

## Greater Manchester Combined Authority

Date: 12 July 2024

Subject: Stockport Mayoral Development Corporation (MDC) Delivery Plan 2024 - 2029

Report of: Andy Burnham, Mayor of Greater Manchester and Caroline Simpson (Group Chief Executive)

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### Purpose of Report

To seek approval from the GMCA for the Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan 2024-2029 and the Annual Action Plan which sets out more detail on the commercially sensitive activities the MDC will undertake over the course of 2024 / 2025 to deliver the objectives in the full plan. The **confidential** Annual Action Plan is included as **Part 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 2024 – March 2029 (Annex A).
2. Approve the Stockport Town Centre West Mayoral Development Corporation's Action Plan May 2024 – March 2025 (Part B).

### Contact Officers

[Andrew McIntosh](#) – Place Director

[David Hodcroft](#) – Infrastructure Lead

# Equalities Impact, Carbon and Sustainability Assessment:

## Recommendation - Key points for decision-makers

The impacts are positive overall. There was insufficient technical detail to complete some aspects of the assessment given the strategic nature of the document (it's not a planning application).

## Impacts Questionnaire

Impact Indicator	Result	Justification/Mitigation
Equality and Inclusion	G	See question 3. See question 3. 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 Question 3. See question 3.
Health		
Resilience and Adaptation		
Housing	G	The MDC already over 1,000 new homes completed or currently in construction and will continue this pace of delivery by completing at least 250 new homes per year to 2029. Town Centre West is a previously developed urban area with a number of redundant or underused buildings, several of which will be redeveloped or brought back into use as part of MDC led development. As per question 2.
Economy	G	It is anticipated that the MDC's actions will have significant, beneficial impacts on the economies of Stockport and the wider Greater Manchester conurbation. See question 1. See question 1. See question 1. See question 1. See question 1.
Mobility and Connectivity	G	The MDC has brought forward a new transport Interchange at the centre of the town centre with walking and cycling bridges and connectivity. Working with Stockport Council, TfGM, and the wider Rail Industry Working Group established, 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. See question 3. See question 3. See question 3.
Carbon, Nature and Environment	G	Will deliver a netgain in biodiversity as required by national legislation. An assesment of the projects carbon budget is being undertaken and a feasibilty study for a heat network has been completed.
Consumption and Production	N/A	
Contribution to achieving the GM Carbon Neutral 2038 target		
<b>Further Assessment(s):</b>	Carbon Assessment	
<b>G</b> Positive impacts overall, whether long or short term.	<b>A</b> Mix of positive and negative impacts. Trade-offs to consider.	<b>R</b> Mostly negative, with at least one positive aspect. Trade-offs to consider.
		<b>RR</b> Negative impacts overall.

## 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: 1**

## **Comments/recommendations from Overview & Scrutiny Committee**

N/A

## **Background Papers**

- The Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan May 2023 – March 2028
- The Stockport Town Centre West Mayoral Development Corporation's Action Plan May 2023 – March 2024
- The Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan May 2022 – March 2027
- The Stockport Town Centre West Mayoral Development Corporation's Action Plan May 2022 – March 2023
- 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
- Greater Manchester Economy, Business Growth and Skills Overview and Scrutiny Committee 12 June 2020
- 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 Report to the Joint AGMA/GMCA Board on 11 January 2019 Town Centre Challenge
- Stockport Council Cabinet Report on the Creation of a Mayoral Development Corporation in Stockport's Town Centre West – 18 December 2018
- Town Centre Challenge Report to GMCA on 28 September 2018
- Town Centre Challenge Report to GMCA on 26 January 2018

### **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? No

### **Bee Network Committee**

N/A

### **Overview and Scrutiny Committee**

N/A

# 1. Introduction/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 (SRF) sets out how up to 4,000 new homes and 1,000,000ft<sup>2</sup> 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 Since its creation in 2019 Stockport MDC has established itself as a credible and effective regeneration delivery vehicle that has changed perceptions of the town with residents and visitors, the investor and developer markets, and the wider public sector. In this time the MDC has overseen delivery of a range of schemes across both commercial and residential development, infrastructure, and public service transformation. These fully delivered and on-site schemes are part of a wider 'first phase' pipeline that has seen c.1,100 new homes and 170,000 sq. ft. new commercial floorspace move into advanced stages of delivery.
- 1.6 To support oversight by both Stockport Council and the GMCA, the MDC produces a Strategic Business Plan which 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. 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.
- 1.8 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.
- 1.9 The MDC's Board approved its updated Business Plan in March 2024, 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 with Eamonn Boylan as the Interim Chair. The GMCA and Homes England are both represented on the Board along with political representation from Stockport Council.
- 2.2 The Strategic Business Plan is supplemented by a confidential Annual Action Plan (attached as Appendix 2) which sets out more detail on the commercially sensitive activities the MDC will undertake over the course of 2024 / 2025 to deliver the objectives in the full plan.

### 3. Strategic Business Plan

3.1 The full Strategic Business Plan 2024-2029 is attached at Appendix 1. In summary, 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 <b>meanwhile use</b> 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 <b>inclusive design</b> 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"> <li>• Raise its profile as an exemplar regeneration delivery vehicle.</li> <li>• Raise awareness of the transformation taking place with new and existing residents</li> </ul>

		<ul style="list-style-type: none"> <li>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</li> </ul>
Environmental sustainability	7	<p>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.</p> <p>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.</p>
Enhancing connectivity	8	<p>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.</p>
	9	<p>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.</p>
Employment and economic growth	10	<p>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.</p>



<p>Innovation and future proofing</p>	<p>11</p>	<p>The MDC will maximise its contribution to the creation of good quality jobs and economic activity both directly in Town Centre West and indirectly in the wider Town Centre through:</p> <ul style="list-style-type: none"> <li>- 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</li> <li>- Delivering new employment workspace</li> <li>- 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</li> <li>- Partnering with organisations in the foundational, digital, and green sectors to utilise Town Centre West as an incubator of innovation and inclusive growth.</li> <li>- Collaborating with Stockport Council and other partners to attract major employers to the town centre, including the relocation of Stepping Hill hospital.</li> </ul>
<p>Investment</p>	<p>12</p>	<p>The MDC will carry out annual innovation deep dives into priority-built environment innovation use cases, starting with building management in 2024-25.</p>
<p>Governance, leadership &amp; capacity</p>	<p>13</p>	<p>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.</p>

## **4. Recommendations**

4.1 Recommendations are found at the beginning of this report.

**Appendix 1 - The Stockport Town Centre West Mayoral Development Corporation's Strategic Business Plan May 2024 – March 2029**

See Attached.