

Towards a Mills Strategy

**Regeneration, Housing and Development
Services Scrutiny Committee**

June 2005

Foreword and Acknowledgements



This has been a valuable piece of pre-implementation scrutiny. Demonstrating the power of the scrutiny process to draw together diverse interests and expertise and focus them in onto maximising benefit for people across the borough.

In our mill buildings the Borough of Stockport has a valuable resource and important reminder of our local and regional heritage. This review has laid the foundations for a comprehensive Mill Strategy, designed to support key Council objectives of regeneration, employment and enhancement of the housing available within our popular borough, married with genuine and sensible conservation.

I would like to thank the Panel who worked on this report with particular thanks to its Chairman Councillor Harding.

The Regeneration, Housing and Development Services Scrutiny Committee's report calls for an overarching policy Framework to guide the future of our mills and a more detailed set of development briefs to deal with the variations of individual circumstances that prevail in individual locations.

Key objectives for the Mills Strategy should include clear planning policy guidance to help guide owners and developers towards the best possible outcomes, while ensuring that these assets are not lost to future generations. Promoting the development of employment and residential opportunities and obtaining Capital resources for development. A clear and transparent understanding of the potential for use of Compulsory Purchase Orders must be available to all interested parties.

As a result of the work already carried out the National Mills Conference will be coming to Stockport next year, drawing attention to the Council's policies and work in this area.

I look forward to the executive response to this valuable piece of work and the subsequent Mills Strategy it will act as progenitor for.

Cllr Stuart Bodsworth

**Chair
Regeneration, Housing and Development Services Scrutiny
Committee**

Review Panel

The research for this review was carried out by Panel of 3 Councillors:



Cllr. Philip Harding



Cllr. John Abrams



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1. Executive Summary

- 1.1 The Council is currently preparing a Mills Strategy to guide the future development of mill premises throughout the borough. It is anticipated that the Strategy will provide a clear picture of the current situation and a framework for the development and future management of mills. A draft Strategy is expected to be submitted to the Executive in September 2005.
- 1.2 This review enabled the Committee to contribute to the preparation of the Strategy at an early stage.
- 1.3 The development of a Mills Strategy presents an opportunity to help meet a number of Council objectives, including conservation, employment and housing objectives. Mills in Stockport are a valuable resource, particularly for business and commercial activity. A number are listed buildings, and several lie in Conservation Areas or in prominent locations within the borough. They provide a wide range of business accommodation from basic space at low rentals on upper floors to fully serviced high quality offices in prestige buildings. They can also provide locations for residential development, in a borough with limited new greenfield housing sites. They can provide housing sites close to or within the town centre, where demand is increasing.
- 1.4 There are a large number of former mills in Stockport and most of them have found a new use, mostly commercial but also and increasingly residential. The commercial mills are either owned by their occupiers or have multiple tenants and varying amounts of vacant floorspace. In many cases owners struggle to maintain the buildings and as a result their fabric is slowly deteriorating.
- 1.5 The Committee wishes to make a number of recommendations on the content and implementation of the Mills Strategy, as follows.

Recommendation One: Whilst recognising that mill development is a long-term activity, the Committee recommends that the Mills Strategy should aim to deliver significant improvements within the next 10 years, and should include time-limited targets to maintain its impetus.

Recommendation Two: The Committee recommends that the Mills Strategy should consist of an overarching policy framework for mills development, to be drafted by September 2005, and more detailed development briefs for individual mills. Preparation of development briefs should be prioritised in the most appropriate manner, with the first briefs being completed by December 2005.

Recommendation Three: The Committee recommends that the Mills Strategy should set out what funding might be available from the Council, continue to pursue funding from public sources (for example National Lottery and European Funds), and encourage private investment in mills. The Committee recommends that mill owners should be encouraged to carry out a full development appraisal of their mill, so that the full value of their buildings can be recognised and a possible avenue for future development found.

Recommendation Four: The Committee recommends that the Mills Strategy should provide strong planning guidance to assist investment confidence and secure proper re-use of mills. To achieve this, individual development briefs should set out clearly the planning policies relevant to that mill, and what development is and is not desirable.

Recommendation Five: The Committee recommends that Council Members and officers should continue to build their knowledge of mills development best practice in the North-west, in order to inform the Mills Strategy and also core policies and site specific plans within the Local Development Framework.

Recommendation Six: The Committee recommends that a new site on the Council website be set up to promote Stockport's mills to prospective developers and tenants.

