

# STATEMENT OF REASONS

## DRAFT

### **The Stockton-on-Tees Borough Council (Hardwick Estate, Stockton-on-Tees) Compulsory Purchase Order 2007**

#### **1 INTRODUCTION**

1.1 This is the Acquiring Authority's Statement of Reasons for making the Compulsory Purchase Order.

1.2 The lands forming the subject matter of the Order ("the Order Lands") fall wholly within the area of the Council of the Borough of Stockton on Tees ("the Authority").

#### **2 THE ORDER LANDS**

2.1 The Order Lands are situated within a site of approximately 15.9 hectares (39.3 acres) in area (see Appendix A). Hardwick is located near the north western fringe of Stockton. The A177 road connecting Stockton and Durham bounds the north eastern side of the Hardwick estate whilst Harrowgate Lane serves as an outer by-pass around the northern and western sides of the estate. The Order Lands lie to the north of the estate. A schedule of the properties within the Order Lands is included at Appendix A. The Authority will negotiate to acquire all of the Order Lands by agreement before the Order is confirmed and are expecting to have acquired most of the Order Lands. The topography of the area is generally level, but there is a

generally imperceptible fall from about 40 metres on the northern fringe of the existing estate to about 30 metres towards the south of the estate.

- 2.2 The buildings on the Order Lands are residential dwellings. There are currently 31 dwellings remaining in private ownership. All the dwellings are two-storey semi detached or terrace properties of brick construction. The remainder of properties within Phase 1 are in the Authority's ownership and managed by Tristar Homes, the Authority's Arms Length Management Organisation. Tenants have been and continue to be, relocated as part of a phased relocation strategy, 79 privately owned Right to Buy properties have already successfully been re-purchased by the Authority. Appendix A shows the site in the context of the rest of the Hardwick Estate.

### **3 THE ENABLING POWER**

- 3.1 The Order is made under Section 226 (1) (a) of the Town and Country Planning Act 1990.
- 3.2 The Authority thinks that the acquisition of the Order Lands will facilitate the carrying out of the development, re-development, and improvement of the land as described in this Statement. The Authority believes that the re-development will contribute to the provision of the economic, social and environmental well being of its area, by regenerating the housing market in the area, replacing poor quality

housing with high quality, modern homes, relocating Hardwick Primary School, and providing high quality, safe and secure open space.

#### **4 THE PURPOSE OF THE ACQUISITION OF THE ORDER LANDS**

4.1 The purpose of the acquisition of the Order Lands is to facilitate the re-development of the estate of which the Order Lands form part. The Authority has appointed a Registered Social Landlord (RSL) partner, Endeavour Housing Association, and a consortium of private developer partners, Barratt Newcastle Limited and Haslam Homes Limited (part of Keepmoat plc), to redevelop the area so as to provide a sustainable mixed-tenure neighbourhood.

#### **5 HUMAN RIGHTS**

5.1 The Council has considered the implications of the European Convention on Human Rights, in particular Articles 1 and 8 of the First Protocol of the Convention, and in particular the effect of the Order on those who will have their lands and properties acquired and/or be displaced from their homes. Having regard to:-

- (a) the benefits to residents and the surrounding area that will result from the proposed redevelopment;
- (b) the arrangements proposed for the re-housing of those displaced;
- (c) the housing assistance schemes being made available by the Authority as detailed elsewhere in this Statement; and

(d) the compensation that will be payable under the existing legislative provisions

5.2 The Authority is satisfied that the Order and the Authority's proposals are compatible with the Convention.

## 6 THE CASE FOR THE AUTHORITY

### The Need for Regeneration

6.1 Housing market failure, low residential values and a lack of investment in the physical environment, have been intrinsically linked to problems related to:

- Housing and environment;
- Community facilities;
- Access to leisure, education and social services, and location;  
and
- Social problems

6.2 Consequently areas of the Hardwick estate have suffered low demand and long-term voids. In 2000, following resident consultation, Stockton Borough Council gained Cabinet Approval to proceed with selective demolition of 99 properties in the 'W's' area of the Hardwick estate. Whilst this was a short-term solution to the problems associated with empty properties, there was no long-term strategy or vision for the estate to reverse the cycle of socio-economic decline that it was currently experiencing.

6.3 In recognition of the need for a long-term sustainable solution to the problems suffered on the Hardwick estate, Stockton Borough Council commissioned an independent Neighbourhood Development Strategy, carried out by Halcrow, to recommend the options for development in Hardwick. The study, the Central - North West Stockton Visioning Hardwick Neighbourhood Development Strategy, (the 'Hardwick Visioning Exercise'), formed the policy framework for various redevelopment / neighbourhood strategies and laid the foundations for the redevelopment of the Hardwick estate.

