

Date: 26 June 2020

Subject: Stockport Mayoral Development Corporation (MDC) Delivery Plan 2020-2025

Report of: Andy Burnham – Greater Manchester Mayor and Simon Nokes
Portfolio Lead Chief Executive for the Combined Authority on the
Stockport Mayoral Development Corporation

PURPOSE OF REPORT

To seek approval from the GMCA of the Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan 2020-2025 and the Annual Action Plan which sets out more detail on the commercially sensitive activities the MDC will undertake over the course of 2020 / 2021 to deliver the objectives in the full plan. The Annual Action Plan is included in confidential Appendix B of this report.

RECOMMENDATIONS:

The GMCA is requested to:

1. To approve the Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan May 2020 – March 2025 (Appendix A).
2. To approve the Stockport Town Centre West Mayoral Development Corporation's Action Plan May 2020 – March 2021 (Appendix B)

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- Equalities Implications – [see paragraphs 3.1 to 3.4]
- Climate Change Impact Assessment and Mitigation Measures – [see paragraphs 3.1 to 3.4]
- Risk Management – [see paragraphs 1.2 to 1.5]
- Legal Considerations – [see paragraph 1.3]
- Financial Consequences – [Revenue – see paragraphs 1.2 to 1.7]
- Financial Consequences – [Capital – see paragraph 1.2 to 1.7]
- Number of attachments included in the report – 2

Comments/recommendations from Overview & Scrutiny Committee

The Business Plan and the Annual Action plan was considered by the GMCA Economy Business Growth and Skills Overview and Scrutiny Committee on the 12 June 2020. Generally members were very supportive and welcomed it as a very positive plan and it was recommended that the Business Plan should be kept under review as we understand more about the implications of Covid. Any amended business plan would be submitted to the CA for approval in line with the oversight and accountability arrangements for the Mayoral Development Corporation.

BACKGROUND PAPERS:

The Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan May 2020 – March 2025 (Appendix A)

The Stockport Town Centre West Mayoral Development Corporation's Action Plan May 2020 – March 2021 (Appendix B)

[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)

Stockport Mayoral Development Corporation Delivery Plan 2019 - 2020

Greater Manchester Economy, Business Growth and Skills Overview and Scrutiny Committee 12 June 2020

TRACKING/PROCESS		
Does this report relate to a major strategic decision, as set out in the GMCA Constitution		Yes
EXEMPTION FROM CALL IN		
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	
TfGM	Overview & Scrutiny Committee	
N/A	12/06/20	

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 In accordance with legislation and new devolved powers the Greater Manchester Mayor (Mayor) was able to designate the Stockport town centre west area of land as a Mayoral development area. The Stockport Corporation was established under legislation on 2 September 2019 and is the first Corporation in the Greater Manchester area.
- 1.4 The Stockport Town Centre West Mayoral Development Corporation has been created to deliver the Council's ambitious agenda to deliver new homes, 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 Stockport Council approved in November 2019.
- 1.5 To ensure that there is appropriate democratically accountable oversight and influence over the MDC, the Council and Greater Manchester Combined Authority (GMCA) have both formally agreed that the MDC will produce a Strategic Business Plan that specifies what activity the MDC will undertake and that that business plan will be submitted to the Council and GMCA for approval.
- 1.6 An interim Strategic Business Plan covering the period from the MDC's creation to the end of the 2019/20 financial year was approved by GMCA in September 2019 and by the Council in November 2019.
- 1.7 In the period since the interim Strategic Business Plan was approved, the MDC has established itself as an effective regeneration delivery vehicle and is now in a position to set out a more comprehensive long-term plan for bringing about the regeneration of Town Centre West over the period 2020 to 2025. This new draft Strategic Business Plan was approved by the MDC Board at its meeting on May 7th 2020. The Strategic Business Plan is included in Appendix A of this report.

2. GOVERNANCE AND ACCOUNTABILITY OF THE MDC

- 2.1 For the first phase of its life, the Greater Manchester Mayor, Andy Burnham, acted as Chair of the MDC's Board until such time as an appropriate external appointment could be made. Stockport Council is represented on the Board by the leaders of its three largest political groups. In January 2020, the GM Mayor,

appointed the former Head of the UK Civil Service, Lord Kerslake, as Chair of the MDC Board. The recruitment of a further two private sector Board members to bring additional skills and expertise is currently underway.