Recommendation Seven: The Committee supports proposals that a future National Mill Conference be hosted by the Council. The Committee considers that holding the conference in Stockport will provide a valuable opportunity to attract developers to the borough, and to showcase mill development opportunities in the borough, and Stockport's existing expertise in mill development.

Recommendation Eight: The Committee recommends that the Mills Strategy should set out how conservation designations will be reviewed, and how the Greater Manchester Sites and Monuments Officer will be consulted on mill development.

Recommendation Nine: The Committee recommends that how Compulsory Purchase Orders (CPOs) might be used be considered during the development of the Mills Strategy. Appropriate financial and legal support will be needed, particularly if a new owner or developer is being sought while the CPO process is underway.

Recommendation Ten: The Committee recommends that the Executive lobbies the Government to exempt the refurbishment of buildings from VAT, as new build enjoys.

2. The Review

Introduction

- 2.1 At the beginning of the municipal year, members of the Committee expressed interest in carrying out a policy development review which looked at the Council's strategic approach to mills and mills conversion, particularly for housing, but also with other uses in mind.
- 2.2 This neatly coincided with the current preparation of a Council strategy to guide the future development of mill premises throughout the borough. It is anticipated that this strategy will provide a clear picture of the current situation and a framework for the development and future management of mills. A draft Mills Strategy is expected to be submitted to the Executive in September 2005.
- 2.3 This review enabled the Committee to contribute to the preparation of the Strategy at an early stage.

Terms of Reference

- 2.4 The terms of reference for the review were focused on informing the Mills Strategy and were as follows:

Aim

To identify the key elements of a useful Mills Strategy for Stockport.

Objectives

1. To gain an understanding of Stockport's old mills and the issues faced when developing them.
2. To examine past and current mills development activity within Stockport and identify what can be learned from this.
3. To review and appraise different approaches to mill development and management from other local authority areas.
4. To examine the need for and availability of revenue and capital resources.
5. To determine what a Mills Strategy for Stockport should seek to achieve.
6. To identify ways in which Stockport's old mills could be developed and managed.
7. To make recommendations on these matters to the Council's Executive.

Methodology

- 2.5 The Committee established a Policy Development Review Panel to undertake the review, composed of three Committee members. The Panel reported its findings to the full Committee in June. This report is the final report of the Committee and is based on the Panel's findings.
- 2.6 The Panel met five times between January and May 2005 to carry out the review. Officers from the Mills Strategy project team attended all of the Panel's meetings.
- 2.7 At its first meeting the Panel agreed a project plan for the review, considered a scoping report for the Mills Strategy, and received a presentation from officers on current understanding of Stockport's mills.
- 2.8 At its second meeting the Panel received a presentation from Kirklees Council on their successful experiences of mills development and a presentation from officers on other mill development projects.
- 2.9 The third meeting was prefaced by site visits to Stockport and Bolton Mills. The Panel visited Houldsworth Mill in Reddish, Pear New Mill in Bredbury, Bolton Enterprise Centre and were given a tour of a number of mills in Bolton to look at examples of good practice in mill development
- 2.10 At its third meeting the Panel discussed the site visits, received a progress update on the mills survey, and considered the local strategic context for mills development.
- 2.11 At its fourth meeting the Panel discussed experiences of and aspirations for mills development with some Stockport mill owners and agents, including what they perceived to be barriers to and facilitators of mill development.
- 2.12 At its final meeting the Panel considered its conclusions and recommendations.

3. Findings and Recommendations

Mills in Stockport: the current situation

- 3.1 The review took a deliberately broad definition of a 'mill', to include Stockport's historic textile mills and textile related works, for example the bleach, print, dye and machinery works and warehouses, and also Stockport's hat works and associated tannery and furworks.
- 3.2 There are a large number of former mills in Stockport and most of them have found a new use, mostly commercial but also and increasingly residential. The commercial mills are either owned by their occupiers or have multiple tenants and varying amounts of vacant floorspace. In many cases owners struggle to maintain the buildings and as a result their fabric is slowly deteriorating.
- 3.3 Mills in Stockport are a valuable resource, particularly for business and commercial activity. A number are listed buildings, and several lie in Conservation Areas or in prominent locations within the borough. They provide a wide range of business accommodation from basic space at low rentals on upper floors to fully serviced high quality offices in prestige buildings. They can also provide locations for residential development, in a borough with limited new greenfield housing sites. They can provide housing sites close to or within the town centre, where demand is increasing.
- 3.4 Stockport has considerable experience of mill refurbishment. The flagship project is Houldsworth Mill in Reddish where a £10 million scheme has transformed the mill into a highly successful commercial and residential development. There are other examples where the Council has been active in promoting regeneration, notably Meadow Mill and Vernon Mill in Portwood, whilst others have been entirely private sector projects, for example Woodley Mill, and New or Park Mill on Houldsworth Street in Reddish. However most mills have not received this level of attention and many present opportunities for further development.
- 3.5 Securing the future of mills is often difficult. A major problem is a shortage of funding. Location can limit the availability of funding and the types of uses that are feasible and permitted by planning policy. In some cases location can help if the mill is in an area eligible to bid for European funding. Some mills are listed buildings, which can make refurbishment more expensive but can also sometimes assist in generating public funding.
- 3.6 Other potential problems associated with the re-use of mills include high maintenance costs, low rental income, a lack of viable alternative uses consistent with current planning policy, poor interior layout and lack of facilities such as electricity and

