

CABINET ITEM COVERING SHEET PROFORMA

AGENDA ITEM

REPORT TO CABINET

27 SEPTEMBER 2007

**REPORT OF CORPORATE
MANAGEMENT TEAM**

CABINET DECISION/COUNCIL DECISION/KEY DECISION

Regeneration and Transport – Lead Cabinet Member – Councillor Cook

REGENERATION STRATEGY FOR STOCKTON 2007-2012

1. Summary

This report sets out a Regeneration Strategy for the Borough. The strategy takes the 'place' theme as its key emphasis, and sets out a programme of physical development across the Borough, which will drive economic and social regeneration. It is one of a number of daughter strategies to the Sustainable Community Strategy, and in particular is consistent with the emerging Local Development Framework.

2. Recommendation

that Cabinet recommend to Council the approval of the Regeneration Strategy for Stockton 2007– 2012 detailed at **Appendix 1** to the report.

3. Reasons for the Recommendation/Decision

Regeneration of the Borough is the most critical challenge facing the Council.

4. Members' Interests

Members (including co-opted members with voting rights) should consider whether they have a personal interest in the item as defined in the Council's code of conduct (paragraph 8) and, if so, declare the existence and nature of that interest in accordance with paragraph 9 of the code.

Where a Member regards him/herself as having a personal interest in the item, he/she must then consider whether that interest is one which a member of the public, with knowledge of the relevant facts, would reasonably regard as so significant that it is likely to prejudice the Member's judgment of the public interest (paragraphs 10 and 11 of the code of conduct).

A Member with a prejudicial interest in any matter must withdraw from the room where the meeting is being held:

- in a case where the Member is attending a meeting (including a meeting of a select committee) but only for the purpose of making representations, answering questions or giving evidence, provided the public are also allowed to attend the meeting for the same purpose whether under statutory right or otherwise, immediately after making representations, answering questions or giving evidence as the case may be;
- in any other case, whenever it becomes apparent that the business is being considered at the meeting;

and must not exercise executive functions in relation to the matter and not seek improperly to influence the decision about the matter (paragraph 12 of the Code).

Further to the above, it should be noted that any Member attending a meeting of Cabinet, Select Committee etc.; whether or not they are a Member of the Cabinet or Select Committee concerned, must declare any personal interest which they have in the business being considered at the meeting (unless the interest arises solely from the Member's membership of, or position of control or management on any other body to which the Member was appointed or nominated by the Council, or on any other body exercising functions of a public nature, when the interest only needs to be declared if and when the Member speaks on the matter) and if their interest is prejudicial, they must also leave the meeting room, subject to and in accordance with the provisions referred to above.

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REGENERATION STRATEGY FOR STOCKTON 2007 - 2012

SUMMARY

This report sets out a Regeneration Strategy for the Borough. The strategy takes the 'place' theme as its key emphasis, and sets out a programme of physical development across the Borough, which will drive economic and social regeneration. It is one of a number of daughter strategies to the Sustainable Community Strategy, and in particular needs to be consistent with the emerging Local Development Framework.

RECOMMENDATION

that Cabinet recommend to Council the approval of the Regeneration Strategy for Stockton 2007–2012 detailed at **Appendix 1** to the report.

DETAIL

1. The Regeneration Strategy collates the vision of the many regeneration projects which have already been endorsed and considered by Cabinet, and those which will continue to be in the future, from a longer term strategic direction that demonstrates Stockton's strategic fit both nationally and regionally. It will dovetail into and compliment the Local Development Framework (LDF) and more specifically, the Regeneration Development Plan Document (DPD) when adopted.
2. There is no statutory requirement to publish a Regeneration Strategy. However, with such scale and ambition to our regeneration vision it is an opportunity to bring everything together and demonstrate both locally, sub regionally and nationally, that Stockton-on-Tees is a Borough of exciting and transformational change.
3. The draft Regeneration Strategy is set out at **Appendix 1**. It sets out the achievements made by the Borough and its partners in regeneration over the last 10 – 15 years. It then sets out the significant opportunities that exist in terms of redeveloping and transforming the Borough and sets Key Ambitions for doing this.
4. The Borough is building on its major assets, through physical regeneration focussed on the River corridor, the Town Centres and the redevelopment of the older housing areas. Significantly, many of the major regeneration proposals are located in the most deprived wards, creating local opportunities for residents.
5. The Regeneration Strategy provides a detailed overview of all of the individual projects which will contribute to the successful delivery of the Council's Key Ambitions. Table 1 below details the Key Ambitions:

Table 1

Key Ambitions

Key Ambition	How
Improved city scale facilities	<ul style="list-style-type: none">• Tackle dereliction of the urban core of the Tees Valley• Maximise economic assets, e.g. river, Port, Airport• Deliver city scale housing and commercial development
Better use of the River Tees	<ul style="list-style-type: none">• Major developments – employment• Quality urban and rural environment with public access• Design quality• Iconic footbridge• Events – use of the river, SIRF
Vibrant and successful Town Centres	<ul style="list-style-type: none">• Redevelopment improvements to<ul style="list-style-type: none">- Billingham- Thornaby- Stockton- Yarm
A top location for Business and development of growth sectors	<ul style="list-style-type: none">• Chemicals• Logistics• Offices• Increase in SME's• Tackling worklessness
Vibrant and Sustainable Neighbourhoods and Rural Communities	<ul style="list-style-type: none">• Quality/choice of housing across the Borough• Affordable housing• Tackling deprivation• Local governance and third sector engagement• High quality/safe local environment
Improved transport networks	<ul style="list-style-type: none">• New secondary road network in urban core• Trunk Road Strategy for A19/A66/A174• Bus Network improvements• Metro – rapid transport system

PERFORMANCE MANAGEMENT

6. The Regeneration Strategy is a delivery-focused document. All of the individual projects within it have their own project plans, which will be used to monitor progress on a quarterly basis, as part of the Council's performance management framework. The success of the Regeneration Strategy will be measured against the following key measures and reported to Cabinet and Renaissance annually. These are the most appropriate targets for now but we will continue to review them.

