in Planning & Building Control	23	GREEN
Robust Corporate Governance	Electronic Signs Increased Income	50	AMBER
	Total	273	

Risk rating

Green – good confidence (90% plus) the saving is/will be delivered or minor variances (<£0.050m) that will be contained within the portfolio.

Amber – progressing at a reasonable pace, action plan being pursued, may be some slippage across years and/or the final position may also be a little unclear.

Red: Significant issues arising or further detailed consultation needed that may be complex/contentious.

2.4 Housing Revenue Account

<u>2023-24 HOUSING REVENUE ACCOUNT</u>	Budget 2023-24 £000	Q2 Forecast Outturn £000	Variance 2023-24 £000
<u>Expenditure</u>			
<u>Maintenance & Management</u>			
Management Fee	36,206	34,429	(1,777)
Management Fee - Increased Pay Award	0	443	443
Hardship Fund	180	180	0
Strategic HRA Management	1,380	1,380	0
Rents, rates, taxes & other charges	258	258	0
Delivery Plan Initiatives	0	0	0
Total Management and maintenance	38,024	36,690	(1,334)
<u>Other Expenditure</u>			
HRA share of interest charges	5,583	5,488	(95)
Depreciation of fixed assets	12,940	12,940	0
Debt Management Costs (Treasury Management)	65	65	0
Bad debts provision	486	400	(86)
Solar PV Interest	87	69	(18)
Solar PV Voluntary MRP	0	0	0
New Build MRP	0	0	0
New Build Interest	501	574	73
New Build Management and Maintenance	173	173	0
Earmarked Development Provision	0	0	0
Water Charges	4,588	4,792	204
Sub-total	24,423	24,501	78
Total Expenditure	62,447	61,191	(1,256)

<u>Income</u>			
Rents - Dwellings	(46,367)	(46,517)	(150)
Rents from Affordable Rented	(834)	(834)	0
Rents from New Build units	(1,371)	(1,371)	0
Rents (non dwellings)	(300)	(300)	0
Charges for Services & Facilities	(7,511)	(5,728)	1,783
Solar PV FIT income	(1,350)	(1,350)	0
RHI Income	(446)	(297)	149
Water Income	(4,588)	(4,792)	(204)
Retained Income from RTBs	(65)	(65)	0
Total Income	(62,832)	(61,254)	1,578
Net Cost of Services	(385)	(63)	322
Investment Income	(30)	(75)	(45)
Sub-total	(30)	(75)	(45)
Net Operating Expenditure	(415)	(138)	277
Voluntary MRP	0	0	0
RCCO	0	13	13
Contribution from Reserves	0	0	0
Sub-total	0	13	13
(Surplus)/Deficit for year	(415)	(125)	290
(Surplus)/Deficit brought forward	(1,000)	(1,000)	0
Future Investment Reserve - Budgeted	318	28	(290)
Future Investment Reserve - Additional	0	0	0
Accumulated (Surplus)/Deficit	(1,097)	(1,097)	0

The HRA forecast position for the year is illustrating a surplus of £0.125m. This surplus is lower than budgeted due in the main to an increased projected management fee for additional pay award costs and pension increase.