6.4 The independent study aimed to recommend a suitable proposal for regenerating the Hardwick Estate, by maximising the potential for investment in Hardwick through housing-led regeneration. It also aimed:

- To undertake consultation with local agencies, ward Members, and at a community level with local residents, including a community based partnership; and
- To consult with private sector developers and Registered Social Landlords as part of the market testing exercise needed to determine the viability and deliverability of the preferred options.

### **Background to the study area**

6.5 The Hardwick estate was comprised of around 2,400 properties. Different areas of the estate are distinguished by the letters of the

alphabet which the road names begin with. The study area is concentrated in the area known locally as the 'W's' and consists of 615 properties many of which have already been demolished under the redevelopment proposals. There are approximately 1,800 properties remaining in the wider Hardwick estate. In summary:

- The housing within Hardwick remains predominantly in local authority ownership, although some properties have been purchased under the Right to Buy (RTB). The dwellings are a mix of semi-detached and terraced dwellings built between 1945 and 1965;
- The Hardwick Ward lies within the worst 10% of deprived wards nationally. Unemployment rates in Hardwick are currently 10.5% compared to the Borough average of 5.3%, only 28% of Hardwick school leavers attain 5 or more GCSE's at C or above compared to the Borough average of 49%, whilst 21% of Hardwick residents have health problems compared to the Borough average of 14%;
- Much of the housing within the study area was unsustainable and as a result the rules governing the funding of Arms Length Management Organisations restricted further investment in this stock.

6.6 A crucial step in the regeneration of the estate has been to engage with owner-occupiers and seek to buy back their properties by agreement.

## **The Hardwick Visioning Exercise – findings and recommendations**

- 6.7 The Vision highlighted the potential to create a Housing Regeneration Company (HRC), which would bring together housing associations, local authority, private landlords, and others to deliver sustainable regeneration. Following the Visioning Exercise, it was decided not to form a HRC, the Local Authority could take the lead in a partnership approach to delivering sustainable regeneration, without the need to put an additional structure in place.
- 6.8 The study concluded that a comprehensive approach to the regeneration would maximise the impact through a strategic solution, addressing the current property mismatch and importantly offering the greatest prospect for securing significant private sector involvement. For effective and sustainable regeneration, the report highlighted that large scale clearance and re-build was the most appropriate approach, and should be concentrated in the core of the estate, known as the 'W's'.
- 6.9 The report indicated that further selective demolition would not fully address the physical issues associated with the estate, and that the private sector's enthusiasm in the scheme would be restricted if only partial rationalisation was favoured.
- 6.10 To create a mixed sustainable community, it was suggested that the new housing stock would consist mainly of private dwellings, however

there was also a need for high quality social housing in the area – which should be provided by an RSL.

### **Past Strategies**

6.11 Single Regeneration Budget (SRB) Rounds 2, 3, 5 and 6 have been delivered at Hardwick. SRB Round 3 focussed on improving local aspirations, skills and community economic and social infrastructure. SRB Round 5 & 6 focussed directly on building a more inclusive community through the themes of ‘People to Work’, ‘Place to live’, ‘Future for young people’ and ‘Access to Services’. These programmes focussed on social capacity building initiatives and did not address the physical decline of the housing within the Hardwick estate.

### **The Current Regeneration Strategy for the Hardwick Estate**

6.12 Following the Halcrow Visioning exercise, the Authority took the proposal of clearance and redevelopment in the ‘W’s’ by private developers and an RSL for further public consultation with the local community.

6.13 Public consultation has been central to the regeneration proposals of Hardwick and continues as the scheme progresses.

6.14 In July 2004, 3 days of consultation events were held to gauge the support from residents for the redevelopment proposals. 262 residents completed feedback forms, which overall showed overwhelming support for the regeneration. Of the 262 residents who responded:

- 72.5% of residents supported the plans;
- 8% of residents did not support the plans; and
- 19.5% of residents were unsure or did not specify a preference.

6.15 Further consultation was carried out through events that were open to all residents, in July 2005 and November 2006. The purpose was to inform residents of the regeneration proposals and allow them to help shape the plans for the new neighbourhood. As well as the open day consultation events above, one to one home visits for Hardwick residents within the 'W's' area, and in the wider estate, were also offered.

6.16 Community involvement is, and will continue be, an ongoing objective of the redevelopment. The Hardwick Community Partnership, consisting of Council Officers, representatives from the developers and the RSL, Ward Members, residents, community and voluntary groups, local schools, police and other stakeholders, meets monthly and the redevelopment is discussed. Regular estate updates are produced and distributed to all residents, articles are placed in the local community newspaper and there are dedicated web pages on the Authority's web site.