ventilation, vacant space on upper storeys and limited access and car parking areas.

Mill survey findings

- 3.7 During the course of the review officers completed a detailed survey of Stockport's mills; the findings of the survey are summarised below. A more detailed summary is at Appendix One.
- 3.8 A desktop review of Stockport's mill buildings was carried out over November and December 2004. The review revealed that 35 of the textile sites identified in previous surveys carried out in the mid 1980's had been demolished and redeveloped with the majority of sites reused for housing. The review was more inclusive than previous research and 56 standing buildings were identified, geographically concentrated around the Rivers Goyt, Tame and Mersey. Site visits on the 56 standing buildings were carried out between January and February 2005. Further research and site visits revealed 8 additional textile sites, giving a total of 64 standing buildings at the end of April 2005.
- 3.9 Some of the buildings have a designation, which means that they are recognised as having special architectural and historic value. The Government through English Heritage holds lists of buildings that have historic and architectural merit and are deemed to be of regional and national significance. These 'listed buildings' are protected by Planning Policy Guidance 15: Planning and the historic environment. Of the 64 standing textile related buildings 15% of are listed buildings (10 buildings). 12% of standing buildings are in Conservation Areas (8 buildings). Stockport Council holds a 'Local List'. Local lists are a way in which a council can recognise the value of buildings that are not on the statutory list but are of local importance and make a contribution to the local historic environment. Around 5% of standing buildings (3 buildings) are on Stockport Council's Local List. A review of the Sites and Monuments Record, the Local List and Conservation Areas is currently taking place which may result in further acknowledgement of those standing buildings that have historic and architectural importance.
- 3.10 Currently, planning permission to redevelop has been granted on 2 sites and planning applications involving demolition and redevelopment submitted on a further 3 sites. 8 unlisted buildings have been fundamentally altered from their original condition and retain little of their original character/historic features - this represents just under 13% of the sites. Around 10% of the sites can be considered to be in a derelict condition. Currently Council officers are aware of plans to redevelop roughly half of the derelict sites. This figure may change subject to receipt of planning applications.
- 3.11 As shown in the summary at Appendix One, mill buildings provide rental space for industrial purposes but also for the type of

industries (creative and high tech) that are identified in the Stockport Economic Development Strategy as characteristic of successful towns and cities. Currently 3 mill buildings in Stockport have been converted to provide housing and a fourth conversion project is underway.

- 3.12 The survey showed that 25% of standing buildings are located within the Objective 2 European Funding Area. This may provide opportunities to obtain funding though it is recognised that this is subject to the long term availability of European Funds and whether individual projects meet the funders' criteria. Just under 40% of standing buildings are in the M60 Corridor Area. There are limited funds available through the Town Centre Regeneration Budget which whilst not ring-fenced for mills may provide some development opportunities for mill buildings.

What might a Mills Strategy achieve?

- 3.13 The development of a Mills Strategy presents an opportunity to help meet a number of Council objectives. The consideration of the following should facilitate the development of buildings or sites by defining the resource, identifying what is of value and what opportunities exist to tackle existing site constraints:

- Conservation

- 3.14 Stockport's mills represent a significant cultural resource. Many have architectural merit and historic value. At present only listed buildings or those in Conservation Areas have any level of protection through planning legislation. A strategy might outline the extent of the historic resource to enable the protection of key buildings and maximise opportunities to develop former mill buildings or sites.