2.5 Capital Finance Update and Outlook

Programme

*Expenditure as at 30/09/23 £000	Scheme	2023/24 Programme £000	2024/25 Programme £000	2025/26 Programme £000
	Housing			
6,038	HRA - general capital schemes	14,858	14,710	15,176
1,307	HRA - new builds	12,975	34,249	6,020
4,762	Affordable Homes (SHL)	6,852	0	0
783	Disabled Facilities Grant	3,098	0	0
26	Strategic Housing - Renewal	308	150	0
171	Strategic Housing - Affordable Housing	475	200	0
1	Brinnington Regeneration: Mitigation Measures	131	0	0
13,087	Housing Schemes total	38,697	49,309	21,196
	Regeneration			
0	Stockport Exchange (Phase 3)	94	0	0
5,002	Stockport Exchange (Phase 4)	9,779	0	0
80	Markets and Underbanks	100	2,173	0
1,253	Markets and Underbanks - NHLF	1,436	453	0
12	Swann Lane (The Coach House)	360	0	0
410	Merseyway Development	775	2,893	0
1,575	Merseyway Development - MIC	1,655	0	0
313	Future High Streets Fund	1,500	11,631	0
1,106	Solar PV Schemes	1,271	0	0
10,738	Weir Mill Development	31,157	23,248	0
782	Mayoral Development Corporation	4,632	4,594	0
372	Academy of Living Well	450	7,500	10,173
572	Stockport Interchange	572	0	0
49	Cultural Development Fund	241	1,888	0
31	Debenhams Filming / Community Space	50	769	0
9	A6 Properties Demolition	447	0	0
22,306	Regeneration Schemes total	54,519	55,149	10,173
35,393	TOTAL	93,216	104,458	31,369

Resources

Resources	2023/24 £000	2024/25 £000	2025/26 £000
Capital Grants	21,284	26,402	3,014
Directly Funded Borrowing	55,997	57,649	10,491
Capital Receipts	3,041	3,889	3,006
External Contributions	100	0	0
Commuted Sums	475	200	0
Revenue Contributions (RCCO)	(621)	2,088	344
HRA funding from MRR	12,940	14,230	14,514
TOTAL	93,216	104,458	31,369

Programme Amendments – Rephasing

Scheme	2023/24 £000	2024/25 £000	2025/26 £000	Funding Source	Reason
<u>Housing</u>					
HRA - general capital schemes	465	(465)	0	DFB	Scheme rephasing
HRA - new build schemes	(830)	0	0	Capital Grants	Scheme adjustments
HRA - new build schemes	(70)	(300)	0	Capital Grants	Scheme adjustments
HRA - new build schemes	(37)	1,859	0	DFB	Scheme adjustments
HRA - new build schemes	0	(375)	(1,077)	Capital Receipt	Scheme adjustments
HRA - new build schemes	(1,300)	1,300	0	RCCO	Scheme adjustments £0.040m allocation to
Disabled Facilities Grant	(40)	0	0	Capital Grants	ContrOcc Billing Module
Disabled Facilities Grant	252	0	0	Capital Grants	Additional DFG received 2023/24
<u>Regeneration</u>					
Markets and Underbanks	-185	185	0	DFB	Scheme rephasing
Markets and Underbanks - NLHF	631	273	0	Capital Grants	M&U NLHF scheme addition
Markets and Underbanks - NLHF	805	180	0	DFB	M&U NLHF scheme addition
Merseyway Development	-2874	2874	0	DFB	Scheme rephasing
Future High Streets Fund	-5500	5500	0	Capital Grants	Scheme rephasing
Mayoral Development Corporation	93	-93	0	DFB	Scheme rephasing
Academy of Living Well	-2550	2550	0	Capital Grants	Scheme rephasing
Academy of Living Well	0	-539	0	DFB	Scheme reduction
Academy of Living Well	0	-10173	10173	DFB	Scheme rephasing
Debenhams Filming / Community Space	0	769	0	RCCO	Error correction from Q1+ rephasing
A6 Properties Demolition	0	-769	0	RCCO	Error correction from Q1+ rephasing
TOTAL	(11,140)	2,776	9,096		