6.17 Endeavour Housing Association were appointed as the Authority's RSL partner to provide high quality social housing for the existing residents,

which is central to the regeneration proposals for the area. Endeavour have been successful in bidding for Housing Corporation funding and have so far secured grant for 110 units of accommodation, comprising a mix of bungalows, apartments and houses, along with a 50 unit Extra Care Scheme (supported accommodation for elderly residents with low, medium and high support needs and communal facilities including a hairdressers, IT facilities, day room and bistro), and are confident of securing additional funding in future rounds. All of the new RSL properties will be 'ring fenced' in that priority will be given to existing residents who are being displaced as part of the redevelopment.

6.18 At the Authority's 11<sup>th</sup> November 2004 Cabinet meeting it was resolved that the draft development brief be finalised and the scheme be progressed on a phased basis in accordance with the brief. The selection process for the private developer partner commenced in April 2005. Barratt Homes Limited and Haslam Homes Limited ("the Developers") were the preferred developers and were recommended for appointment in the 14<sup>th</sup> July 2005 Cabinet report. The Authority, the Developers and Endeavour Housing Association have agreed a detailed master plan for the re-development of Hardwick Estate which envisages replacing the existing poor quality housing with new, secure, modern homes for rent, shared ownership and sale. The redevelopment will also provide high quality, safe and secure open green space throughout the scheme. The land will be released to the Developers and Endeavour in phases.

6.19 A Development Agreement is expected to be completed, and signed by all partners in the scheme (the Authority, the Developers and Endeavour) by the end of March 2007. The Development Agreement provides for the comprehensive re-development of the whole of the Hardwick Estate (shown in Appendix A). The Agreement provides for the site to be assembled by the Authority, using its compulsory purchase powers where necessary.

6.20 In addition to the core area of existing housing, the relocation of Hardwick Primary School would also form part of the proposals. This involves the building of a new purpose built school and 26 place nursery with community facilities, to replace the current old and dilapidated building, which is too large and in a state of disrepair. The receipt from the sale of the land will fund the relocation of the school.

### **The Authority's Policy**

6.21 The Authority and local stakeholders recognised that the core area of Hardwick was experiencing low demand, with many properties falling below the Decent Homes Standard. It was acknowledged that intervention was required to bring about improvement and long lasting change.

## **Why the Order Lands are required**

6.22 The acquisition of the Order Lands is critical to the success of the overall regeneration of Hardwick by:

- Replacing poor quality housing with high quality, modern homes for sale, shared ownership and rent.
- Based on the market renewal agenda, generating a sustainable mixed tenure community.
- Providing environmental improvements through the provision of high quality, safe and secure open space.
- Producing economic secondary benefits through jobs and apprenticeships for local people.

6.23 Both public and private finance have already been attracted to facilitate the regeneration of Hardwick. Existing residents will be given the opportunity to move into new high quality homes, whilst the private homes for sale will attract new households to the area, promoting physical, economic, environmental and social change.

6.24 Acquisition of the Order Lands is critical for the successful site assembly of the estate, to ensure cleared land is available for sale to the private developers for the continual development of the site and enable the comprehensive redevelopment programme to be put fully in place.

6.25 The Authority considers that compulsory purchase under the powers contained within the Town and Country Planning Act 1990 Section 226 (1) (a) as amended by Section 99 of the Planning and Compulsory Purchase Act 2004 is necessary in order to secure the regeneration objectives for Hardwick and to promote the economic, social and environmental well-being of the area.

## **7. PLANNING POLICY CONTEXT**

### **7.1 National Context**

#### **Planning Policy Guidance Notes (PPG)**

7.1.1 *PPS1: Delivering Sustainable Development (2005)*: At the outset, PPS1 establishes sustainable development as the core principle underpinning planning. In delivering sustainable development, emphasis is on urban regeneration to improve the well-being of communities, improving facilities, promoting high quality and safe development and creating new opportunities for the people living in those communities. Efficient use of land, reducing the need to travel, particularly by private car, together with improved access to jobs and facilities are part of the overall approach.

7.1.2 *Consultation Draft PPS3: Housing*: the Government intends that everyone should have the opportunity of a decent home. They further intend that there should be greater choice of housing and that housing should not reinforce social distinctions. The housing needs of all in the community should be recognised, including those in need of affordable

or special housing in both urban and rural areas. The promotion of more sustainable patterns of development, making better use of previously developed land, and focusing additional housing in existing towns and cities are core objectives. New housing and residential environments should be well designed and should make a significant contribution to promoting urban renaissance and improving the quality of life.

