

Greater Manchester Combined Authority

Date: 24 June 2022

Subject: Stockport Mayoral Development Corporation (MDC) Delivery Plan 2022-2027

Report of: Andy Burnham, Mayor of Greater Manchester and Simon Nokes, Executive Director of Policy & Strategy

Purpose of Report

To seek approval from the GMCA for the Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan 2022-2027 and the Annual Action Plan which sets out more detail on the commercially sensitive activities the MDC will undertake over the course of 2022 / 2023 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. Approve the Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan May 2022 – March 2027 (Appendix A)
2. Approve the Stockport Town Centre West Mayoral Development Corporation's Action Plan May 2022 – March 2023 (Appendix B)

Contact Officers

Simon Nokes, Executive Director of Policy & Strategy –
Simon.nokes@greatermanchester-ca.gov.uk

Nick Fairclough, Strategy Principal – nick.fairclough@greatermanchester-ca.gov.uk

Equalities Impact, Carbon and Sustainability Assessment:

Impacts Questionnaire

Impact Indicator	Result	Justification/Mitigation	Guidance
Equality and Inclusion		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 ensure that Town Centre West has the correct social infrastructure to deliver equality for the residents of the Town Centre.	See Equalities Impact Assessment Result
Health			
Resilience and Adaptation			
Housing		The MDC's plans will bring forward significant residential development, including 1,000 new homes, as a minimum, by 2024.	
Economy		It is anticipated that the MDC's actions will have significant, beneficial impacts on the economies of Stockport and the wider Greater Manchester conurbation.	
Mobility and Connectivity		The MDC's plans include a new transport interchange in the centre of Stockport, significant new cycling and walking infrastructure and support for the delivery of the outline business case to bring Metrolink to Stockport.	
Carbon, Nature and Environment		The Business Plan sets out project interventions that enable the MDC to deliver significant carbon reductions and ensure that Town Centre West is an exemplar green urban neighbourhood.	See Carbon Assessment Result
Consumption and Production			

Contribution to achieving the Greater Manchester Carbon Neutral 2038 target.

Sustainability is a key priority for the Stockport MDC, and central to its ambition to create the newest, coolest and greenest neighbourhood in Greater Manchester. Measures being considered to mitigate climate change include the use of green walls and feasibility work around the themes of energy and heat generation. The MDC will continue to work with partners to increase its contribution towards Greater Manchester's carbon neutrality target, including by accelerating the business case to bring Metrolink to Stockport.

Carbon Assessment

Overall Score



Buildings	Result	Justification/Mitigation
New Build residential	Green	The Business Plan sets out interventions to deliver significant reductions in the MDC area. More detailed work to understand the impact of individual buildings will be undertaken as plans progress.
Residential renovation or maintenance	Grey	
New Build Commercial/Industrial	Green	The Business Plan sets out interventions to deliver significant reductions in the MDC area. More detailed work to understand the impact of individual buildings will be undertaken as plans progress.

Transport

Active travel and public transport	Green	Improved active travel connectivity and access to public transport are key parts of the MDC's business plan.
Roads, Parking and Vehicle Access	Green	Some developments within the MDC area will include new car parking, however there will be a focus on encouraging residents and visitors to use public and/or active transport modes. New developments will also facilitate the uptake of electric vehicles.
Access to amenities	Yellow	The MDC's plans for Stockport Interchange and cycling and walking infrastructure will support improved access to local amenities for residents.
Vehicle procurement	Grey	

Land Use

Land use

The MDC's plans are focussed on a large area of brownfield land in Stockport town centre. The plans include the creation of a new 2-acre park in the heart of Stockport.

Colour-coded scoring definitions

	Grey: No associated carbon impacts expected for decision.
	High green: In the simple assessment the decision meets the highest standard in terms of practice and awareness.
	Low green: In the simple assessment the decision meets most of the associated best practice with a good level of awareness.
	Brown: In the simple assessment the decision only partially meets associated best practice and/or awareness is lacking, significant room for improvement.
	Black: In the simple assessment the decision does not meet best practice and/or there is insufficient awareness of carbon impacts.

Risk Management

[see paragraphs 1.6 to 1.7]

Legal Considerations

There are no legal considerations

Financial Consequences – Revenue

There are no direct financial consequences to the GMCA.

Financial Consequences – Capital

There are no direct financial consequences to the GMCA.

Number of attachments to the report: 2

Comments/recommendations from Overview & Scrutiny Committee

Background Papers

The Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan May 2021 – March 2026

The Stockport Town Centre West Mayoral Development Corporation's Action Plan May 2021 – March 2022

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

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

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)

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 / No

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?

