

DRAFT STOCKPORT MDC BUSINESS PLAN 2024 - 2029

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 the Business Plan will be submitted to the Council and GMCA for approval.
- 1.3 This plan is the fifth 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 2024 to 2029 reflects the MDC's delivery achievements from 2019-24 and sets out delivery commitments for the coming five years. This new draft Strategic Business Plan was approved by the MDC Board in March 2024 and will be submitted to GMCA for approval at its meeting on 28th June 2024.
- 1.5 This report recommends that Cabinet approve the MDC's Strategic Business Plan which will formally guide the MDC's activity and act as the document against which the MDC's effectiveness can be assessed. The Strategic Business Plan is included in Appendix A of this report.

2. GOVERNANCE AND ACCOUNTABILITY

- 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 the Liberal Democrat, Labour and Independent Rate Payers political groups, together with the Council's Chief Executive.
- 2.2 The recruitment of 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. In November 2022 their terms of office were extended for a further 2 years to October 2024.
- 2.3 Strategic Business Plan enables the Council to exercise oversight and control of the MDC and be assured that that the MDC is acting in a manner which is consistent with the Council's priorities.

3. MDC STRATEGIC FRAMEWORK AND DELIVERY COMMITMENTS, 2024-2029

3.1 One Stockport Borough Plan

The One Stockport Borough Plan was developed in 2021 by Stockport Council in partnership with people and organisations across Stockport. It set out a shared vision for the borough for 2030, so that together we can continue to create a place that works for everyone – businesses, residents, community organisations and charities. It offers an ambitious strategy to improve the lives of everyone who lives, or spends time, in Stockport.

3.2 The Strategic Regeneration Framework for Town Centre West

In the context of the Borough Plan and reflecting the Council's wider regeneration ambitions, in 2019 the Council (in its capacity as Local Planning Authority for the area) produced the Strategic Regeneration Framework for Town Centre West (SRF). It was approved in its final form in November 2019 following public consultation.

3.3 The SRF sets out the vision and ambition for the regeneration of Town Centre West that the MDC was created to deliver. Stockport MDC's overall mission is to lead this redevelopment, creating a thriving new community in the heart of the town centre that exemplifies local character, the vital importance of sustainability and carbon reduction, and maximises the benefit of Stockport's transport connectivity.

3.4 The Stockport MDC Strategic Business Plan and Annual Action Plan

The Strategic Business Plan sets out strategic objectives and delivery commitments that will drive the MDC's work over the coming five year period to deliver the ambitions set out in the SRF. It is supplemented by the Annual Action Plan which contains an additional level of detail about what the MDC will achieve in each year.

3.5 These objectives and commitments are developed in line with our three guiding principles and 9 strategic outcomes:

MDC strategic outcomes:

- 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

MDC guiding principles:

- 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

3.6 Most recently Stockport Council has developed One Stockport One Future as the next phase of the Borough Plan. Launched in March 2024, this sets out how partners across the borough will work together to make Stockport the best place to live happy and healthy lives. The Plan identifies five big things will act as long term catalysts for change and ultimately reduce inequality in our borough over the next 15 years:

- Good jobs and homes
- The best place to grow up
- Thriving neighbourhoods
- Clean, green transport
- Best health and care

3.7 This iteration of the Strategic Business Plan responds to One Stockport One Future and sets out how the MDC will support the Council in work to bring forward plans for the delivery of an even greater number of new homes in the east of the town centre, with a continued emphasis on the correct mix of homes for people at all stages of life.

4. STRATEGIC BUSINESS PLAN, 2024-29

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 In line with the MDC strategic objectives and guiding principles, over the period 2024–2029, 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	The MDC will take a proactive approach to maximising the social value of investment in Town Centre West, ensuring that residents benefit from regeneration at every stage through the creation of a Social Value Framework
	3	The MDC will bring forward schemes for meanwhile use of sites and buildings awaiting development which support the formation of new communities and nurture existing ones within and surrounding Town Centre West

	4	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
	5	The MDC will utilise and promote inclusive design 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"> • Raise its profile as an exemplar regeneration delivery vehicle • Raise awareness of the transformation taking place with new and existing residents • 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
Environmental sustainability	7	Over this planning period we will transition to all new development within Town Centre West being carbon neutral in operation and work with key partners to support innovation in construction methods and materials to bring about transformational reductions in embodied carbon. We will also promote and seek to embed innovative practice in key priority areas to reduce the greenhouse gas emissions of Town Centre West as a whole and ensure we are playing a leading part in delivering Stockport and Greater Manchester's ambitions to achieve carbon neutrality by 2038.
Enhancing connectivity	8	Over this planning period we will work with communities to shape opportunities to enhance the natural assets of Town Centre West, making them focus recreational and ecological assets. We will seek to harness new investment streams arising from recent biodiversity net gain legislation to contribute to this work and deliver transformational benefits for Town Centre West and the wider borough.
	9	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.
Employment and economic growth	10	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.
Innovation and future proofing	11	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:

		<ul style="list-style-type: none"> - Leveraging the scale of investment in development in Town Centre West to act as a catalyst for growth of employment and skills opportunities in the construction sector for Stockport residents, especially in relation to modern, green methods of construction - Delivering new employment workspace - 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 - Partnering with organisations in the foundational, digital and green sectors to utilise Town Centre West as an incubator of innovation and inclusive growth. - Collaborating with Stockport Council and other partners to attract major employers to the town centre, including the relocation of Stepping Hill hospital.
Investment	12	The MDC will carry out annual innovation deep dives into priority built environment innovation use cases, starting with building management in 2024-25.
Governance, leadership & capacity	13	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.

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 have produced a risk register, which was approved at the August 2023 Board meeting. This is kept as a live document to ensure visibility of risk and changing risk profile and is a standing item on the MDC Board meetings.

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 comment on and note the report.
- 10.2 The Cabinet is recommended to approve the full MDC Strategic Business Plan for the period 2024–2029 at Appendix A.

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, 28th June 2022

MDC Strategic Business Plan, Cabinet, 27th June 2023

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