Table 2**Performance Measures by 2012**

Performance Measure	Base Line	Data Source
Increase GVA by 15% by 2012 thus narrowing the gap with the UK average	£13,197 average per head of population (2004) (Indexed UK=100, Stockton = 77)	Tees Valley JSU ONS
Maintain national average position for employment levels	Stockton = 73.4% (2006) UK = 74.2 % (2006)	Tees Valley JSU Annual Population Survey Note: statistics allow accuracy variance of +/- 1.5
Grow North Tees chemical cluster to maintain world-class status by 5%* **	4,900 Stockton chemical & associated industry jobs (2005)	Tees Valley JSU Annual Population Survey
Continue to reduce the gap with the UK average for the number of VAT registered businesses per 10,000 resident population	Stockton = 16.9 (2005) UK = 29.7 (2005)	Tees Valley JSU SBS/ONS
Increase occupied space for businesses by 1million square feet by 2012	Baseline = 0 (2007)	SBC
Reduce the disparity in average house prices between the housing regeneration areas and the Borough average	Parkfield North = £66,700 Parkfield South = £62,100 Mandale Park = £87,300 Hardwick = £63,100 Stockton average = £149,677 (all figures 2007)	TVL Vitality & Viability Index (Tees Valley JSU) Land Registry Tees Valley JSU Land Registry
Increase by 5% public satisfaction with the bus service	52% (2006)	BVPI Satisfaction Survey (BV104)
Continue to reduce the gap with the UK average for the percentage of working age people receiving key benefits by 1%	Stockton = 17.1% (2006) UK = 13.6% (2006)	Tees Valley JSU Nomis

* This performance measure is not ideal or focussed sufficiently, but is the only measurable and accurate indicator that can be provided at this time. To strengthen this we intend to commission and undertake research into chemical industry growth and the direct and wider impact this will have on the Borough's economy. This research will be undertaken in partnership with NEPIC and the JSU.

** All applications relating to the North Tees Chemicals growth cluster would be subject to statutory Planning and consultation mechanisms, and therefore a full Environmental Impact Assessment would be undertaken.

FINANCIAL AND LEGAL IMPLICATIONS

7. This report seeks approval for the overall Regeneration Strategy for the Borough, rather than approval for individual projects, so does not commit the Council to any financial or legal requirements. Project financial appraisals have been, and will be presented to Cabinet for approval as appropriate on an individual basis.
8. The resources needed for delivery of the Regeneration Strategy have been identified and will be reviewed regularly. The Council has aligned the Regeneration Strategy and Asset

Management Plan, £2m is allocated to Stockton Town Centre, and £40m is being recycled to deliver Mandale and Hardwick.

9. One NorthEast funding is now aligned with the Stockton-Middlesborough Initiative as the Borough's major strategic priority. This means that Stockton Riverside and Town Centre is their priority for funding.
10. Use of Council and One NorthEast funding will be used as a catalyst for exploring joint venture funding with the private sector.
11. The Council will use its land assets to bring forward regeneration, as it has at Northshore and Mandale. It will also look to acquire land to help land assembly and facilitate development, as it has at Southern Gateway.

RISK ASSESSMENT

12. As above, this report seeks approval for the overall Regeneration Strategy and does not commit the Council to any of the individual projects and funding. The individual projects have been or will be considered by Cabinet as appropriate, where individual risk assessments will be provided.
13. The Regeneration Strategy will provide partners with confidence that the Council is clear on its regeneration priorities. This increases the likelihood and lessens the risk, of partners not supporting the identified priorities with external funding.

SUSTAINABLE COMMUNITY STRATEGY IMPLICATIONS

14. The Regeneration Strategy is aligned to the Draft Sustainable Community Strategy and will contribute to the delivery of all five of its core priority areas.

EQUALITIES IMPACT ASSESSMENT

15. An Equality Impact Assessment has been carried out. The assessment found that the strategy would have a positive overall impact on Stockton's diverse communities. Full details of the assessment can be found at **Appendix 2**.

CONSULTATION INCLUDING WARD/COUNCILLORS

16. This strategy has been prepared in consultation with stakeholders and written collectively by the Council's Heads of Service.
17. The individual schemes within the Regeneration Strategy have been subject to ongoing public consultation and publications, for example:
 - Housing Regeneration – community open days, public meetings, resident design workshops, one to one sessions made available to all residents, regular newsletters, displays in public buildings i.e. libraries, sports facilities, community centres, visits to local schools, Member briefings, presentations to Local Area Partnership Boards.
 - Town Centres – public exhibitions, workshops, Member briefings, specific presentations on vision and action plan to key stakeholders, community groups and Local Area Partnership Boards, agents and investors event.
18. The Cabinet Member for Regeneration and Transport and the Leader have received a briefing session on the draft strategy and all Members have received the draft of this report and had the opportunity to view copies of the draft strategy in the Members Library.

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Background Papers: None

Ward(s) and Ward Councillors: All

Property: None