

Date: 27 September 2019

Subject: Stockport Mayoral Development Corporation Delivery Plan 2019 - 2020

Report of: Andy Burnham – Greater Manchester Mayor

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#### **PURPOSE OF REPORT**

To provide an update on the establishment and progress to date of the Stockport Town Centre West Mayoral Development Corporation. To seek approval from the GMCA of the Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan September 2019- March 2020.

#### **RECOMMENDATIONS:**

The Greater Manchester Combined Authority is requested to:

1. Note the progress to date and that the inaugural meeting of the board took place on 9<sup>th</sup> September 2019 during which the Mayor appointed members to an initial board and appointed the first Chief Executive on an interim basis.
2. To approve the Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan September 2019 – March 2020

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- Risk Management – [see paragraph 1.2]
- Legal Considerations –
- Financial Consequences – [Revenue – see paragraph 1.2 and 2.6]
- Financial Consequences – [Capital – see paragraph 2.5]

- Number of attachments included in the report – 1

**BACKGROUND PAPERS:**

**Town Centre Challenge Report to GMCA on 26 January 2018**

**Town Centre Challenge Report to GMCA on 28 September 2018**

**Stockport Council Cabinet Report on the Creation of a Mayoral Development Corporation in Stockport's Town Centre West – December 18 2018**

**Stockport Mayoral Development Corporation Report to the Joint AGMA/GMCA Board on 11 January 2019**

**Town Centre Challenge: Stockport Mayoral Development Corporation to the GMCA on 29 March 2019**

**Stockport Council Report to the Corporate, Resource Management & Governance Scrutiny Committee on the 6 August 2019**

**The Stockport Town Centre West Mayoral Development Corporation (Establishment) Order 2019 (S.I. 2019/1040)**

<b>TRACKING/PROCESS</b>		
Does this report relate to a major strategic decision, as set out in the GMCA Constitution		Yes
<b>EXEMPTION FROM CALL IN</b>		
Are there any aspects in this report which means it should be considered to be exempt from call in by the relevant Scrutiny Committee on the grounds of urgency?		N/A
GM Transport Committee	Overview & Scrutiny Committee	
N/A	N/A	

## **1. BACKGROUND**

- 1.1 On 28 September 2018 the GMCA agreed to support, in principle, the creation of a Mayoral Development Corporation (Corporation) in Stockport to help secure the regeneration of the Town Centre West area of Stockport. This agreement in principle was subject to further work being undertaken by Stockport Council in relation to the proposals.
- 1.2 On 11 January 2019 the GMCA agreed a draft set of principles to be used for any proposed Corporation to be set up in the Greater Manchester area (GM Corporation Principles).
- 1.3 A formal consultation was held between January and March 2019 in respect of the proposals relating to the creation of a Corporation in the Stockport Town Centre West area to support the delivery of approximately 3,000 new homes along with complementary mixed use development and supporting social infrastructure, open space, and amenity. The consultation received a positive overall response.
- 1.4 In accordance with legislation the Greater Manchester Mayor (Mayor) was able to designate the Stockport town centre west area of land as a Mayoral development area following:
  - the positive outcome of the consultation exercise;
  - the expiration of the consideration period where the GMCA has not rejected the proposals; and
  - the consent of the member of the GMCA appointed by Stockport Council being given.
- 1.5 The Mayor then publicised the designation and notified the Secretary of State of the designation and of the name to be given to the Corporation as 'Stockport Town Centre West Mayoral Development Corporation' (Stockport Corporation).
- 1.6 The Stockport Corporation was established under legislation on 2 September 2019 and is the first Corporation in the Greater Manchester area.
- 1.7 Over recent months, the Mayor and GMCA officers have been working closely with Stockport Council and Homes England on plans to accelerate the pace and scale of regeneration in the Stockport town centre west area through the creation of the Stockport Corporation. The first meeting of the Stockport Corporation occurred on the 9 September 2019.

## **2. BOARD MEMBERSHIP OF THE STOCKPORT CORPORATION**

- 2.1 The Stockport Corporation is a 'body corporate' governed by a board of Members (the Board) appointed by the Mayor (in consultation with the Leader of Stockport Council).
- 2.2 The operating model prepared for the Stockport Corporation has been informed by the GM Corporation Principles. The membership of the Board will reflect the cross party political composition of Stockport Council and be a balance of public sector representation with specialist private sector regeneration expertise to ensure the Board has appropriate oversight by

democratically accountable board members alongside the delivery capacity the Stockport Corporation will need.