7.1.3 *PPG13: Transport (1994)*: PPG13 provides advice to LPA's on how to integrate transport and land use planning. It seeks through the location of new development, to influence overall levels of car travel by lessening the need to travel, reducing the reliance upon the motorcar, encouraging alternative means of travel and facilitating multi-purpose trips. In this context, it sets out policies for locating major generators of travel demand in locations, which are either already, or capable of being, well served by public transport.

7.1.4 *PPG17: Planning for Open Space, Sport and Recreation (2002)*: PPG17 acknowledges that open spaces, sport and recreation all underpin people's quality of life. PPG17 affirms that well designed and implemented planning policies for open space, sport and recreation are fundamental to delivering broader Government objectives of supporting urban renaissance, promoting social inclusion and community cohesion, encouraging healthy living and supporting more sustainable development.

### **ODPM Action Plan – ‘Sustainable communities in the North East: Building for the Future’ (2003)**

7.1.5 The Action plan emphasises that one of the main priorities in the region is tackling the issues of low housing demand and abandonment. A step change is required in the approach to tackling these issues. In particular, the balance of housing stock needs to change to meet the needs and aspirations of the region’s populations. There is a need to bring life back into areas of low demand and abandonment to recreate sustainable communities, whilst preventing a repetition of the problems in the longer term.

## **7.2 Regional Context**

### **Regional Planning Guidance for the North East – RPG1 (2002)**

7.2.1 RPG1 provides interim guidance on regional housing policy, in line with the latest national government approach. There is increasing evidence that low demand and abandonment is a regionally significant issue and although emphasis should be on the retention and refurbishment of existing dwelling stock, there will still be a need to clear housing which is unfit, or beyond economic repair. Clearance of housing in good condition may also prove necessary to secure the regeneration of an area, particularly where there is reduced demand and abandonment. The housing strategy in RPG1 contains various targets, including turning around the incidence of low demand for housing by 2010.

7.2.2 RPG1 therefore, recognises the contribution to regeneration that is made by new housing and the improvement or demolition of unsatisfactory dwellings. Policy H1 states:

‘To ensure an integrated approach is adopted to housing renewal, clearance and urban regeneration, development plans and other strategies, including the regional economic strategy and the regional housing strategy, should consider whether the needs of regeneration can best be addressed by improvement of existing stock or whether demolition represents a better option as part of a broader course of action to regenerate local communities, improve the environment and increase numbers of and access to local jobs.’

### **Emerging Regional Spatial Strategy for the North East**

7.2.3 The preparation of the Regional Spatial Strategy for the North East (RSS) is well advanced, having been through an Examination in Public, and the Panel Report published in August 2006. It is likely that the final RSS will be published in spring 2007. RSS Locational Strategy supports the concentration of the majority of new development in the conurbations and main towns, particularly within the core areas. Improving the housing stock by tackling low demand and abandonment is a key strand to delivering sustainable communities (emerging Policy 29).

### 7.3 Sub-Regional Context

#### Tees Valley Structure Plan (2004)

7.3.1 The Tees Valley Structure Plan (TVSP) sets out the sub-region's overall land use strategy indicating how a balance will be struck between development, conservation, regeneration and transportation. As the plan is a strategic document, the policies are confined to matters of strategic area-wide importance.

Relevant policies are:

- SUS1 stipulates that new development proposals in the Tees Valley must make a positive contribution to all three strands of sustainability, namely enhancing environmental quality, social well being and economic prosperity.
  
- SUS2 provides that Tees Valley authorities will *inter alia*: -
  - encourage physical and social regeneration in urban areas;
  - give preference to the development of brownfield sites;
  - make best use of existing infrastructure, services and amenities;
  - encourage development in locations which minimise the need for travel and can be well served by public transport;
  - provide accessible opportunities for recreation, education, employment and public services;

- protect and enhance the quality and character of the built and natural environment;
- REG1 encourages local authorities and other stakeholders to work together in tackling the problems of urban decay.
- ENV17 states that new development should comply with high standards and protect and enhance not only features of recognised environmental importance but also contribute to improving the wider environment and quality of life.
- H4 supports increased residential densities on appropriate sites within or on the edge of built up areas.
- Policies T1; T3; T5; T6; T7; T25 & T27 ensure that proposals for new transport infrastructure will be developed to provide a safe and efficient transport network. Priority is given to walking, cycling and public transport whilst the needs of people with mobility impairments must be fully incorporated in to all transport systems.
- L2 states that demand created for small-scale leisure and recreation facilities by new development should be provided within or close to that development.
- W1 seeks to encourage development which minimise the levels of waste produced and will approve proposals for waste management facilities which *inter alia*: reduce the levels of waste production; increase the re-use of waste; and increase recycling and recovery of resources.

