

# Report of the Interim Strategic Director of Regeneration and Culture, to the meeting of Bradford West Area Committee to be held on 17 September 2014

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## Subject:

Manningham Masterplan officer arrangements

## Summary statement:

The report describes changes following the budget decisions for 2014-15

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## Portfolio:

Employment, Skills, Culture and Parking

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## Overview & Scrutiny Area:

Regeneration and Economy



Suzan Hemingway, City Solicitor

## **1. SUMMARY**

- 1.1 The report describes changes following the budget decisions for 2014-15

## **2. BACKGROUND**

- 2.1 The Manningham Masterplan is recognised by Bradford Council as a key document in guiding the regeneration of the Manningham area. It was written in 2005 and became active following funding from Yorkshire Forward in 2007. The plan was written for delivery over a 15 year period. A broad public/private partnership, the Manningham Masterplan Board was recruited and continues to guide the delivery of the plan. The partnership is healthy, active and business like.

Following the economic downturn, the Masterplan's projects needed reassessment in the light of a radically different property market. The updating document was the Manningham Neighbourhood Development Plan which was completed in 2011. It did not intend to replace the original document, rather add to it in terms of appraising the projects' prospects and relative value - it added to the original document.

To aid the delivery of these large reference documents, the Board distilled a delivery programme from the information that the core documents provided.

A delivery plan based on the last year is appended at Appendix 1

- 2.2 The Masterplan Board is chaired by Cllr Susan Hinchcliffe, the Portfolio holder for employment, skills, culture and parking. Officer support has come from the Council's Economic Development Service within Regeneration. Original support from Yorkshire Forward expired with that organisation.

- 2.3 Earlier this year, the Council's budget process looked at how functions might be continued with less funds and a decision was taken to look to the Bradford West Area Co-ordinator's office for the support to run the Masterplan's activity. This joint report aims to provide information on how the change will be accomplished. The Area Co-ordinator's budget was also affected by budget savings and the expectation of support from the office must be seen in that light.

- 2.4 It should be noted that the Masterplan provides a framework that allows many organisations/businesses to contribute to the regeneration of Manningham. It is not the sole responsibility of any one organisation to deliver the gains the Plan suggests.

## **3.0 OTHER CONSIDERATIONS**

- 3.1 The Bradford West Area Co-ordinator's office has been represented on the Masterplan Board for some considerable time and so the work of the Board and the overall agenda is understood. The participation has been very valuable in terms of the information flow from the Board to the Neighbourhood service and vice versa. It is not intended that the Economic Development Service is removed from the picture as the service has expertise that would be necessary for the delivery of aspects of the plan, what is different here is that the Neighbourhood Service is expecting to adopt the day to day management of the process, under the guidance of the Masterplan Board. It is not expected that the Economic Development service would attend every meeting in future, rather provide input if there are specific economic projects that need exploration, discussion or decision making. New developments that seek officer time from Economic Development and Property

should be proposed to Andy Taylor, Economic Development Delivery Manager.

- 3.2 The Masterplan recognises that some of Manningham's challenges will not be solved within Manningham itself. The development of the City Centre is likely to provide a source of jobs and the proximity of the Canal Road Corridor is likely to produce additional housing which may assist in addressing some of the issues connected with Manningham's housing need. There is a requirement within the work to stay informed on developments within the surrounding areas in order to build successfully on what Manningham already has.

#### **4. OPTIONS**

- 4.1 The Budget proposals were discussed during wide consultation prior to the setting of the current budget and were approved by the Council on 20<sup>th</sup> Feb 2014.

#### **5. FINANCIAL & RESOURCE APPRAISAL**

- 5.1 There has never been a large delivery budget attached to enable spend on the projects described in the plan. Programmes that did operate to this method eg SRB, New Deal for Communities etc have been absent since the recession. It was and is expected that projects that match the ideas within the Masterplan will explore funds for delivery at the time the interest is growing and timely. It would be great if regeneration could happen overnight, but this is not realistic.

- 5.2 The staff associated with the delivery of the Masterplan to date will be deployed within the District to pursue regeneration projects by the Economic Development Service. If there are live projects in Manningham that need regeneration input, and there are, it is practical to continue to use the staff with experience of the Area. The Economic Development Service must deploy its staff to get the best from the available resource for the people of Bradford. It was made clear that this decision was not the product of dissatisfaction with the service provided, more a reflection of the need to rationalise the officer support to Manningham across services in order that flexibility is preserved.

The staff from both Economic Development and Neighbourhoods have discussed the changes at all levels and have agreed to provide as smooth a transition as possible. It is recognised that Neighbourhoods are also picking up other work eg Youth Service however this is a reflection of both the decentralisation agenda along with financial pressures.

- 5.3 Work is being developed by Neighbourhoods to facilitate the use of European Funds within Manningham and parts of City Ward under the Community Led Local development fund. This is likely to result in projects in 2015. Projects will typically be entry level vocational training and employment projects with a local Manningham angle. They will need to be distinct from the wider mainstream programme. Once more the Neighbourhoods team are taking on the development work.

#### **6. RISK MANAGEMENT AND GOVERNANCE ISSUES**

- 6.1 The change is reported here to ensure that there are appropriate lines of communication and that the governance of the Manningham Masterplan work is sound.

#### **7. LEGAL APPRAISAL**

7.1 There are no legal problems with re-balancing the work between different services.

## **8. OTHER IMPLICATIONS**

8.1 The changes will likely result in a greater dependence on the Board members taking a more direct role in the representation of their own area of work to other Board members.

## **9.0 EQUALITY & DIVERSITY**

9.1 The Council continues to prioritise investment into Manningham recognising the value of the adopted Masterplan and the effort from the cross-sector partnership which is the Manningham Masterplan Board.

## **10 SUSTAINABILITY IMPLICATIONS**

10.1 None.

## **11 GREENHOUSE GAS EMISSIONS IMPACTS**

11.1 None.

## **12 COMMUNITY SAFETY IMPLICATIONS**

12.1 None

## **13 HUMAN RIGHTS ACT**

13.1 None

## **14 TRADE UNION**

14.1 None

## **15 WARD IMPLICATIONS**

15.1 These changes are likely to be acknowledged within the work of the Manningham Ward Partnership. The existence of the Masterplan is likely to promote a higher level of activity in terms of scope and volume than some other wards.

## **16 AREA COMMITTEE ACTION PLAN IMPLICATIONS**

16.1 The wider breadth of the service provided by Neighbourhoods may well need to be reflected more fully in service planning.

## **17 NOT FOR PUBLICATION DOCUMENTS**

17.1 None

## **18. RECOMMENDATIONS**

18.1 Recommended – that the changes are noted and that an update on implementation

be brought back in 6 months time.

## **19. APPENDICES**

19.1 Summary of last year's performance on the Board's targets. The appendix was originally a report to the Manningham Masterplan Board.

## **20. BACKGROUND DOCUMENTS**

20.1 Manningham Masterplan – 2005

20.2 Manningham Neighbourhood Development Plan 2011

20.3 Both the above documents were endorsed by the Executive



## Appendix 1 to Area Committee report

### Manningham Masterplan Annual Review Report April 2013 – June 2014

#### Summary

In April 2013 Manningham Masterplan Board held a workshop to prioritise and agree a work plan for the following 12 months.

The Board agreed that **Employment and Skills** followed by **Health** and **Housing** were the three priorities where efforts should be focussed. The main challenges within these three themes were identified and potential solutions to them included in the work plan. Key Performance indicators were drawn up and agreed by the Board (please refer to work plan for details) to meet within next twelve months.

Stakeholders are key to the delivery of projects in Manningham. Manningham Masterplan can steer, guide and promote projects to secure investment, however it relies on investment from the private, public and third sectors as well as businesses, communities and individuals. When opportunities arise to bring forward development and delivery of projects that have been identified in Plans, or meet the Masterplan objectives, they are taken advantage of, with approval of the Board.

#### Manningham Masterplan Board

As part of the budget changes proposed for 2014/15 the lead for Manningham Masterplan was proposed to move from Economic Development Service within Regeneration & Culture Directorate to Bradford West Area Office within Neighbourhood Services. This proposal was approved by the Council Executive at the end of February at the Budget meeting. A transitional period has been underway before Bradford West fully leads on the Masterplan with the September Board meeting. Economic Development will still play a role in Manningham on larger regeneration projects.

#### Work Plan Progress April 2013 – March 2014

##### Employment & Skills

This theme was seen as the highest priority by all Board members given some of the challenges in the Manningham area with the above District and National average JSA claimants, NEETs and below District average qualifications. Unemployed and underemployed graduates are an issue for Manningham and understanding the local impact of Welfare Reform.

Four out of seven of the targets were met in this theme. Twenty eight **graduates** from Manningham Masterplan postcodes registered on the Routes into Work programme. This programme was significantly oversubscribed which prevented further targeting of Manningham graduates. By March 2014 twelve graduates secured paid internships and eight of those were offered permanent jobs by employers. ATA enrolled 11 employers in the Manningham area whom were supplied with 8 apprentices.

A **mapping exercise** and qualitative survey with **local providers of employment, skills and enterprise support** was undertaken by Manningham Masterplan which identified a range of pre-employment, ESOL, IT skills, Job clubs and enterprise support available. It highlighted a high demand from the community for a number of services delivered in local centres.

The Manningham and Girlington Employment Partnership formed out of local organisations as part of the DWP led Worklessness Co-Design Pilot. There have not been any further resources from DWP to cover running costs, or recent links between the Co-

Design Board and the Manningham and Girdlington Partnership in the last 6-12 months nor with Manningham Masterplan Board.

An Incommunities funded 32 hour week pre-employment training programme for young people organised by Manningham Masterplan and proposed for delivery through the Manningham and Girdlington Partnership did not go ahead at the end of the financial year, possibly due to local capacity. Manningham Masterplan was to cover room hire and travel costs. The Pre-employment training was seen as a pre-cursor to an employers' event, bringing the young people and local employers together, which was unable to go ahead without the training. These amounted to three of the Key Performance Indicators (KPI's) for this theme.

**The Impact of the Welfare Reforms** was becoming better understood locally by June 2013; 161 households are affected by the Spare Room Subsidy in Manningham; however 14 households have been identified as living in social housing and as severely overcrowded (having at least 2 bedrooms too few). The majority of households affected by the Spare Room Subsidy in Manningham rent through Manningham Housing Association.

By January 2014, 37 households in BD8 & BD9 (out of 269 households District wide), have been identified as being affected by the Benefits cap, averaging at a £48 - £54 weekly loss for BD8 and BD9 households respectively; together these households contain 186 children.

### **Housing**

The key challenges identified by the Board within the housing theme were around insufficient supply of housing to meet demand in Manningham; the unknown impact of welfare reform; completion of Lister Mills and the high number of empty homes in Manningham. Five out of the eight targets were met in the Housing theme by March 2014; two unmet targets are forecast to be completed in summer 2014.

A large planning application granted for Incommunities to create **64 new homes on Green Lane** in March 2014 helped meet the MM targets for number of new builds and number of 2 bedroomed properties created. Incommunities attended two Board meetings to discuss the proposals and hear some of their concerns from the Board about Incommunities' approach to the development and the design, following tree removal on the site. The Board were supportive of the creation of new housing in Manningham. Phase 1 comprises 24 homes for rent and will commence on site in January 2015 for completion in March 2016. Phase 2 will see the construction of a further 24 homes for rent and 16 properties for sale.

**Manningham Housing Association** proposed **four new HCA supported Affordable Housing developments** for Manningham for completion by 2015/16 bringing an additional **30 new homes** to the area with a total investment amounting to £4.15 million.

**Urban Splash** shared their intention with the Board to make use of **capital receipts for land at Patent Street and Heaton Road** in order to invest in completing Velvet Mill and the Pods. By March 2014 sales of Patent Street to a private buyer and Heaton Road site to MHA were being progressed. The Board approved a sensitive design of housing by Firebird Homes & MHA for Heaton Road retaining some greenspace, a planning application is expected in June / July 2014.

Manningham Mills Community Association (MMCA) in a consortium with Mind the Gap and Sostenga has been successful in listing some disused buildings on the Lister Mills site on the **Community Asset Transfer Register** in early 2014. They held two community consultations with regards to community use of the disused site and buildings in November and February. In April 2014 MMCA and Mind the Gap secured £10 000 **pre-feasibility study funds** from the Social Investment Business (SIB) which they are hoping to match

with Architectural Heritage Fund. An Architect will be appointed this month to produce a vision document for a phased development of the disused elements of the Lister Mills site. MMCA hope to attract a further £100 000 feasibility funds later this year from SIB to assess viability of projects. Manningham Masterplan has provided them with information around Planning, Conservation and Housing. Depending on the outcome of the feasibility studies, they are considering an application for capital funds from Heritage Lottery Enterprise grant.

The number of empty homes in Manningham is high at 469 in 2013. Uptake of CBMDC Housing Empty Homes Loans has been lower than hoped with only one loan approved. However the completed renovation of the formerly derelict **St Cath's and Rosebery House** by Accent Housing with £2.2million budget creates 16 new affordable homes, expected to be completed by the end of July 2014.

The Council approved a Compulsory Purchase Order process for the **Fairmount** terrace of seven properties. The terrace has been empty for around ten years and suffered recent fire damage. St Caths and Fairmount were two of three priority sites for a 2013 working group comprised of Manningham Masterplan, English Heritage, the Council's Empty Homes and Conservation and Design teams, as they lie in Conservation Areas at Risk. St Cath's has been funded by Accent Housing, Council Empty Homes, English Heritage and HCA. Lister Mills was the third priority site receiving English Heritage funding for a comprehensive condition survey in the last twelve months.

**Urban Splash** has entered a partnership with Places for People and is working together to secure investment for the completion of 44 apartments in Velvet Mill and the Pods. An application in March to HCA for funds was unfortunately unsuccessful.

There is cross representation from the Shipley- Canal Road Corridor Board and Manningham Masterplan Board. A planning application is to be submitted shortly for housing, mixed use developments including a school.

## **Health**

Health was a new theme for the Masterplan, in recognition of the high levels of health deprivation in Manningham and the importance of health for the local economy, enabling Manningham's population to fulfil healthy working lives.

Six out of seven of the targets were met within twelve months, mostly around a Health event and tour organised by Manningham Masterplan in September and hosted by the Leader of the Council for members of the Bradford City and Bradford Districts Clinical Commissioning Groups (CCG's), Senior elected members and Strategic Directors.

The **Manningham Health Tour** aimed to highlight some of the key health issues in Manningham, showcase effective community engagement by some of the local community organisations. Local health projects were visited that tackle infant mortality, obesity and diabetes such as CBC's Doula project and the Youth Service's cycling project in Lister Park. Information packs were made available that listed local community health projects for the CCG's and GP practices information and projects were mapped on Health Partnerships Project website.

Green Lane Primary school was visited to hear their experiences of health problems in families and the role they do and can play. CCG Board members agreed to run some **parental advice sessions** in the school regarding dealing with minor ailments at home, when it is appropriate to access GP and A&E services. CCG's will also learn parents' issues with accessing GP's. This is the seventh work plan target within the Health theme and will go ahead on 19<sup>th</sup> June.

Manningham Masterplan supported Manningham Healthy Living Initiative (MHLI) in a community consultation to understand peoples' needs and wishes regarding improving health around diet and exercise. MagiCH has since been launched in March 2014, (Manningham and Girdlington Campaign for Health). The aim is to have a year long campaign to improve the health and well being of people in Manningham and Girdlington –



especially to encourage more people to make healthier choices in their lives.

### **Summary of Projects in 2013/4**

The following provides information on projects that are not covered within the work plan.

### **Housing & Mixed Use Developments**

#### **Various Accent Housing sites**

Accent Housing finalised their Manningham investment programme in March 2014, with a further 16 existing homes improved at a cost of £1.68m. Following the final 7 de-conversions and the refurbishment of 2 flats, Accent will have altered their stock from 144 existing homes to 104 new homes to meet the requirements of family housing within the area at a cost of £6.8m

#### **Manor House**

There has been a delay in progress with the 16<sup>th</sup> Century listed building, however the owner appointed a new building contractor at the end of May 2014 and is preparing specifications and costings for the approval of CBMDC Conservation & Design. Planning permission for the land adjacent to the Manor House has expired.

#### **Rosemount Clifton Villas**

Rosemount owned by Manningham Housing Association (MHA), lies on the edge of Conservation Area. Firebird Homes and MHA Propose 14 New affordable homes for rent – a planning application is expected to be submitted by 1<sup>st</sup> week of July 2014. MHA is in discussion with Midland Road Nursery to establish if potential for some additional school facilities to be incorporated on two of the building plots. MHA has secured Affordable Homes Programme Funding from HCA.

### **Grosvenor Road**

MHA submitted a planning application at the end of March to create five new affordable homes for rent on land that was formerly a young children's play area on Grosvenor Road. Mixed opinions were shared at a community consultation. The scheme is funded mostly by Manningham Housing Association with an HCA contribution. Subject to planning permission, the scheme will commence on site in August 2014.

### **Drummond Mill**

An updated vision for the site is being prepared which is at an early stage. The vision for the site may include different users: education, serviced offices, community and arts and heritage. The offices of the World Curry Festival Company are now based at the Mill and a number of tenants are using the Mill for storage. The owner of the Mill has recently sponsored roof repairs at Bradford Synagogue on Bowland Street.

### **Lund Humphries**

An outline planning application has been submitted on behalf of the owner for a housing development on a 6000 square metre area of the former Lund Humphries site. The number and size of units is to be confirmed.

### **Manningham Pool**

The Curve women's gym opened its doors to business in February 2014 with a quality conversion of the former Manningham Baths. The Lord Mayor of Bradford cut the ribbon on Saturday 8<sup>th</sup> February. Manningham Masterplan supported the project with a letter of support for a Leeds City Region funding application, provision of health statistics and public sector and private sector employers in Manningham. They have a strong client membership base now.

### **Bradford Synagogue**

A grant of c.£100 000 has been approved by Heritage Lottery Fund towards refurbishment of the Synagogue. The work involves making and keeping the Synagogue watertight and conserving the building for future generations to enjoy as both a place of worship and as a

historical venue to form part of a faith trail. Works have just commenced. The congregation remains small however there are a number of Friends who contribute annually to the Synagogue.

### **One Stop Shop Relocation**

The One Stop Shop has relocated to Manningham Library to allow the sale of 215 Lumb Lane by the Council to a private buyer.

### **Public Realm and Greenspace**

#### **Manningham Together & Midland Road Healthy Mile**

Local organisations formed Manningham Together forum which meets a few times a year to share information and plan events in the Midland Road / Valley Parade area. The group includes Midland Road Nursery & Children's Centre, One in a Million School, Oasis Academy, Bradford City Supporters Club, Ravat & Ray dental practice, Landscape Design, Bradford West Area and Manningham Masterplan. A sub group was formed to look at ways to encourage the community to make more use of Midland Road for exercise along a measured mile and ways to improve the public realm. A lottery bid is being explored. Midland Road Children's Centre created art and sculptures with Art Works. A community consultation is planned for 12<sup>th</sup> August.

#### **Grosvenor Ground**

BCEP have received Public Health funds to support several local women with horticultural skills and growing vegetables in the community gardens in Grosvenor Ground. Adults regularly use the ground for walking circuits and some have expressed an interest in increasing exercise.

A West Yorkshire Police Proceeds of Crime Award has been received for the installation of another seat on the site.

#### **Scotchman Road Allotments**

The land at the top of the allotment site which was formerly allotments is to be turned into a community garden with involvement from a community development worker, BCEP & the Council. Phase 1 funded by Bradford West is now complete; clearance, fencing, footpaths and re-sculpturing of the ground which has already transformed the area. Funding applications for phase 2 are being prepared.

#### **Traffic Regulation Review, Valley Parade Area**

Bradford West is supporting CBMDC Highways with a consultation regarding a Traffic Regulation Order and changes to yellow lines and parking around Bradford City Football Stadium area on 25<sup>th</sup> June from 6pm.

#### **Other**

#### **Manningham Social History Book**

A new book entitled: People through the Mill Past and Present written by two Manningham Residents Peter Nias and Mollie Somerville, covering the people in history and until was launched on 24<sup>th</sup> October. 120 people attended the launch event at Manningham Mills Community centre. The first print run sold out. Books are £5 and are available from MMCA.

#### **One in a Million School**

The school has recently had a 3G sports pitch approved by the EFA on the Bolton Woods FC site. The school is trying to develop their understanding as to what is currently going on in the community. They have a Community Manager who is based at the school looking to develop the building as a community hub. They are involved with delivering sports & arts activities in 5 different centres around the City.

The school has plans to build a One in a Million Primary school in the Bolton Woods area, as part of the Shipley - Canal Road development. Construction will commence in 2015.

### **Oasis Academy Lister Park Community Forum**

The school is creating a Community Board to which it is inviting members. The intention is to support community activities and charities.

Oasis Academy Lister Park is continuing the stop the traffic charity, raising awareness of human trafficking and building healthy, open relationships both in and out of school.

The school has set up a community hub and is offering training to some parents initially in IT skills and ESOL. The community hub is to be further developed and Oasis Academy is inviting feedback from the community about what they would like from the hub.

**Progress with the Manningham Neighbourhood Development Plan**

Manningham NDP identified three areas of intervention for prioritisation in Manningham; Lumb Lane corridor which extends to Oak Lane; the second is Carlisle Road and Marlborough Road and the third being Lister Mills and the surrounding site.

Please refer to Appendix 1 for progress with Manningham NDP in 2013/14.

**Manningham Masterplan Work Plan 2013/14**

Please refer to Appendix 2 for progress with meeting Work Plan targets in 2013/14.