Progress against individual schemes

Scheme	Description																																										
HRA - general capital schemes	<p>To deliver capital improvements to the council’s housing stock in line with the Housing Revenue Account (HRA) Business Plan.</p> <p>An underspend of £2.250 million from 2022/23 was carried forward into 2023/24 and is ringfenced for the completion of 2022/23 contracts that had been delayed.</p> <p>The total budget for 2023/24 is £15.297 million. Of this a spend of £14.858 million is currently anticipated with any underspend to be carried forward into 2024/25 to be used on any unfinished 2023/24 works.</p> <p>Lancashire Hill works of £0.900m has been deferred into future years, with the asset team looking to utilise this budget in 2023/24 against future planned work. This will free up funding to cover the Lancashire Hill work in future years.</p>																																										
HRA - new builds	<p>Updated New Build programmes are detailed below:</p> <p>The forecast spend for 2023/24 is £12.975m and is made up of the below schemes:</p> <table border="1" data-bbox="317 1025 1501 1877"> <thead> <tr> <th data-bbox="325 1037 746 1140">Scheme</th> <th data-bbox="756 1037 986 1140">2023/24 Actual Expenditure</th> <th data-bbox="995 1037 1493 1140">Type of Scheme</th> </tr> </thead> <tbody> <tr> <td data-bbox="325 1142 746 1218">Gordon Street, Heaton Norris</td> <td data-bbox="756 1142 986 1218">£0.577m</td> <td data-bbox="995 1142 1493 1218">16 shared ownership units</td> </tr> <tr> <td data-bbox="325 1220 746 1296">Edinburgh Close</td> <td data-bbox="756 1220 986 1296">£2.133m</td> <td data-bbox="995 1220 1493 1296">35 social rent units and 14 shared ownership units</td> </tr> <tr> <td data-bbox="325 1299 746 1341">London Road, Hazel Grove</td> <td data-bbox="756 1299 986 1341">£0.359m</td> <td data-bbox="995 1299 1493 1341">32 social rent units</td> </tr> <tr> <td data-bbox="325 1344 746 1386">RSAP Phase 2</td> <td data-bbox="756 1344 986 1386">£0.519m</td> <td data-bbox="995 1344 1493 1386">8 social rent units</td> </tr> <tr> <td data-bbox="325 1388 746 1431">3 X 2 Bed Buy Backs</td> <td data-bbox="756 1388 986 1431">£0.020m</td> <td data-bbox="995 1388 1493 1431">3 social rent units</td> </tr> <tr> <td data-bbox="325 1433 746 1476">5 Turncroft, Offerton</td> <td data-bbox="756 1433 986 1476">£0.168m</td> <td data-bbox="995 1433 1493 1476">1 social rent unit</td> </tr> <tr> <td data-bbox="325 1478 746 1554">St Thomas Phase 2</td> <td data-bbox="756 1478 986 1554">£1.381m</td> <td data-bbox="995 1478 1493 1554">33 social rent units and 37 shared ownership units</td> </tr> <tr> <td data-bbox="325 1556 746 1599">Vine Street</td> <td data-bbox="756 1556 986 1599">£1.012m</td> <td data-bbox="995 1556 1493 1599">12 shared ownership units</td> </tr> <tr> <td data-bbox="325 1601 746 1644">Alpine Road</td> <td data-bbox="756 1601 986 1644">£0.069m</td> <td data-bbox="995 1601 1493 1644">4 social rent units</td> </tr> <tr> <td data-bbox="325 1646 746 1688">LAHF</td> <td data-bbox="756 1646 986 1688">£5.050m</td> <td data-bbox="995 1646 1493 1688">22 social rent units</td> </tr> <tr> <td data-bbox="325 1691 746 1767">Meadow Mill</td> <td data-bbox="756 1691 986 1767">£1.679m</td> <td data-bbox="995 1691 1493 1767">8 units for shared ownership and 3 units for social rent</td> </tr> <tr> <td data-bbox="325 1769 746 1812">Higher Hillgate</td> <td data-bbox="756 1769 986 1812">£0.008m</td> <td data-bbox="995 1769 1493 1812">24 units for shared ownership</td> </tr> <tr> <td data-bbox="325 1814 746 1877">Total</td> <td data-bbox="756 1814 986 1877">£12.975m</td> <td data-bbox="995 1814 1493 1877"></td> </tr> </tbody> </table>	Scheme	2023/24 Actual Expenditure	Type of Scheme	Gordon Street, Heaton Norris	£0.577m	16 shared ownership units	Edinburgh Close	£2.133m	35 social rent units and 14 shared ownership units	London Road, Hazel Grove	£0.359m	32 social rent units	RSAP Phase 2	£0.519m	8 social rent units	3 X 2 Bed Buy Backs	£0.020m	3 social rent units	5 Turncroft, Offerton	£0.168m	1 social rent unit	St Thomas Phase 2	£1.381m	33 social rent units and 37 shared ownership units	Vine Street	£1.012m	12 shared ownership units	Alpine Road	£0.069m	4 social rent units	LAHF	£5.050m	22 social rent units	Meadow Mill	£1.679m	8 units for shared ownership and 3 units for social rent	Higher Hillgate	£0.008m	24 units for shared ownership	Total	£12.975m	
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<p>Affordable Homes (SHL)</p>	<p>Delivering new build housing in line with the development pipeline programme.</p> <p><u>2023/24 Programme</u> The borrowing requirement for 2023/24 is £6.852m, which covers the below schemes:</p> <ul style="list-style-type: none"> • Hopes Carr phase 3 – borrowing for development of 2 affordable rented units, and 12 shared ownership units; • Andrew St (<i>Compstall</i>) - borrowing for acquisition and development of 3 social rented and 29 shared ownership units. This scheme is expected to complete in September 2023; • RSAP – borrowing for acquisition and development of 5 social rented units.
<p>Disabled Facilities Grant</p>	<p>Disabled Facilities Grants are provided to facilitate the provision of major adaptations or changes to non-council owned housing (i.e., owner occupied, private rented and housing association) to meet the assessed needs of disabled people of all ages.</p> <p>Provision is demand-led. Offers of grant are based on the outcome of an assessment of need and are mandatory, subject to a grant applicant meeting the eligibility criteria, which for disabled adults includes a financial means test.</p> <p>Typical examples of adaptations funded by a DFG include stairlifts, hoists, level access showers, door widening and ramps.</p> <p>A total of £0.783 million for DFG has been spent as at Quarter 2 2023/24. The remainder of the allocation along with any prior year unutilised DFG will be used to support the Academy of Living Well scheme within the Economy & Regeneration portfolio.</p> <p>A review of the Better Care Fund was completed in the fourth quarter of 2022/23 which was an opportunity to explore more flexible ways of utilising elements of the DFG. As part of the final recommendations, a review of the existing policy and procedures has commenced in the second quarter of this year. The envisaged changes will support more preventative approaches and flexibilities in applying the DFG allocations.</p>
<p>Strategic Housing - Renewal</p>	<p>This funding is utilised under the Private Housing Investment and Assistance Policy on Home Repairs Assistance (to address serious assessed housing hazards for vulnerable owner occupiers with an emphasis on enabling them to remain in their own homes) and Priority Neighbourhood Assistance (PNA) to support external block improvement work on former 'right to buy properties' within council housing investment programmes – the current PNA works relate to external energy efficiency upgrade works to blocks of houses on the Offerton estate. These PNA works have now all been completed.</p> <p>A review of Home Improvement Agency work and the provision of assistance for vulnerable owner occupiers is currently underway with GM to look at how assistance can be targeted to support independent living. The balance of these monies will be considered as part of this programme of targeted assistance through the existing policy provision of Home Repairs Assistance. In the meantime, HRAs will continue to be used on a demand led basis to address serious housing hazards affecting vulnerable owner occupiers.</p>

<p>Strategic Housing - Affordable Housing</p>	<p>Through the planning process, commuted sums are available to assist in the delivery of affordable housing schemes across the borough.</p> <p>£0.200m has previously been approved and allocated to enable the delivery of 24 affordable apartments on Higher Hillgate. SMBC has secured an option to purchase the site subject to planning. A planning application has been made and a decision is expected in autumn 2023. The site is to be developed by SHG. It is anticipated that the scheme will be completed in 2024/25.</p> <p>A further £0.475m has been approved and allocated to these projects led by SHG:</p> <ul style="list-style-type: none"> • 5, Turncroft Lane - £0.070m commuted sums - is now occupied and final spend will be calculated November 2023 and the commuted sums will be drawn down; • Rough Sleeping Accommodation Programme - £0.069m commuted sums - programme has started and 5 properties have been handed over. The remaining property is in conveyance and is due for completion in quarter 3; • Buy Backs - £0.171m (all properties handed over and claim made); • Specialist Affordable Housing (Autism) - £0.165m (Delayed – handover now scheduled during November 2023).
<p>Brinnington Regeneration: Mitigation Measures</p>	<p>In April 2013, the Executive approved a comprehensive report detailing various areas of work being taken forward to meet the objectives of the Brinnington Regeneration Plan including new housing development across 6 sites, including land at Blackberry Lane that falls within Reddish Vale Country Park.</p> <p>There has been minimal spend on fees since the last report as Highways are still chasing TfGM who are finalising design for new bus shelters. TLC are progressing tree planting and feeder pillars for the bus stop. The order for the TRO's is also being chased with legal so they can be mapped and enforced.</p> <p>A potential underspend of £0.020m has been identified but this will be confirmed when all works are completed during 2023/24.</p>
<p>Stockport Exchange (Phase 3)</p>	<p>The office building constructed as part of Stockport Exchange Phase 3 (Number 2 Stockport Exchange) achieved practical completion in May 2020. Remaining funding will be utilised to pay retention fees and any outstanding costs.</p> <p>The council has completed the letting of part of the first floor to Industrials. The letting required landlord works to split the first floor, which were completed earlier in the year and Industrials are now in occupation. Terms have been agreed with a letting of the ground floor to CHEC who have completed their fit out works and are now in occupation.</p> <p>A letting of the remaining part of the first floor of Number 2 Stockport Exchange is close to being agreed.</p>
<p>Stockport Exchange (Phase 4)</p>	<p>The next phase of the Stockport Exchange development comprising a 398-space tenant only multi-storey car park and approximately 64,000 square feet office accommodation.</p> <p>The MSCP is complete and has been handed over, with opening anticipated to take place on 16th October 2023 and the office is due to complete in December 2023.</p>