- Environment/Sustainability

- 3.15 It is necessary to establish and agree the balance between refurbishment and redevelopment. In terms of redevelopment there is a risk that unlisted sites obtained for development will be levelled and new buildings built. In many cases this could ignore the value of the historic building, and the quality of its materials and architecture. A historic building represents energy and materials already expended. Although financially it may be cheaper for a developer in to level and rebuild, in environmental terms it is often more economic to reinvest in the existing building. Building demolition contributes to land fill, sourcing new building materials usually involves the quarrying of new materials and energy is expended in processing these materials. The investment in and reuse of existing buildings supports Stockport Council's Environmental Action Programme's priority areas by reducing consumption of resources and waste. Mill buildings may also provide an opportunity to generate green energy, for example through hydro-electric schemes or the installation of solar panels.

- Economy

- 3.16 The Stockport Economic Development Strategy states that a distinctive identity for Stockport needs to be developed. There may be scope to draw on the strong cultural and economic significance of mill buildings in Stockport to contribute to such an identity.
- 3.17 The Economic Strategy points to the characteristic of successful towns as having replaced traditional manufacturing/production functions with modern industries. Stockport's mills can provide affordable and flexible space within which the growth of new businesses might be encouraged.
- 3.18 There is evidence to suggest that regeneration using historic buildings can improve quality of life for the local community. Preserving the character of an area can create a 'sense of place', a more attractive place to live, work and visit. Conversely, derelict or unsightly mill buildings may discourage investment in an area and make it a less attractive place to live and work.

- Employment

- 3.19 Economic development and regeneration can lead to enhanced local employment opportunities. Under-used or derelict buildings or sites may present an opportunity to increase the amount of space in employment use and therefore assist in the creation of employment.
- 3.20 It has been argued that building conservation provides more employment than 'newbuild', because the majority of money spent is on labour as opposed to materials. Increasingly in restoration projects there is an emphasis on opportunities to provide on the job training during the project.

- Housing

- 3.21 Mills may provide significant potential to provide housing in Stockport particularly in light of Stockport's Housing Phasing Policy 1.5. The development of new homes on brownfield sites is encouraged by government and regional guidance.

- Concentration of buildings in Objective 2/M60 corridor area

- 3.22 The concentration of mills in these areas provides a potential source of funding for both regeneration and redevelopment projects.

What should be the key elements of the Mills Strategy?

- 3.23 The Committee agrees that mills are a valuable resource in Stockport, and welcomes the development of a Mills Strategy to help secure their future. The Committee wishes to make a number of recommendations on the content and implementation of the Strategy, as follows.

Timeframe

- 3.24 The Committee believes that the preparation and implementation of the Strategy should provide a catalyst for action on mill development.

Recommendation One: Whilst recognising that mill development is a long-term activity, the Committee recommends that the Mills Strategy should aim to deliver significant improvements within the next 10 years, and should include time-limited targets to maintain its impetus.

- 3.25 The Mills Strategy will need to be drawn up following consultation with interested parties and the public. The Committee suggests that consultation activities should be planned in such a way that they do not unnecessarily slow down the preparation of the Strategy.

Format

- 3.26 It has become clear from discussion with Council officers, and mill agents and owners, that it would be beneficial to prepare individual development briefs tailored to each mill, in addition to an overall policy framework. This is because each mill has different opportunities for, and barriers to, development, depending on its location, the condition of the building, current usage and so on. The Committee understands that individual development briefs may not be required for all the borough's mills, for example those that are already developed and fully used.
- 3.27 Development briefs will need to be drawn up in consultation with mill owners. As mill development is a long-term process, the policy framework and individual mill strategies will need to be regularly renewed and updated.

Recommendation Two: The Committee recommends that the Mills Strategy should consist of an overarching policy framework for mills development, to be drafted by September 2005, and more detailed development briefs for individual mills. Preparation of development briefs should be prioritised in the most appropriate manner, with the first briefs being completed by December 2005.

Key objectives

- **Obtaining capital resources for development**

- 3.28 Substantial financial resources are needed for mill development and maintenance. There are three possible sources of funding: external grant funding; Council funding and private investment.
- 3.29 The Committee understands that it is becoming more difficult for the Council and developers to attract external funding, and more conditions are being attached when grants are made. Current European Regional Development Fund (ERDF) criteria are difficult to meet in Stockport in context of mill development, and the resources available are declining. Where external funding is secured the Council or developer may still need to provide match funding.
- 3.30 Council funding is also limited and competition for capital resources intense. Spend on mill buildings in the past financial year has been in the region of £95,000. This money has been used in facelift schemes and in order to facilitate future regeneration initiatives. In this year's budget there is £50,000 allocated for facelift schemes which is potentially available for use on mill and other sites within the M60 Corridor.