## **7.4 Stockton-on-Tees Local Plan (1997)**

7.4.1 The Stockton-on-Tees Local Plan establishes a framework of policies intended to guide and encourage development throughout the borough whilst safeguarding and enhancing the environment. The current Local Plan was adopted in 1997 and runs to 2006. Having been adopted in 1997, prior to the introduction of the new Government agenda of housing market renewal, the current Local Plan gives no specific land-use allocations to the Hardwick redevelopment. However, there are a significant number of policies relating to new housing developments within the limits to development. Relevant policies are:

- GP1 requires proposals to be considered against a range of general development criteria including: the external appearance of the development and the relationship to the surrounding area; effects on the amenity of occupiers of nearby properties; provision of satisfactory parking and access arrangements; high standards of landscaping; the desire to reduce opportunities for crime; intention to make the development as accessible as possible to everyone; and the effects on public rights of way.
- HO3 states that within the limits to development, residential development may be permitted provided that *inter alia*: the land is not specifically allocated for another use; it does not result in the loss of a site which is used for recreational purposes; it is sympathetic to the character of the locality; it does not result in an unacceptable loss of amenity to adjacent land users and satisfactory arrangements can be made for access and parking.

- HO4 provides that in housing developments exceeding 2 hectares (5 acres), affordable housing shall be provided to an extent agreed between the Council and the developer as appropriate to help meet any local need.
- HO11 seeks to ensure that new residential development is designed and laid out to provide a high quality of built environment that is in keeping with its surroundings. Developers are required to ensure that proposals incorporate open space for both formal and informal use; pay due regard to existing features and ground levels; provide adequate access and parking and avoid any unacceptable effect on the privacy and amenity of the occupiers of nearby properties.
- TR5, TR7 & T15 require new developments to make appropriate provision for the safe passage of cyclists and ease of movement for those with mobility impairments.
- Specifically, 3.55ha of the site is designated within the Local Plan as playing space. Policy REC1 states that: 'Development which would result in the permanent loss of playing space will not be permitted unless: (i) sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site, or (ii) alternative provision of equivalent community benefit is made available or (iii) the land is not required to satisfy known local needs.'

## **8 LINKS TO OTHER STRATEGIES**

### **Community Strategy**

- 8.1 The Community Strategy for the borough of Stockton on Tees (2005 – 2008) aims to ensure a better quality of life for everyone in the borough now and for future generations. The Community Strategy was developed by Stockton Renaissance Partnership (the borough's Local Strategic Partnership); this is the key overarching partnership for co-ordinating local services within the Borough and includes a wide range of representatives from public, private, community and voluntary sectors.
- 8.2 Within the Borough, there are high levels of disadvantage and a wide disparity in both need and opportunity for achievement. The Community Strategy is directly targeted at eradicating inequalities both in resource and opportunity. The keynote theme for the Strategy is 'promoting achievement and tackling disadvantage' and is grouped around five policy platform areas. The redevelopment of Hardwick contributes directly to the Liveability Improvement Theme, under Sustainable Neighbourhoods, particularly in addressing housing market failure and improving the quality of the built environment.
- 8.3 The Strategy is updated annually to take into account of changes in policy priorities both nationally and locally. One key influence is the Neighbourhood Renewal Plan for the Borough 'Neighbourhood Matters'.

## **Neighbourhood Renewal Strategy**

- 8.4 The Neighbourhood Renewal Strategy 'Neighbourhood Matters' is a five-year plan that sets out an agreed vision and programme for positive change in local neighbourhoods in need of renewal. It focuses on the 11 most deprived wards in the Borough (which have been identified as within the worst 10% nationally in the Index of Multiple Deprivation) and aims to raise standards in these areas to the Borough average. Hardwick has been identified as one of these eleven most deprived wards in the Borough.
- 8.5 Contained within 'Neighbourhood Matters' is an Action Plan; the key aims of the Action Plan are:
- Developing Greater Community Involvement (genuine empowerment).
  - Raising aspirations and expectations.
  - Developing citizenship and community cohesion.
  - Raising prosperity.
  - Enhancing current service provision.
- 8.6 Contained within the Action Plan are a number of objectives. Those directly related to Hardwick include 'tackling crime and the fear of crime', 'generating pride in the local area' and 'to improve the condition of housing and match housing needs'.