2.3 For the first six months an initial Board will be put in place and following this permanent appointments to the Board will be made. This will include the appointment of a number of private sector board members with appropriate credibility and prominence. Recruitment of such representatives will take place over autumn and winter 19/20 with a view to having all Board members in place for spring 2020. It is the intention that one of the private sector Board members will Chair the Corporation.

2.4 The initial Board is proposed as follows:

- The GM Mayor to be Chair of the Board;
- One representative of Homes England;
- One representative of the GMCA;
- Three elected representatives of Stockport Council (from the largest political groups); and
- The Chief Executive of Stockport Council.

### **3. GOVERNANCE ARRANGEMENTS**

3.1 The Stockport Corporation will have its own constitution and it was adopted at its inaugural meeting on 9th September 2019. The constitution sets out the functions and responsibilities of the Board and Chief Officers. It also sets out where the GM Mayor's or GMCA's consent or approval is required in respect of certain decision making.

3.2 The Stockport Corporation will adhere to the GM Corporation Principles as set out in the 11 January 2019 report, namely:

- An assumption that planning powers remain with Stockport Council;
- A commitment from Stockport Council as the host local authority to underwrite all costs; associated with the Stockport Corporation;
- A commitment from Stockport Council to ensure existing staff resources are available to form the core executive team;
- A commitment to collaborative working between the Mayor, Stockport Council and the Stockport Corporation to agree how development is to proceed;
- Demonstration that the approach has the ability to simplify decision making;
- All partners to recognise that there should be no significant new revenue cost;
- Any 'Board' has the development expertise, prominence, and leadership capable of securing private investment and that that expertise is balanced in a way which builds in democratic accountability.

### **4. OBJECTIVES OF THE CORPORATION**

4.1 The objectives of the Corporation are to lead the regeneration of the town centre west area of Stockport by:

- Delivering approximately 3,500 new homes set within a mixed use green urban village in accordance with the Strategic Business Plan;
- Contributing to the delivery of the social infrastructure and amenity required to support an increase in the residential population of the area and to benefit existing residents of the area;
- Attracting public and private sector investment to support the delivery of residential and employment growth; and
- Delivering a blueprint for brownfield development in a town centre context that fits with the GMCA's and the Council's overall strategic growth ambitions.
- The Stockport Corporation will work closely with the Council, the GMCA and Homes England to achieve its objectives.

## **5. STRATEGIC BUSINESS PLAN**

5.1 The Stockport Corporation is to exercise all its powers and duties in accordance with the law, its constitution and the Strategic Business Plan. As set out in its Constitution the Board's Strategic Business Plan must be approved by the GMCA and Stockport Council on an annual basis prior to this being adopted formally by the Stockport Corporation.

5.2 By the end of March 2020, it is proposed that Stockport Corporation will deliver against the following objectives:

- A final form of the Stockport Town Centre West Strategic Regeneration Framework (SRF) approved by Stockport Council and the Board and progressing through the formal adoption process as a Supplementary Planning Document within Stockport Council's planning framework;
- A joint Investment Strategy agreed with Stockport Council, Homes England and GMCA;
- An early land acquisition strategy to be developed and delivered with key stakeholders and agree how this will come forward to support the objectives of the MDC;
- Production of a dynamic delivery pipeline demonstrating how the housing targets set out in the SRF will be achieved over the short, medium and long term;
- Engagement formally as the MDC with other infrastructure partners together to develop an infrastructure roadmap to set out the requirements to enable delivery within the MDC area;
- Engagement with Network Rail, TfGM, rail franchisees and other key stakeholders to produce an agreed plan for the future development of Stockport Rail Station as a critical element of infrastructure in the successful delivery of the MDC vision. It is envisaged that this will be led by one of the Strategic Advisors who are advising the Board;

- A detailed examination of solutions which will deliver against the core objectives of Design, Sustainability and Innovation set out in the SRF. This will involve the investigation of best practice in use elsewhere and again we would propose working with one of the Strategic Advisors to deliver this and
- The Annual Strategic Business Plan for the financial year 2020-21 agreed by the Board, Stockport Council and GMCA in line with the Constitution of the MDC.

## **6. RECOMMENDATIONS**

- 6.1 Recommendations are found at the beginning of the report.