<p>Markets & Underbanks</p>	<p>The regeneration of this key area continues and includes the following projects:</p> <ul style="list-style-type: none"> • Winters – Bistro Marc unfortunately ceased trading in June 2023 and the lease was assigned to Little Underbank Leisure Limited, now open again and trading as Alfredo’s Social; • Hall & Co – construction has started on Site E, Churchgate / Harvey St. This scheme will deliver 50 residential units and ground floor shared workspace; • Hall & Co – demolition of Site A, Little Underbank / Mealhouse Brow will start in January 2024 with construction of 12 residential units and 3 ground floor retail units, to complete early 2025; • Hall & Co – demolition of Site C 6-16 Lower Hillgate will take place in summer 2024; • White Lion – landlord works completed and fit out works to commence shortly. Balance of L&Q (THT) retainer to be calculated and paid on signing. BGS Utilities due on site early 2024 to install electricity and water supplies, whilst reconnecting gas. New pub to open in Spring 2024; • 18-20 Lower Hillgate – TH Grant aided works completed in Summer 2023; • 35-37 Great Underbank – TH Grant aided works started to start in October 2023 – expected completion late March 2024; • 3 Little Underbank – TH Grant aided works completing, Cobblers Bar due to open before Christmas 2023; • 16a Market Place – Legal works ongoing to seek access through locked gates of Astley’s Yard to rear door of unit. AFL has been drawn up and planning will be submitted on its signing.
<p>Markets & Underbanks - NHLF</p>	<p>The Townscape Heritage Initiative ‘Rediscovering the Underbanks’ enters its final full year of delivery in 2024, with the project completing in March 2025.</p> <p>There are a number of capital property restoration projects coming forward in 2024, including the Hall & Co redevelopment of the site adjacent to Winters.</p> <p>The TH Grant is made up of monies from NLHF, SMBC and property owners. The council is also running a revenue programme alongside this, with events planned for Spring, Summer and Autumn.</p> <p>All TH Grants are paid out in arrears and everything needs to be accounted for by the end of March 2025.</p>