## **Housing**

- 8.7 The Council's Housing Strategy has been developed in conjunction with the Housing and Neighbourhood Partnership (a thematic group linking directly into Renaissance, the Local Strategic Partnership) and other key partners. It sets a vision and strategic framework for all housing in the Borough. It does this through assessing all local housing needs, reviewing resource availability and setting key strategic objectives and priorities.
- 8.8 The vision for the Housing Strategy is to 'To provide a quality housing and benefits service to both current and prospective residents of Stockton on Tees, irrespective of their housing tenure. We will work with our partners to ensure that the people of Stockton have access to decent and affordable housing, which meets both their current and future needs and aspirations'.
- 8.9 This vision is supported by four broad strategic objectives:
- Deliver quality and choice in the housing market (to ensure a range of quality accommodation across all tenures, which meets the current and future housing needs and aspirations of all residents of the borough).
  - Promote safe and sustainable communities (to create communities where people from all walks of life want to live both now and in the future).

- Be proactive in reducing inequalities (to tackle inequalities and promote cultural diversity).
- Deliver modern, customer focused services (to seek continual service improvement through the provision of a customer focused housing service).

8.10 The regeneration of Hardwick is specifically referenced in the Housing Strategy as it contributes directly to the promotion of safe and sustainable communities.

### **North East Housing Strategy**

8.11 The first North East Housing Strategy was approved in September 2003, it was reviewed and republished in July 2005.

8.12 There are four broad aims in the current strategy. They are:

- Developing housing to meet 21st Century demands and replacing unwanted houses with high quality housing. These houses must be long lasting and make cohesive, unified communities.
- Provide new housing for larger households and to fulfil peoples' aspirations for better housing.
- Improving and maintaining existing housing.

- Consider specific housing needs including affordability in some rural locations, the needs of an ageing population and the special needs of other groups.

8.13 The Regional Housing Strategy identified the current overriding priority for the region as ‘restructuring of the housing stock as this impacts on the overall health of the housing market, the vibrancy of the regional economy and the success of our urban and rural communities’. The strategy acknowledged that to resolve the worst of these problems (low and changing demand), clearance would be necessary. It recognised that there must be the removal of the worst groups of unpopular housing in the poorest condition in order to attract new private investment and that this should be replaced with modern, homes which promote a vibrant community and create desirable communities. The regeneration of Hardwick is consistent with these policy objectives.

### **Tees Valley Living**

8.14 A consortium of housing organisations in the North East Region commissioned the Centre for Urban and Regional Studies at the University of Birmingham to undertake a study of the prevalence and risk of problems of low and changing demand for housing in the region. At a sub regional level the study identified a significant proportion of dwellings in the Teesside conurbation as being ‘at risk of low or changing demand’. In direct response to these concerns the Tees Valley Housing Market Restructuring Project was established (recently renamed Tees Valley Living). There is awareness already

from all partners that to achieve the sustainable change required in the sub region that significant demolition will ultimately be required.

### **Tees Valley Vision**

8.15 The Tees Valley Vision was commissioned by English Partnerships, the regional development agency One Northeast and the five Tees Valley Unitary Authorities. Its aims are to raise the economic performance of the Tees Valley and to improve the quality of life of its people. A key element of the Tees Valley Vision Investment Framework is creating “Attractive Places” where efforts will be made to regenerate disadvantaged communities by tackling the failure of housing markets alongside unemployment, crime and poor health. Reference is made to the comprehensive approach being adopted to achieve a major restructuring of the housing market under the auspices of the Tees Valley Partnership.

8.16 A detailed Investment Programme will identify the scale of resources required to realise the Vision.

### **Moving Forward: The Northern Way**

8.17 Launched in September 2004 by the three Northern Regional Development Regions and the Deputy Prime Minister, ‘ Moving Forward: The Northern Way’ is a growth strategy to boost prosperity across the North and close the productivity gap with the rest of the country.

8.18 Key recommendations of the report include:

- The development of new city regions for each of the 8 major conurbations of the North (of which the Tees Valley is one).
- To create truly sustainable communities by ensuring that low demand housing is replaced at a faster rate with targets set for affordable houses as a proportion of new home building.

8.19 It is clear from the evidence above that the demolition and regeneration proposals for Hardwick reflect latest government statements on the need to create sustainable communities. Furthermore, planning policy hierarchy, from PPG and RPG through to the emerging Structure Plan and Local Plan, provides the framework for adopting the radical intervention proposed as a response to housing market failure and abandonment. Other existing and emerging strategies similarly focus on the need for large-scale demolition as a response to the housing supply and demand problems.

## **9 PLANNING PERMISSIONS**

9.1 Endeavour Housing Association have submitted the following detailed planning applications:

- 05/0369/FUL: 14 units of general needs accommodation (Phase 1), approved on 20<sup>th</sup> March 2005;
- 05/1534/FUL: 6 units of general needs accommodation (Phase1), approved on 29<sup>th</sup> June 2005;

- 05/2438/FUL: 20 units of general needs accommodation (Phase 2). approved on 26<sup>th</sup> September 2005;
- 05/2280/FUL: 50 units of supported accommodation (Extra Care Scheme), approved on 6<sup>th</sup> October 2005.
- 06/3215/FUL: 20 units of accommodation for over 55's (Phase 3) approved on 29<sup>th</sup> November 2006.