- 2.2 The Strategic Business Plan is supplemented by a confidential Annual Action Plan (Attached as Appendix B) which sets out more detail on the commercially sensitive activities the MDC will undertake over the course of 2020 / 2021 to deliver the objectives in the full plan.

3. OBJECTIVES OF THE MDC

- 3.1 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.

- 3.2 The Stockport MDC will work closely with Stockport Council, the GMCA and Homes England to achieve its objectives.

- 3.3 The MDC's objectives are derived from the analysis and masterplanning that underpin the Strategic Regeneration Framework for Town Centre West. They collectively respond to the guiding principles of:

- **Community** – An increased population and enhanced quality of life for all
- **Sustainability** – A more attractive place and sustainable environment
- **Innovation** – A place of progress and an environment shaped for the future

- 3.4 The MDC's objectives within those guiding principles are:

- Supporting Health & Sustainability
- Supporting Economic Growth

- Innovation & Future-Proofing
- Enhancing Connectivity
- Housing a Growing Community
- Integrating Neighbourhoods
- Raising Design Quality
- Responding to Character

4. STRATEGIC BUSINESS PLAN

4.1 The Stockport MDC will exercise all its powers and duties in accordance with the law, its Constitution and the Strategic Business Plan. The MDC's Strategic Business Plan must be approved by the GMCA and Stockport Council prior to it being adopted formally by the MDC.

4.2 Over the period 2020 – 2025, the MDC will deliver against the following commitments:

- The MDC will, as a minimum, maintain its current pace of delivery and successfully achieve its initial target of 1,000 new homes by March 2023. It will aim to continue this level of delivery by completing 250 new homes per year until March 2025.
- The MDC will support wider planning for future health and education facilities and will produce a credible and deliverable plan for the social infrastructure investment requirement in Town Centre West. This work will commence during 2020/21.
- Through its communications partners, the MDC will raise its profile as an exemplar regeneration delivery vehicle.
- During the period of this Strategic Business Plan the MDC, with Stockport Council and Greater Manchester Combined Authority, will agree a final infrastructure plan; the MDC will then work with all partners to facilitate the development of a pipeline of infrastructure schemes and investment propositions, in line with housing growth and carbon neutrality and sustainability across Town Centre West. This infrastructure will include a

- specific focus on Town Centre West’s Station Quarter to maximise the strategic significance of Stockport Rail Station and its role as a southern hub to the wider City Region.
 - The MDC will work closely with Stockport Council, Transport for Greater Manchester, Greater Manchester Combined Authority and all other partners to progress the business case for the Metrolink extension and twin track work to secure the funding with work to ensure the appropriate legal powers using the MDC status are in place to fast-track delivery of Metrolink in advance of the standard timescales.
 - The MDC will work closely with a broad range of partners and funders to develop new funding models and could support delivery of the MDC’s objectives. In particular, it will engage with partners across the private sector, and all levels of the public sector, to establish a transitional gap funding mechanism to address viability issues and enable the adoption of carbon neutral development.
 - The MDC will engage with housing developers, the technology and academic sectors, with innovation funders and the Connected Cities Catapult to establish Town Centre West as an exemplar for innovation in town centre regeneration across issues such as infrastructure management, connected and low carbon homes and vehicles, assisted living, modern construction techniques and building management.
 - The MDC will support Stockport Council in producing a final Residential Design Guide for consultation and approval in support of the shared ambition to drive up design quality. It will also work with the Council to incorporate the SRF into wider planning policy.
- 4.3 The draft Strategic Business Plan has been discussed with a number of external stakeholders to assess its effectiveness for galvanising interest in the MDC project. Subject to approval it will be used to support engagement with a broad range of decision-makers and stakeholders at local, regional, and national levels.
- 4.4 The Business Plan and the Annual Action plan was considered by the GMCA Economy Business Growth and Skills Overview and Scrutiny Committee on the 12 June 2020. Generally members were very supportive and welcomed it as a very positive plan and it was recommended that the Business Plan should be kept under review as we understand more about the implications of Covid. Any amended business plan would be submitted to the CA for approval in line with the oversight and accountability arrangements for the Mayoral Development Corporation.

5. RECOMMENDATIONS

- 5.1 Recommendations are found at the beginning of this report.