<p>Swann Lane</p>	<p>Scheme relates to the costs to facilitate the disposal of the Swann Lane site.</p> <p>This site was acquired by the council via a Compulsory Purchase Order in 2017. The council is the owner of the site and planning permission has now been obtained for the development of a single detached dwelling on the site.</p> <p>Compensation has not yet been paid to the former owner of the site, but negotiations have now been concluded with their appointed Surveyor and this is expected to be paid in the first half of 2023/24.</p> <p>The claimant is entitled to the market value of the site at the date of valuation plus professional fees and a 7.5% supplement, along with any additional payments in accordance with compulsory purchase legislation. It is anticipated that the compensation award will be £0.360m, with the aim of the project being cost neutral on resale.</p>
<p>Merseyway Development</p>	<p>Since acquiring the shopping centre in 2016, the council has pursued a redevelopment strategy that sought to diversify the uses in the centre and encourage more footfall to support the existing tenants of the Merseyway Centre and other town centre businesses. The redevelopment takes the forms of a programme of projects which are covered below.</p> <p>Redevelopment of the former BHS store The sums represent the redevelopment of the former BHS store, along with a budget for improving the aesthetic appearance of the centre which has funded improvements to Mersey Square and elsewhere in the centre.</p> <p>Agreements for lease have been signed on the former BHS store and work to redevelop the store into two ground floor units with first floor and basement units is underway. A package of enabling works that removed large amounts of asbestos from the building is complete and a main contractor is on site. Further small amounts of asbestos have been found since the main contractor started on site in July 2023. Progress on the redevelopment has suffered from a number of delays. These have been related to the significant demolition package over-running and some challenges with agreeing the contract with the main contractor.</p> <p>Works are expected to be complete by February 2024 with the new tenants planning to fit out their stores and be ready to trade for Easter 2024.</p>

<p>Merseyway Development – MIC</p>	<p>The MIC has been developed using funding from the council, from ERDF and from the government’s Cultural Development Fund. The MIC is managed on behalf of the council by Oxford Innovation (OI), as part of the Innovate Stockport portfolio. This includes Stockport Business & Innovation Centre at Broadstone Mill and Merchants House in the Market Place.</p> <p>MIC offers flexible office accommodation with coworking space, shared offices and individual units from 100 sqft up to 570 sqft plus a 1,000 sqft business lounge. It also offers business support through OI, excellent cycling facilities, rooftop parking and vital digital connectivity offering Gigabit-capable broadband.</p> <p>Seven tenants have signed up so far and include two IT companies; a provider of back office functions for GPs; a Travel Agent; a Podcaster; and a Photographer.</p>
<p>Future High Streets Fund (Stockroom)</p>	<p>The council were successful in bidding for £14.5m to redevelop approximately 8 former retail units into a new Learning and Discovery Centre. Work to strip out the units comprising Stockroom is complete. Significant amounts of asbestos have been removed and internal walls have been demolished.</p> <p>Due to the significant cost pressures on the project, an additional £2m of council funding was approved by the Cabinet in March 2023. The main contractor has started on site and it is anticipated that Stockroom will be open by Autumn 2024.</p>
<p>Solar PV Schemes</p>	<p>Stockport’s GM Unlocking Clean Energy Projects will see the installation of roof mounted Solar PV, some with Solar PV carports, to serve three buildings and four schools, across the borough. All schemes are part ERDF funded with a match-funding element from the council. All the works to the allocated schemes and now complete.</p> <p><u>Endeavour House</u>: The project comprised the installation of a roof mounted Solar PV array, associated carports and battery storage. Utility works for this project were undertaken alongside ground and superstructure works for the carport structure and sub-station base. Costs include contractor fees, the installation of the panels, carports, batteries, EV charging points and associated connecting infrastructure.</p> <p><u>Grand Central Leisure Centre</u>: All solar panels are installed and fully operational. There is extensive coverage on the roof. The costs included contractor fees, installation of the panels and associated infrastructure. The scheme is generating power and reducing the requirement on the electricity grid.</p> <p><u>Stockport Exchange MSCP</u>: This roof mounted solar PV scheme replaces the original intention to have solar PV on the Merseyway Shopping Centre roof. The works were designed by a specialist Muse / Galliford Try sub-contractor. The installation of the steel frames and panels completed end of summer. The scheme has been commissioned and is operational helping to supply the tenant car park with power requirements.</p>