9.2 A full planning application by the Barratt Haslam consortium was submitted, and approved with conditions on 22<sup>nd</sup> March 2006 (planning ref 05/3466/FUL), to demolish the existing housing (615 houses in total) and replace it with new mixed tenure housing (581 in total).

9.3 Due to significant changes to the layout, a revised application was submitted, (reference 06/3822/FUL), and approved with conditions on 14<sup>th</sup> March 2007, to demolish the existing houses, and replace it with 626 properties.

## **10 FUNDING**

10.1 The Authority is seeking to acquire properties within the Order Lands by agreement but there is a need to back this up with the use of compulsory purchase powers to ensure that implementation of the strategy is not unnecessarily delayed.

10.2 The scheme is to be funded predominantly by the capital receipts from the sale of the land, which will be released for purchase in phases to

the redevelopment partners. Having resolved to carry out a regeneration scheme on the Order Lands and neighbouring lands, the Authority will apply the capital receipts to that purpose in accordance with the Local Authorities (Capital Finance and Accounting) (England) Regulations 2003. The Authority is also contributing capital from its stock rationalisation funding.

## **11 SPECIAL CONSIDERATIONS**

11.1 The Order Lands do not lie within or form part of any Conservation Area.

11.2 There are no buildings listed under the Planning (Listed Buildings and Conservation Areas) Act, Section 1, Part 1, 1990.

11.3 There are no scheduled ancient monuments within the Order Lands.

11.4 No part of the Order Lands is consecrated land.

11.5 No part of the Order Lands is part of a Renewal Area.

## **12 RELOCATIONS**

12.1 The authority has recognised the need to consider any relocation requirement in connection with acquiring the land for regeneration. The Authority is offering alternative accommodation to rent or buy to meet displaced residents' aspirations. The authority is willing to purchase by agreement and is acquiring properties by this means.

- 12.2 The Authority will discharge its duty to persons displaced by the Compulsory Purchase Order by securing alternative accommodation according to their requirements.
- 12.3 The Authority is offering discounted sales of its existing stock to owner-occupiers of residential property. The scheme allows for a council owned property to be sold to a priority purchaser at up to 30% discount to a maximum of £22,000 (a priority purchaser in this instance is a homeowner whose home ear-marked for demolition). This allows owner-occupiers to purchase a home in their local neighbourhood. The 'General Consent for the Disposal of Houses and Land 1999' allows the Council to sell council homes to 'priority purchasers, if they could not be reasonably be expected to purchase a new property on the open market. The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 allows Local Authorities to offer grants or loans to residents to improve their homes. It is under this power that the Council offers a further grant of up to £7,000 to bring an unimproved Council property up to the Councils Decent standard.
- 12.4 In addition the Council is also piloting an assistance scheme to assist owner occupiers buy on the private market, again under the powers of the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002. The scheme bridges the monetary gap (up to £15,000) of the owner occupiers existing property and the cost of a new property that they wish to purchase.

12.5 For homeowners who wish to relocate outside of the area or who wish to buy privately the government scheme Homebuy is available to qualifying residents.

12.6 Our partners Barratt Homes and Haslam Homes are offering the homeowners the opportunity to purchase one of their new homes on an equity share scheme.

12.7 The Council is facilitating the building of RSL rented and shared ownership stock to meet the need of local residents for re-housing.

12.8 Further information on these matters can be obtained from:

Housing Regeneration  
Stockton on Tees Borough Council  
Municipal Buildings  
Stockton on Tees  
TS18 1LE  
Tel. No. (01642 526077)

### **13 RELATED ORDERS AND APPLICATIONS**

13.1 Road Closure Orders (RCO) will be required over the existing adopted highways within the scheme. Initial RCO's have been obtained under the Highways Act 1980 Section 116 and further RCO's will be sought under this route.

13.2 So far as the Authority is aware at the date of this statement there are no other related orders, applications or appeals relating to the Order

Lands, which may require a co-ordinated decision by the relevant Secretary of State.

## **14 CONCLUSION**

14.1 The overriding issue in Hardwick was the poor low demand for properties due to the lack of physical investment in the properties and social problems prevalent across the estate – particularly in the area known locally as the ‘W’s’. This has affected the sustainability of the housing market in the area. The Authority needs to intervene to resolve these issues.

14.2 The Authority is committed to the demolition of properties within the Order Lands in accordance with the overall regeneration plans for the estate.