GM Transport Committee

Overview and Scrutiny Committee

1. BACKGROUND

- 1.1 In September 2019, the Mayor of Greater Manchester used his devolved powers to establish a Mayoral Development Corporation (MDC) for Stockport Town Centre West, in collaboration with Stockport Council and Homes England.
- 1.2 The MDC has a clear remit to take forward the GMCA and Stockport Council's ambitious plans for the regeneration of Town Centre West, delivering new homes and growth as well as the long-term vision for the area set out in Stockport Council's Strategic Regeneration Framework.
- 1.3 The Strategic Regeneration Framework sets out how up to 3,500 new homes and 1,000,000ft² of new employment floorspace could be delivered across Town Centre West over the next fifteen years.
- 1.4 The SRF presents an ambitious long-term vision for Town Centre West, based on the MDC's guiding principles of Community, Innovation, and Sustainability – and is intended to inspire, excite and engage with existing and future residents and businesses as well as with developers and investors.
- 1.5 The MDC has committed itself to developing Town Centre West as Greater Manchester's newest, coolest and greenest neighbourhood, and is already delivering on this ambition through a number of key schemes:
 - The MDC is working with Transport for Greater Manchester, Stockport Council, Greater Manchester Combined Authority, and Homes England alongside leading developers Cityheart and Rise Homes, to deliver Stockport Interchange which will combine residential development, transport infrastructure and new public open space and public realm, as well as opening up the River Mersey.
 - No. 2 Stockport Exchange, a commercial building completed in 2020 as part of a successful development adjacent to Stockport Station has now been let to chemical company BASF and O'Neill Patient.
 - The Mailbox development has seen a former Royal Mail sorting office in the heart of the town centre transformed into 117 new apartments, with the largest area of living wall in the North of England.

- The Royal George and St Thomas' Gardens Schemes are due to start on site in 2022 and will bring forward 442 apartments and 68 affordable homes and 70 intermediate care beds respectively.

- 1.6 To support oversight by both Stockport Council and the GMCA, the MDC produces a Strategic Business Plan that specifies what activity the MDC will undertake. The Business Plan enables the GMCA and 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 their priorities.
- 1.7 The MDC Board (on which the GMCA is represented) meets quarterly and oversees the work of the MDC, providing expertise, managing risk and addressing issues as appropriate.
- 1.7 The MDC Business Plan complements Stockport Council's plans for town centre residential and infrastructure development, as well as its key priority around sustainability. It is also consistent with GMCA's priorities for town centre regeneration, carbon neutrality, and brownfield development.
- 1.8 The MDC's Board approved its updated Business Plan in April 2022, while Stockport Council's Economy & Regeneration Scrutiny Committee and Cabinet will consider the plan this month. The GMCA is now asked to consider and approve the updated Business Plan, attached at Appendix A.

2. GOVERNANCE AND ACCOUNTABILITY OF THE MDC

- 2.1 The MDC is governed by its Board, which is chaired by the former Head of the UK Civil Service, Lord Kerslake. The GMCA and Homes England are both represented on the Board, and Stockport Council is represented by the leaders of its three largest political groups.
- 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 2022 / 2023 to deliver the objectives in the full plan.

3. STRATEGIC BUSINESS PLAN

3.1 The full Strategic Business Plan 2022-2027 is attached at Appendix A.

3.2 Over the period 2022 – 2027, the MDC will deliver against the following commitments:

- **Housing a Growing Community**

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 2027.

- **Putting People at the Heart of Regeneration**

- Working in partnership with Stockport Council, the MDC will bring forward credible scheme proposals for new social infrastructure investment and ensure that accessibility and quality are designed into scheme delivery.

- **Communications, External Relations & Engagement**

- Through its communications partners and the GMCA external relations function, the MDC will raise its profile as an exemplar regeneration delivery vehicle and scale-up its community engagement work.

- **Sustainability & Carbon Reduction**

- Through its communications partners and the GMCA external relations function, the MDC will raise its profile as an exemplar regeneration delivery vehicle and scale-up its community engagement work.

- **Communications, External Relations & Engagement**

- Through its communications partners and the GMCA external relations function, the MDC will raise its profile as an exemplar regeneration delivery vehicle and scale-up its community engagement work.

- **Sustainability & Carbon Reduction**

- The MDC will progress ongoing feasibility work across the themes of sustainable heat and energy generation, sustainable transport, and green infrastructure into a range of deliverable project interventions that deliver significant carbon reductions and support the MDC's ambition in making Town Centre West an exemplar green urban neighbourhood.

- **Enhancing Connectivity**

- Working with Stockport Council, TfGM, and the wider Rail Industry Working Group established in 2021, the MDC will support delivery of the Outline Business Cases for Metrolink Extension, Stockport Station Redevelopment, and a comprehensive package of highways improvements across Town Centre West.

- **Investment**

- The MDC will explore private and public sector investment appetite in the 8 acre King Street West development opportunity and work up an outline investment proposal based on retention of growth in local taxation receipts arising from development in Town Centre West for discussion with local partners and HMG.

- **Innovation & Future-Proofing**

- The MDC will progress engagement currently underway with external built environment innovation experts to identify a range of feasible, viable, and deliverable innovation solutions for Town Centre West across both the public realm and individual development schemes.

- **Increasing Employment & Economic Growth**

- Through its commitment to delivering new employment floorspace the MDC will contribute to both job creation and the inclusive economic growth of Stockport Town Centre as a strategic growth location within Greater Manchester. We will also seek to match the provision of employment floorspace with new inward investment opportunities as they come forward (e.g. Whitehall relocation) and strategic growth initiatives such as Innovation GM.

3.3 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. RECOMMENDATIONS

4.1 Recommendations are found at the beginning of this report.