Recommendation Three: The Committee recommends that the Mills Strategy should set out what funding might be available from the Council, continue to pursue funding from public sources (for example National Lottery and European Funds), and encourage private investment in mills.

The Committee recommends that mill owners should be encouraged to carry out a full development appraisal of their mill, so that the full value of their buildings can be recognised and a possible avenue for future development found.

- **Providing clear planning policy guidance to owners and developers**

- 3.31 The Panel heard from officers, and a mill owner and a mill agent, that planning policy flexibility on mills development, for example on the permitted end-uses of developed mills, can be important to ensure that development is financially viable.
- 3.32 The Committee heard that flexibility in relation to current planning policy is already considered as part of the planning process on a site by site basis as and when issues arise and according to the merits of individual cases. The development briefs should set out what is desirable on a site by site basis in line with current planning policy. Development briefs should inform development rather than

preclude and should be seen as a starting point for redevelopment which will ultimately be subject to planning controls.

- 3.33 The Committee believes that some mill owners and developers may not be fully aware of, or be uncertain of, what development activity is or is not permitted by planning policy. This may be leading to lack of development interest.
- 3.34 Some of Stockport's mills are located in areas which make conversion of the buildings for alternative uses desirable. The Council has a duty to promote the re-use of the borough's mills in ways that are consistent with planning policy. Development briefs will be used to set out those activities and development that Stockport Council's policies would consider appropriate in these circumstances, with the emphasis on flexibility to allow retention of buildings where desirable and to facilitate regeneration.

Recommendation Four: The Committee recommends that the Mills Strategy should provide strong planning guidance to assist investment confidence and secure proper re-use of mills. To achieve this, individual development briefs should set out clearly the planning policies relevant to that mill, and what development is and is not desirable.

- 3.35 The preparation of Stockport's Local Development Framework will provide an opportunity to re-evaluate current planning policies relating to mills development, in light of experience in developing and implementing the Mills Strategy, and of experience in other local authorities. The Local Development Framework might also set out, in the section dealing with site-specific allocations of land, appropriate uses for individual mills.

Recommendation Five: The Committee recommends that Council Members and officers should continue to build their knowledge of mills development best practice in the North-west, in order to inform the Mills Strategy and also core policies and site specific plans within the Local Development Framework.

- **Promoting development and tenancy opportunities**

- 3.36 The Committee believes that one of the key factors in successful mill development has been the positive attitude of the owner and developer. The Committee believes that it is important to encourage an entrepreneurial spirit amongst owners and developers, and to convince them that mill development in the borough is a worthwhile activity.
- 3.37 The Panel heard that some mill owners may not be raising sufficient income for adequate maintenance of their mill. It is desirable to attract tenants who are able to generate sufficient income to allow proper maintenance of the mill.

- 3.38 During the review the Panel suggested that a new site on the Council website might be set up to promote Stockport's mills to developers and tenants. The Committee is pleased that officers are already considering this as part of their project planning for the Mills Strategy, and are considering a linkage between a public database of historic information and the 'Evolutive' database that provides information on space to let to prospective tenants.

Recommendation Six: The Committee recommends that a new site on the Council website be set up to promote Stockport's mills to prospective developers and tenants.

- 3.39 The Committee heard that a National Mill Conference is held each year to share good practice and to encourage new owners and developers into mill development. The event is very well-attended by owners and developers.
- 3.40 The Executive Member for Regeneration and Council officers attended the 2004 Conference, and the Committee heard that a bid has been made to the conference organisers for a future conference to be held in Stockport in 2006.

Recommendation Seven: The Committee supports proposals that a future National Mill Conference be hosted by the Council. The Committee considers that holding the conference in Stockport will provide a valuable opportunity to attract developers to the borough, and to showcase mill development opportunities in the borough, and Stockport's existing expertise in mill development.

- **Use of conservation designations**

- 3.41 At present mill buildings that are listed or located in Conservation Areas have protection through planning legislation. Where buildings are not in Conservation Areas or not listed it is possible for the owner to demolish the building before obtaining any planning permission. As a result, some sites may be destroyed without an evaluation of their historic and archaeological importance. In such circumstances the Council and Greater Manchester Archaeological Unit may not be able to ascertain what is lost or whether elements of it should have been retained or recorded.
- 3.42 The Committee suggests that there are three main options for ensuring better protection of mills that are not currently listed or in Conservation Areas:
1. Where mills are on/very close to the boundary of Conservation Areas it may be possible to incorporate them into new Conservation Areas subject to the character and condition of the building itself. If mills are incorporated into Conservation

Areas, this gives the added benefit of increased planning policy flexibility.