<p>Weir Mill</p>	<p>Weir Mill is a key strategic site that has a prominent location in the MDC (Town Centre West) area, and it is adjacent to the new Interchange development.</p> <p>Homes England grant funding of £7.000m, and GMCA grant funding of £3.652m, is secured against the building and Capital and Centric, a well-regarded North West developer has bought the site to redevelop it. This grant funding sits alongside the commercial loan facility being provided by the council.</p> <p>The scheme is now on site and development underway. Planning and Listed Building consent was awarded in January 2022. Sisk (John Sisk & Sons) is the main contractor appointed in May 2022 to deliver the scheme, which is to provide 253 residential apartments for rent, alongside commercial space and public realm.</p> <p>Selected demolition has been completed, piling and groundworks are underway and well advanced.</p> <p>Work started on site was in June 2022, completion estimated end 2024. Work continues well on site. The retained mills and in particular new build elements show clear signs of progress with windows installed at lower levels on the new build.</p>
<p>Mayoral Development Corporation (MDC)</p>	<p>This relates to the acquisition of sites within the MDC area and any capital requirement for ongoing projects.</p>
<p>Academy of Living Well</p>	<p>This project relates to the development of a 70-bed care facility known as the Academy of Living Well. The development will be delivered by the council on part of the former St Thomas' Hospital site which was acquired by the council from Homes England in December 2019.</p> <p>Planning permission was granted in April 2021 and procurement of a contractor is underway subject to agreeing a viable costing exercise. Stage 4 design and enabling works started in early 2023 with full start on site in Quarters 1 and 2 of 2024/2025. A new full construction programme is currently being worked up.</p>
<p>Stockport Interchange</p>	<p>Stockport Interchange is a transformational mixed-use scheme in the Town Centre West MDC area. It includes a residential new build (196 apartments) to which this programme pertains.</p> <p>There are various external grants into the residential element of the scheme, some administrated by the council such as Home England's Housing Infrastructure Fund, and the council's direct contribution via patient equity, matched 50/50 by GMCA.</p> <p>Works are currently well advanced on site.</p> <p>The residential building façade treatment and external cladding is almost complete with all windows installed. The interior fitting out is progressing on programme with first fix installation of mechanical and electrical works complete to all apartments.</p> <p>The residential programme remains on target for later in 2024.</p> <p>The Park element is progressing well with path and surfacing being laid and planting underway on the park. The cycle ramp to the riverside is under construction alongside the bridgescape walking connection to the train station and Stockport Exchange.</p>