14.3 In the Tees Valley, local authorities and key players in the housing sector are working in partnership to develop a strategic response to address the problems of market failure. Planning policies at regional, sub-regional and local level aim to support and complement measures designed to achieve housing market restructuring as part of the wider strategy of creating thriving sustainable communities.

14.4 The demolition of the properties within the Order Lands therefore forms a crucial component in the regeneration of Hardwick. The demolition scheme is critical to the redevelopment of the area, where both private developers and an RSL have already ‘signed up’ to the vision for

Hardwick and its future, creating a sustainable community of high quality homes, with contractual commitment to its delivery

## **LIST OF DOCUMENTS**

Hardwick Visioning Exercise (Halcrow, March 2003)

Planning Policy Guidance (PPG) Notes:

PPG1 – General Policies and Principles (1997)

PPG3 – Housing (2000)

PPG13 – Transport (1994)

PPG17 – Planning for Open Space, Sport and Recreation (2002)

ODPM Action Plan – ‘Sustainable Communities in the North East: Building for the Future (2003)

Regional Planning Guidance for the North East – RPG1 (2002)

Tees Valley Structure Plan (2004)

Stockton-on-Tees Local Plan (1997)

Community Strategy for the borough of Stockton on Tees 2004 – 2007 (Stockton Renaissance)

Neighbourhood Matters: A Neighbourhood Renewal Plan for Stockton-on-Tees 2002/3 – 2006/7 (Stockton Renaissance)

Housing Strategy Progress Update 2002 – 2005 (Stockton on Tees Borough Council)

A New Housing Strategy for the North East 2005 – (North East Housing Board 2005)

Tees Valley Vision – Strategic Framework: Consultation Draft (Tees Valley Partnership 2003)

## **APPENDIX C: SCHEDULE OF PROPERTIES WITHIN THE ORDER LANDS**

**All of the road names referred to below are in Hardwick, Stockton-on-Tees:**

1 Warden Close  
2 Warden Close  
8 Warden Close  
20 Warden Close

1 Whessoe Walk  
4 Whessoe Walk  
7 Whessoe Walk  
8 Whessoe Walk  
10 Whessoe Walk  
13 Whessoe Walk  
14 Whessoe Walk  
15 Whessoe Walk  
21 Whessoe Walk

12 Waskerley Close  
13 Waskerley Close  
18 Waskerley Close  
20 Waskerley Close

17 Waldrige Road  
19 Waldrige Road

6 Wardley Close  
9 Wardley Close  
10 Wardley Close  
11 Wardley Close  
13 Wardley Close  
15 Wardley Close  
17 Wardley Close  
19 Wardley Close  
21 Wardley Close

229 Piper Knowle Road  
233 Piper Knowle Road

**APPENDIX D: SCHEDULE OF PROPERTIES OWNED BY STOCKTON  
BOROUGH COUNCIL WITHIN THE ORDER LANDS**

3 Warden Close  
4 Warden Close  
5 Warden Close  
6 Warden Close  
7 Warden Close  
9 Warden Close  
10 Warden Close  
11 Warden Close  
12 Warden Close  
13 Warden Close  
14 Warden Close  
15 Warden Close  
16 Warden Close  
17 Warden Close  
18 Warden Close  
22 Warden Close  
24 Warden Close

1 Waskerley Close  
3 Waskerley Close  
4 Waskerley Close  
5 Waskerley Close  
6 Waskerley Close  
7 Waskerley Close  
9 Waskerley Close  
10 Waskerley Close  
11 Waskerley Close  
14 Waskerley Close  
15 Waskerley Close  
16 Waskerley Close  
17 Waskerley Close  
19 Waskerley Close  
21 Waskerley Close  
22 Waskerley Close  
23 Waskerley Close  
24 Waskerley Close  
28 Waskerley Close  
30 Waskerley Close

3 Waldrige Road  
5 Waldrige Road  
7 Waldrige Road  
9 Waldrige Road  
11 Waldrige Road  
15 Waldrige Road  
21 Waldrige Road

**Appendix D continued**

2 Whessoe Walk  
5 Whessoe Walk  
6 Whessoe Walk  
9 Whessoe Walk  
11 Whessoe Walk  
12 Whessoe Walk  
16 Whessoe Walk  
17 Whessoe Walk  
18 Whessoe Walk  
19 Whessoe Walk  
20 Whessoe Walk

1 Wardley Close  
2 Wardley Close  
3 Wardley Close  
4 Wardley Close  
5 Wardley Close  
7 Wardley Close  
12 Wardley Close  
14 Wardley Close  
16 Wardley Close  
18 Wardley Close  
20 Wardley Close  
22 Wardley Close