2. Local Listing is a way of indicating buildings that are recognised by the local authority as having importance in a local context. Although there is no statutory protection for locally listed buildings, the UDP states their identification will ensure that owners, developers and other interested parties are aware of their local importance and in this way the Council can through control of development or by giving advice seek sensitive treatment.
3. The Committee understands that the Greater Manchester Sites and Monuments Officer would prefer to be alerted at the earliest possible opportunity (e.g. early in the planning stage) as to potential development on mill sites in order to establish whether an archaeological assessment or survey is necessary. The development briefs, by setting out what type of development activity is anticipated and when, may allow the Sites and Monuments Officer to keep a closer watching brief on mills development activity in the borough. The development briefs might also require the Sites and Monuments Officer to be consulted before any major development activity takes place. Officers have instituted a means of providing this information in the short-term and are seeking the implementation of a permanent system for improving communication and exchange of information with the Sites and Monuments Officer.

Recommendation Eight: The Committee recommends that the Mills Strategy should set out how conservation designations will be reviewed, and how the Greater Manchester Sites and Monuments Officer will be consulted on mill development.

- **Use of Compulsory Purchase Orders**

- 3.43 The Committee believes that it is always preferable for the Council to work co-operatively with mill owners and to encourage or enable owners to develop or maintain their mills. However, the Council may in particular and specific circumstances where the owner of a mill is unwilling or unable to secure the regeneration, enhancement or redevelopment of a mill, utilise its powers of compulsory purchase (CPO) where it is considered that the development of a mill will promote or improve the economic, social or environmental wellbeing of the local or wider community. This will usually mean working with or securing a development partner to facilitate the development, with the Council using its powers on a 'back to back' basis. The Committee recognises that actual purchase of a mill should be a last resort, and that in many cases the process of beginning CPO proceedings in itself is enough to ensure that the owner takes appropriate action to secure the Council's objectives.

Recommendation Nine: The Committee recommends that how Compulsory Purchase Orders (CPOs) might be used be considered during the development of the Mills Strategy. Appropriate financial and legal support will be needed, particularly if a new owner or developer is being sought while the CPO process is underway.

- **Payment of VAT on refurbishment work**

- 3.44 The Committee is concerned that renovation and refurbishment work on existing buildings is currently subject to 17.5% VAT, whereas new build is exempt from VAT. This may deter owners and developers from refurbishing mills.

Recommendation Ten: The Committee recommends that the Executive lobbies the Government to exempt the refurbishment of buildings from VAT, as new build enjoys.

Appendices

Appendix One: Mill Survey Summary – General Trends

Demolished since previous surveys - 35 of known textile sites. Standing textile related 64 (since previous surveys the criteria have been broadened to include hatworks, furworks and tannery).

Privately owned (no rental space) – 29

Business occupied by owner – 20

1	Botany Mill	Woodfinishing
2	Bracher Leatherworks	Leatherworks
3	Brinksway Mill	Privately owned units: motor/art/print
4	Brinksway Leather Works	Metal/Cars
5	Broadhurst St. Hatworks	Thermometers
6	Britannia Mill	Engineers merchants
7	Canal Street Box/Hatworks	Skate Park
8	Hopes Carr Hatworks	Engineering
9	Kershaws Tannery	Tannery
10	Kingston Mill	Storage
11	Lower Carrs Mill	Furniture
12	Marriot Street Mill	Antique furniture
13	Primrose Mill	Plastics
14	Oakwood Mills	Packaging
15	Reynolds Mill	Plastics
16	Spur Mill	Plastics/Screenprinting
17	Thorn Works	Shopfitting
18	Throstle Bank Mill*	Hairdressing wholesaler
19	Victoria Mill	Various small scale: joinery/car repairs
20	Welkin Mill	Printing

* 2 buildings on this site: 1 to let, 1 in private ownership.

Derelict – 2

21	Cheadle Bleach Works	
22	Top Mill	

Standing Empty – 2

23	Unity	Does not appear to be on market.
24	Valley	Check with agent if on market.

Due for demolition/redevelopment – 2

25	Cataract Bridge Mill	Demolition and redevelopment as housing.
26	Strines Print Works	Demolition and redevelopment as housing.