Cultural Development Fund	<p>In April 2022, DCMS awarded £2.6m via Arts Council England to deliver the Stockport Creative Campus (SCC) as one of the CDF Round 2 schemes. The project is a partnership between Stockport Council, Madlab, Manchester Metropolitan University, Future Everything & IN4. The total value of the project, including match funding, is £5.8m. Stockport Council is the accountable body.</p> <p>The project has three strands:</p> <ul style="list-style-type: none"> - Creative Campus: A tightly knit, industry-oriented mixed-use cluster of production, engagement and inspiration spaces located in Stockport's Old Town; - Campus Talent: A programme to build the digital skills capability needed for the next generation of digital and creative business, particularly focusing on latent, unexplored talent from across Stockport, its town centre communities in particular; - Creative Placemaking: A wide-ranging programme of public facing digital arts activities, from site-specific commissions through to family friendly skills activities and large-scale events. <p>To date the following has been delivered:</p> <ul style="list-style-type: none"> - Creative Campus: The first capital scheme facilitated by CDF to a value of £191k, the Merseyway Innovation Centre, will be formally launched on Tuesday 14th November. It is a fully supported hub for digital & creative start-up & scale up businesses with training spaces. Campus talent programmes will begin to link digital entrepreneurs with the space following its formal launch; - Campus Talent: Madlab have facilitated the delivery of Shift Click to 102 people in Stockport in Years 1 and 2 to date with more sessions planned for Year 2. MMU have now appointed a Research Associate to support the delivery of the Design Factory. They are now ready to initiate projects and research to support the delivery of SCC; - Creative Placemaking: Future Everything have completed an extensive round of engagement with local arts, cultural and community stakeholders and have published their action plan and vision for Digital Creative Placemaking in Stockport. The first phase of delivery has commenced which will provide an artist residency, site specific commissions, talent development sessions, online exhibitions and family friendly digital art skills workshops. <p>As well as the specific outcomes in the original bid, the partnership has led to a number of wider outcomes, which could not have been achieved without the CDF bid. These include:</p> <ul style="list-style-type: none"> - securing an additional £0.061m of GMCA culture funding to extend the reach of the Creative Placemaking programme to some of Stockport's communities where levels of cultural engagement are lowest; - MMU's presence in Stockport has resulted in a number of new projects being initiated, including a partnership with Stockport's Hat Museum to deliver a digital archives project; - Madlab have secured almost £0.200m of public funding through UK Shared Prosperity Fund, UK Research & Innovation & the Power to Change Trust. This will enable them to develop their work and extend the delivery of digital programmes in Stockport.
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<p>Cheadle Town Fund – Eco Business Park</p>	<p>The proposed Cheadle Eco Business Park, at Bird Hall Lane, is a strategic redevelopment opportunity to create c.115,000 square feet of new industrial space on Council owned land.</p> <p>The Eco Business Park will be a market demonstrator for high environmental performance, low embedded carbon and the use of renewable energy technology. This aligns with the council’s clean economic growth and the Climate Action Now objectives. The site is currently under-utilised, has dated property infrastructure, and is poorly and inefficiently configured.</p> <p>Following initial designs and a business case submission to DLUHC, £4.44m of Cheadle Towns Fund capital grant has now been awarded towards the scheme. In addition, Evergreen funding has already been utilised to support the initial feasibility work.</p> <p>Network Space Developments have been appointed as Development Manager and are assisting the council with submitting a planning application end of 2023, start of 2024.</p>
<p>Debenhams Community/ Filming Space</p>	<p>Approval was granted at Cabinet to undertake internal and external works to the former department store. This is currently paused whilst commercial lettings opportunities are explored.</p>
<p>Demolition of A6 Properties</p>	<p>Proposals have been developed to demolish and landscape 76-84 Wellington Road South and 2 Railway Road. These proposals were presented to Cabinet on 28th September 2022 and duly approved. Progress will now be made to further develop the proposals which will include undertaking detailed surveys of the properties and securing the necessary consents.</p>

2.6 Allocated One-Off Resources

As part of the 2022/23 Budget, several positive investments were identified and approved. These investments are aligned to support the delivery of the council’s ambitions and priorities for the borough. The investment aligned to this portfolio is:

District and Local Centres Infrastructure £0.250m

Stockport’s District Centres all have an important and broad ranging role at the heart of the local communities they serve. Following our partnership with the Institute of Place Management (IPM) the District Centre Managers, in partnership with local stakeholder, businesses and residents, have developed individual Action Plans for each District Centre. The Plans reflect local priorities and include quick wins and longer-term priorities with local stakeholder groups established to oversee delivery. The £0.005m assigned to each District Centre in 2022/23 has now been allocated to specific projects considered a priority for achieving a healthy and vibrant District Centre.