

LEADER

A record of decisions made by the Executive Cabinet Member with responsibility for Strategy, Town Centre Regeneration, External Relations, Strategic Budget, Public Service Reform, Partnerships with Public, Private and Voluntary Sectors at a Strategic Level, Corporate Support Services, Financial Services and Budget Development, Registration Services and the Coroner's Service:-

MONDAY 17TH JANUARY, 2022

Following consideration of the matters detailed below in the presence of:-

Councillor Cox	- Executive Cabinet Member – Leader
Councillor Peel	- Major Opposition Spokesperson
Councillor Hayes	- Minor Opposition Spokesperson
Councillor Sanders	- Minor Opposition Spokesperson
Councillor Brady	- Minor Opposition Spokesperson
Councillor Allen	- Minor Opposition Spokesperson

Officers

Ms. S. Johnson	- Deputy Chief Executive
Mr. G. Brough	- Director of Place Development
Ms. H. Gorman	- Borough Solicitor
Mr. P. Whittingham	- Assistant Director Economic Development and Regeneration
Mr. P. Lamb	- Principal Project Officer
Mrs. V. Ridge	- Democratic Services Manager

36. MONITORING OF EXECUTIVE CABINET MEMBER DECISIONS

The Borough Solicitor submitted a report which provided an update on decisions taken at previous meetings of the Executive Cabinet Member.

The Executive Cabinet Member NOTED the report.

37. FORMER ODEON SITE

The Director of Place Development submitted a report which sought the Executive Cabinet Member's approval for the vacant former Odeon site to become a new and permanent multifunctional open space within Bolton town centre.

The Executive Cabinet Member was reminded that in September, 2021 a report was approved which permitted the drawing down of £22.9 million of Towns Fund monies following a successful bid to central government. The report gave details of the various Towns Fund projects and highlighted that the council was awarded an additional £1 million of Accelerated Funding by the Ministry for Housing, Communities and Local Government (MHCLG) in the summer of 2020. It was stated that upon receipt of the grant offer, consultation took place with the Cabinet and then the Bolton Town Deal Board after which two projects were identified that had the potential to deliver maximum value for money in the early stages of the delivery of the Towns Deal. These projects were upgrades of Ashburner Street and Howell Croft South and a meanwhile use of the former Odeon Cinema site.

The report advised that, in order to have a degree of input into the designs, a design workshop was set up with the leaders of all parties being invited to attend. At the workshop, members made clear their desire to see the former Odeon site become a permanent multi-functional public open space to provide some much needed green space within Bolton town centre. In addition, they also requested a 'Wall of Fame' to honour stars of stage and screen as a homage to the site's former use.

The Executive Cabinet Member was informed that the outcome of the site changing its nature from a meanwhile use to a permanent open space was that the design principles required

a major rethink to give the site a much more robust feel with differences to boundary treatment and hard and soft landscaping and a copy of the final design was detailed in Appendix 2 to the report.

It was stated that the design had been governed by three main principles which were access; materials and sustainability and a summary of these was provided in the report.

In terms of the financial implications, the Executive Cabinet Member was advised that a preliminary estimated cost for the new design was £800,000 and this was being re-costed by Bethell's upon the final design being approved. This, together with the £700,000 costs for public realm works along Ashburner Street and Howell Croft South, brought the total amount required to £1.5 million against £1 million secured from the Accelerated Funding. Accordingly, it was likely that a further £500,000 would need to be secured to fund the permanent use of the Odeon site and it was proposed that the funding of £500,000 was taken from the £100 million Town Centre Strategy Fund. It was stated that finance colleagues had confirmed that sufficient budget was still available to cover the additional costs.

The Executive Cabinet Member APPROVED –

- (i) The use of the former Odeon site for the purposes as detailed in the report;**
- (ii) £500,000 being taken from the Town Centre Strategy fund to assist with the costs of the new open space; and AUTHORISED –**
- (iii) The Director of Place Development, in consultation with the Executive Cabinet Member Leader's Portfolio, to finalise the design and costs.**

CONFIDENTIAL ITEM

The background papers and report in relation to the following item are considered confidential as defined in paragraph 3 of Schedule 12A of the Local Government Act 1972 and that it be deemed that, in all the circumstances of

the case, the public interest in their exemption outweighs the public interest in their disclosure.

38. TRINITY INTERVENTION AREA

The Director of Place Development submitted a report which sought the Executive Cabinet Member's approval to bring forward five key town centre sites for development within the Trinity Intervention area and to procure a developer via the Pagabo Framework to do this.

The Executive Cabinet Member was reminded that, in July, 2021 Cabinet approved a report that terminated the options agreements for Trinity Gateway, Crompton Place and Le Mans Crescent. Since this termination the Council had entered into discussions with Capital and Centric (C&C) in relation to the development of five council owned sites within the Trinity area.

In view of the above, it was proposed to package together the Trinity Gateway; Brightmet Street car park; Clive Street car park; the former Saville Mill site and a site on Shiffnall Street to make the overall package more viable for a single developer to bring forward. All five sites were detailed in Appendix 1 to the report and with the exception of the Shiffnall Street site had received previous approval for disposal under a number of SAMP reports. However, it was intended to submit a report seeking formal disposal of that site in early 2022.

The report also sought the Executive Cabinet Member's approval to procure C&C using the Pagabo National Framework for Major Construction Works to bring forward the sites for residential use, including the Trinity Gateway site.

In terms of disposal of the land, the report advised that discussions had taken place with developers to identify an alternative scheme that would guarantee delivery. However, there were a number of issues that had affected the delivery of the site under the previous arrangements including viability. As a result, and to expediate delivery of the sites, approval was sought to dispose of the land at nil consideration.

The Executive Cabinet Member APPROVED –

- (i) The procurement of Capital and Centric via the Pagabo framework to bring five sites for development within the wider Trinity area; and AUTHORISED –**
- (ii) The disposal of the five sites, as referred to in the report, to Capital and Centric at nil consideration;**
- (iii) The Director of Place Development and the Borough Solicitor, in consultation with the Executive Cabinet Member Leaders Portfolio, to negotiate and conclude discussions in relation to the legal agreement; and**
- (iv) The Borough Solicitor to complete the necessary legal formalities.**