Undergoing redevelopment retaining original buildings – 1

27	Park/New Mill	Conversion to apartments.
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Housing – 2

28	Woodley	Apartments.
29	Wellington	Mixed use – apartments on upper floors.

Managed space (property agents) – 36 sites with tenants

This position can change quite rapidly because of the extent of floorspace in some units losing even one tenant can be significant.

1	(Adcroft) Hat Works	
2	Aqueduct Mill	
3	Avondale Works	
4	Battersby Hat Works	
5	Belmont Works (hatworks building)	
6	Broadstone Mill	
7	Carringtons Hat Works	
8	Chadkirk Mill	
9	Churchgate Mill	
10	Compstall Bridge Works	
11	Compstall Mill	
12	Demmings Dyeing & Bleaching Works	
13	East Bank Mill	
14	Goyt Mill	
15	Hallam Mill	
16	Hampstead Mill	
17	Heapriding Mill	
18	Hempshaw Lane Works	
19	Houldsworth Mill	
20	Lancashire Hill Ropery	
21	Lincoln Bennett Hat Works	
22	Lockside Mill	
23	Meadow Mill	
24	Oak Street Shed	
25	Pear Mill	
26	Portwood Hatworks	
27	Shaw Heath Mill	
28	Sovereign Works	

29	Springmount Mill	
30	Swallow Mill	
31	Throstle Bank Mill *	
32	Vernon Mill	
33	Victoria Mill	
34	Virginia Mill	
35	Waterloo Mill	
36	Wear Mill	

* 2 buildings on this site: 1 to let, 1 in private ownership.

Space to Let – February 2004, 18 buildings looking for new tenants

1	Aqueduct Mill	
2	Avondale Works	
3	Battersby Hat Works	
4	Broadstone Mill	
5	Carringtons Hat Works	
6	Chadkirk Mill	
7	Demmings Dyeing & Bleaching Works	
8	East Bank Mill	
9	Goyt Mill	
10	Hallam Mill	
11	Hampstead Mill	
12	Lockside Mill	
13	Portwood Hatworks	
14	Shaw Heath Mill	
15	Sovereign Works	
16	Springmount Mill	
17	Throstle Bank Mill *	
18	Wear Mill	

* 2 buildings on this site: 1 to let, 1 in private ownership.

Range of uses within rented units –

- Art gallery/classes
- Aquatics/pet supplies
- Construction trades – (e.g. builders, plumbers, roofers, glaziers)
- Creative industries – e.g. pottery/greetings cards/curtains/rugs
- Furniture (pine, wicker, antiques)
- Office space
- Leisure – (e.g. bowling, gym)

'Light' Industrial – e.g. joinery, bookbinding etc, mail distributors, bakery, screen printing

'Heavy' Industrial e.g. chemical processes etc. – plastics, metal, vehicle etc.

High tech – e.g. web design

Music Industry - recording studio

Storage

Vehicle Rental

Wholesale

Play area

Derelict buildings/Buildings at risk – 15

This subject to change depending on ownership, occupancy and development plans.

1	Botany Mill	Owner has applied for planning permission to redevelop as housing.
2	Brinksway Leather Works	Within Gorsey Bank regeneration area.
3	Carringtons Hatworks	Upper floors unoccupied.
4	Cheadle Bleach Works	Derelict shell, open to elements.
5	Churchgate Mill	Owner has applied for planning permission to convert building into residential.
6	Hampstead Mill	Current planning application for residential redevelopment
7	Lower Carrs Mill	Within Hopes Carr Master Plan Area
8	Portwood Hatworks	Standing empty, poor condition.
9	Reynolds Mill	Part demolished, part derelict, part occupied.
10	Sovereign Works	Standing empty.
11	Top Mill	Derelict shell, open to elements.
12	Unity Mills	Currently empty – not on market.
13	Valley Mill	Substantially altered and currently standing empty.
14	Victoria Mill	Spinning mill demolished.
15	Wear Mill	Part derelict, substantial repairs needed, urgent works agreed and in progress.

Sites which have been fundamentally altered - 8

1	Aqueduct Mill	Spinning mill rebuilt, only fragments of original features e.g. window lintels remain. Weaving sheds on site.
2	Brinksway	One whole building north bank of Mersey demolished.
3	Canal Street Hat/Box Wks	Reroofed with metal sheeting.
4	Heapriding	Only outbuildings remain on site.
5	Reynolds	Part demolished.
6	Valley Mill	Old building is incorporated into newbuild and covered with corrugated iron.
7	Victoria Mill	Spinning mill demolished some weaving sheds still on site.
8	Waterloo	Part of buildings demolished for use as car park. Remaining building now single storey.

