

DECISION NOTICE

Decision author and proposer: Ross Sutherland – Delivery Manager

Subject/ Title:
GMP Site, Chester Road, Trafford

Type of decision:			
Deputy Mayor's decision	Yes	Chief Officer's decision	

In all cases this will need to be approved by the Director Police, Crime, Criminal Justice and Fire.

<p>The decision is THAT:</p> <ol style="list-style-type: none"> 1. the transfer of the GMP Chester Road Site to the Joint Venture Company be approved. 2. the Joint Venture between the GMCA, Trafford Council and a Developer Partner, on terms to be agreed, be approved. 3. the £642,500 of funding needed to appoint a development partner and obtain detailed planning consent for the scheme be approved. 4. pursuant to The Greater Manchester Combined Authority (Transfer of Police and Crime Commissioner Functions To The Mayor) Order 2017 authority be delegated in the following instances: <ol style="list-style-type: none"> i) to the Chief Executive Officer, GMCA & TfGM and GMCA Treasurer to commence the procurement process and appoint a development partner. ii) ii) to the Chief Executive Officer, GMCA & TfGM and GMCA Treasurer to agree appropriate legal agreements with Trafford Council. iii) iii) to the GMCA Treasurer acting in conjunction with the GMCA Monitoring Officer to prepare and effect the necessary legal agreements.
<p>The reasons for the decision are:</p> <p>To facilitate the process to procure a development partner the Joint Venture will need to appoint consultants for expert advice in undertaking the process in a legally compliant way. To date Savills have been appointed to facilitate the procurement process, whilst Shoosmiths have been appointed to provide external legal advice on the process. Both consultants have been appointed using a procurement complaint process. Funds will be utilised in</p>

the future to support the procurement process further and to finance planning approval. The regeneration of the GMP site will act as a catalyst for further redevelopment in the Civic Quarter of Trafford.

Before a private sector development partner is appointed the GMCA along with Trafford Council will need to finance legal, marketing and procurement costs. The estimated fee's will be approximately £642,500. It was agreed at the Great Manchester Combined Authority meeting on the 26th November 2021 that these funds will be underwritten by police and crime reserves.

The decisions will contribute to priorities of the Greater Manchester strategy in the following ways:

Place Priorities:

- The GMP site is within the Western Gateway Local Investment Framework Area. The delivery of this residential led mixed use scheme will be catalyst for investment in other areas of Trafford's Civic Quarter and will drive investment in the Western Gateway growth area.
- The delivery of this scheme will enable the delivery of resilient, safe and vibrant community. The development of this site will deliver over 700 homes and related social infrastructure.
- The aspiration for the scheme is to deliver policy compliant levels of affordable housing and a net zero carbon scheme in line with the place priorities of the Greater Manchester Strategy.

System Wide Priorities:

- The GMP site is sustainably located and will deliver improvements to air quality as it is in close proximity to sustainable transport nodes and is not a location where residents will be reliant on private transport, this will have a positive impact on air quality. As the scheme will be masterplanned, improvements to the natural environment will be designed into the project.
- Commercial floorspace will be delivered as part of this project enabling businesses to start up and grow. The exact mix of the scheme is to be determined and can reflect the priorities of the GM Strategy.
- The social value criteria being used to assess bids to become part of the joint venture will focus on creating local employment opportunities and supporting the local supply chain in Greater Manchester. The weighting for social value will be 20% which is significant and will help deliver the System Wide Priorities.
- The project will aim to deliver policy compliant levels of affordable homes ensuring the delivery of safe, decent accommodation for those who need it.

Procurement comments:

It is understood that the appointment of individual service providers has, and will be, undertaken in a manner compliant with the Public Contracts Regulations (2015), therefore there are no procurement concerns.

Please revert to Commercial Services, should any advice be required during the execution of the project.

Financial comments:

Before a private sector development partner is appointed the GMCA along with Trafford Council will need to finance legal, marketing and procurement costs. The estimated revenue fee's will be approximately £642,500. These funds will be underwritten by police and crime reserves.

The following tables indicate the budget and committed spend to date for the GMP Site. The tables are from the latest Report for the GMP Strategic Board Report held on the 3rd May 2022. The total Public Sector contribution will be £1,285,000 of which the GMCA will contribute £642,500.

Budget Table

Immediate Cost Pre- Developer	2021/2022			2022/2023		
	Public	Private	Total	Public	Private	Total
Marketing	£100,000		£100,000			
Procurement	£20,000		£20,000			
Legal	£150,000		£150,000			
Early JV Costs						
Energy Strategy				£15,000	£15,000	£30,000
Site Investigations				£125,000	£125,000	£250,000
Planning Application				£450,000	£450,000	£900,000
Construction Design				£425,000	£425,000	£850,000
Total	£270,000		£270,000	£1,015,000	£1,015,000	£2,030,000

Committed Spend Table

Immediate Cost Pre- Developer	2021/2022			2022/2023		
	Public	Private	Total	Public	Private	Total
Marketing	£75,000					
Procurement						
Legal	£61,500					
Heat Network Feasibility	£70,000					
Early JV Costs						
Energy Strategy						
Site Investigations						
Planning Application						
Construction Design						
Total	£206,500					

Legal comments:

The Greater Manchester Combined Authority (Transfer of Police and Crime Commissioner Functions To The Mayor) Order 2017 makes provision at s.4 for delegation of certain PCC functions to the deputy mayor for policing and crime in line with the mode of delegation to deputy PCCs set out in the Police Reform and Social Responsibility Act 2011. Also, in line with the position for PCCs, the mayor may personally delegate certain PCC functions to other persons. This could include individual members and staff of the Combined Authority.

The procurement process will be undertaken with support from our legal and procurement teams. This will ensure that all legal considerations are appropriately addressed.

Risk Assessment:

The process we are undertaking does not oblige us to proceed and we have the ability to withdraw at any time. We will manage the process by implementing an appropriate governance structure to manage the process

in partnership with Trafford Council. There is no guarantee the JV will be pursued following the initial expenditure. In that event, it is unlikely these costs will be recovered. The main risk therefore is the £642,500 revenue expenditure.

Is safeguarding of children relevant and has this been considered:

No

Is safeguarding of vulnerable adults relevant and has this been considered:

No

Agreed by Director – Police, Crime, Criminal Justice and Fire

Signed.....

Date.....

Agreed by GMCA Treasurer

Signed



Date 09/06/2022

Agreed by Deputy Mayor

Only required for a Deputy Mayor Decision on amounts of £50,000+

Signed:



Date: 13/06/2022

Contact Officer: