

**ALT & SHOLVER PARTNERSHIP BOARD MEETING  
THURSDAY 26 JUNE 2008  
CROMPTON SUITE, CIVIC CENTRE  
WEST STREET, OLDHAM**

**PRESENT:** Cllr J McCain (Chair); Cllr J Stanton; Cllr McArdle; Mark Glynn (HMR); Hugh Broadbent (FCHO); Sheila Fletcher (Alt TRA); Tom Flanagan (OMBC); Zerg Raja (FCHO); Kevin Clarke (FCHO)

**APOLOGIES:** Cllr R Hindle; Cllr Glynis Shaw; Cllr Martin Dinoff; John Rooney; Joanne Bentley; Nick Cumberland;

**Item No**

1. **INTRODUCTION**  
Cllr J McCain explained his role as lead for Housing and Communities.
2. **APOLOGIES FOR ABSENCE**  
Noted as above.
3. **MINUTES OF MEETING HELD ON 10 APRIL 2008**  
  
Minutes to be amended to show that Sheila Fletcher was present, and that Cllr J Stanton gave apologies.  
  
Minutes agreed as a true record.
4. **MATTERS ARISING**  
  
There were no matters arising.
5. **FUTURE OF CHERRY AVENUE BUNGALOWS AND FLATS  
122-128 CHERRY AVENUE**  
  
Hugh Broadbent stated that the report had been worth exploring due to:
  - (1) The need for justification due to re-housing pressures.
  - (2) Demolition initially creates a brown-field site for a few years.  
Sheila Fletcher commented on unsuitability of one bedroom bungalows and that decline had gone too far. Also that demolition gives sign for Alt residents that something positive is

happening and that Alt and Sholver Partnership is responding to local concerns.

Mark Glynn agreed that a planned, targeted programme of demolition / phased re-development needs to be agreed, rather than allowing the estate to slip gradually.

Cllr McCann acknowledged the need to demolish, but expressed the need to develop new properties as soon as possible. Involvement of tenants vital to assist project. Importance of Management process to safeguard residents during process of re-housing. Kevin Clarke to write liaison with police / Housing 21 regarding checks on bungalows once they are vacated.

6. **APPOINTMENT OF PROCUREMENT ADVISORS (VERBAL)**

Mark Glynn outlined background to appointing advisors to ensure residents, Council and ASP get the best out of developers when they are appointed.

Cllr McCann questioned pairing of Alt and Sholver. It was explained that residents in both areas had lobbied for more investment following similar patterns of decline; when the ASP was being established in 2006, the decision was taken to pair the estates together, as it may be possible to achieve economies of scale, plus there are similarities in proximity to Green Belt areas. However, Hugh Broadbent pointed out that the areas could still be dealt with separately; this may be determined by the work done through the Procurement Advisors.

Cllr McArdle expressed concern that Advisors are appointed before plans for the area have been approved; Kevin Clarke explained that in view of the need to progress the project, it was important to run processes in parallel – this would avoid unnecessary delays, whatever the ultimate shape of plans.

There was acknowledgement that some flats are likely to be the priority for demolition, but that houses remain popular. Mark Glynn advised against further piecemeal solutions, rather than creating a future for the area as a whole. Tom Flanagan also commented that both estates will be improved by other plans eg for new schools and community facilities; these, alongside plans for new housing, mean that the areas should be viewed as a whole.

Hugh Broadbent recommended members to see Hollinwood as an example of what could be achieved.

It was agreed that the members' session on 22 July will be a significant stage for agreeing broad direction for the future.

Consultation with residents is to follow from September, though a full plan for each area will not be completed until master-planning is completed in 2009-10. The master planning process will be a process of intensive involvement of residents, members and all partner agencies.

**7. COMMUNITY ENGAGEMENT REPORT**

Zerg Raja introduced the report with the onus on Sholver in May / June. Members welcomed efforts to engage with local communities and potential of links through Children's Centres in Alt and Sholver, plus feeder schools eg Counthill. The importance of linking employment and worklessness with physical regeneration was discussed.

The need for research at estate level was agreed. Kevin Clarke to seek support from OMBC.

Members welcomed efforts to link ASP consultation with Stock Options Appraisal.

**8. PROJECT TIMESCALES**

- (1) Members session 22 July 2008.
- (2) Next stage of local engagement from September.
- (3) Procurement of developers to commence approximately March 2009, subject to Council approval.
- (4) Master-planning involving residents, partner-agencies and developers 2009-10.

**9. ANY OTHER BUSINESS**

There was no other business.

**10. DATE AND TIME OF NEXT MEETING**

Thursday 21 August 2008 at 5.45pm, Crompton Suite