Appendix Two: Committee Membership

Regeneration, Housing and Development Services Scrutiny Committee

Cllr John Abrams (Vice-Chair)
Cllr Lesley Auger
Cllr Paul Bellis
Cllr Andrew Bispham
Cllr Stuart Bodsworth (Chair)
Cllr Roy Driver
Cllr Philip Harding
Cllr Les Jones
Cllr Suzanne Wyatt

Committee Advisors

Bernard Bradbury – Stockport Tenants' Federation
Steven Moore – Stockport Tenants' Federation

Policy Development Review Panel

Cllr Philip Harding (Chair)
Cllr John Abrams
Cllr Andrew Bispham

Officer support

Andrew Burrige - Scrutiny Officer, Chief Executive's Services
Andrew Bleaden - Bid Manager, Regeneration, Environment and Economic Development Services
Steve Burns - Head of Regeneration, Environment and Economic Development Services
Harry Cathro - Assistant Project Officer, Regeneration, Environment and Economic Development Services
Damian Eaton - Committee Administrator, Chief Executive's Services
John Fildes - Project Manager, Regeneration, Environment and Economic Development Services
Jean Fricker - Project Manager, Regeneration, Environment and Economic Development Services
Steve Johnson - Policy Officer, Transportation & Planning, Environment and Economic Development Services
Louise Murphy - Assistant Project Officer, Regeneration, Environment and Economic Development Services
Mark Robinson - Planning Officer, Development & Control, Environment and Economic Development Services
Sam Smith - Scrutiny Officer (Research), Chief Executive's Services

Scrutiny Review – Executive Response Template

<p>Scrutiny Committee: Regeneration, Housing and Development Services Scrutiny Committee Review title: Old Mill Conversions Date completed: June 2005 Officer responsible for response: Date response(s) agreed:</p>

This is the agreed response of the Executive to this Scrutiny Committee review.

Original Recommendation	Agreed response	Timescale
<p>Recommendation One: Whilst recognising that mill development is a long-term activity, the Committee recommends that the Mills Strategy should aim to deliver significant improvements within the next 10 years, and should include time-limited targets to maintain its impetus.</p>		
<p>Recommendation Two: The Committee recommends that the Mills Strategy should consist of an overarching policy framework for mills development, to be drafted by September 2005, and more detailed development briefs for individual mills. Preparation of development briefs should be prioritised in the most appropriate manner, with the first briefs being completed by December 2005.</p>		
<p>Recommendation Three: The Committee recommends that the Mills Strategy should set out what funding might be available from the</p>		

<p>Council, continue to pursue funding from public sources (for example National Lottery and European Funds), and encourage private investment in mills. The Committee recommends that mill owners should be encouraged to carry out a full development appraisal of their mill, so that the full value of their buildings can be recognised and a possible avenue for future development found.</p>		
<p>Recommendation Four: The Committee recommends that the Mills Strategy should provide strong planning guidance to assist investment confidence and secure proper re-use of mills. To achieve this, individual development briefs should set out clearly the planning policies relevant to that mill, and what development is and is not desirable.</p>		
<p>Recommendation Five: The Committee recommends that Council Members and officers should continue to build their knowledge of mills development best practice in the North-west, in order to inform the Mills Strategy and also core policies and site specific plans within the Local Development Framework.</p>		
<p>Recommendation Six: The Committee recommends that a new site on the Council website be set up to promote Stockport's mills to prospective developers and tenants.</p>		
<p>Recommendation Seven: The Committee supports proposals that a future National Mill</p>		

<p>Conference be hosted by the Council. The Committee considers that holding the conference in Stockport will provide a valuable opportunity to attract developers to the borough, and to showcase mill development opportunities in the borough, and Stockport's existing expertise in mill development.</p>		
<p>Recommendation Eight: The Committee recommends that the Mills Strategy should set out how conservation designations will be reviewed, and how the Greater Manchester Sites and Monuments Officer will be consulted on mill development.</p>		
<p>Recommendation Nine: The Committee recommends that how Compulsory Purchase Orders (CPOs) might be used be considered during the development of the Mills Strategy. Appropriate financial and legal support will be needed, particularly if a new owner or developer is being sought while the CPO process is underway.</p>		
<p>Recommendation Ten: The Committee recommends that the Executive lobbies the Government to exempt the refurbishment of buildings from VAT, as new build enjoys.</p>		