

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting24th April 2008

1. Title of Item/Report

Tees Valley Growth Point Status Bid

2. Record of the Decision

A report was presented which advised Members of the Tees Valley's bid to the Department for Communities and Local Government for Growth Point status and summarised the potential next steps if the bid was successful.

On the 2nd November 2007, the Tees Valley Local Authorities submitted a bid to the Department for Communities and Local Government (CLG) to be designated Growth Point status. 28 bids had been made nationally and all of them were still being considered. A decision on the bid was originally anticipated in mid February and had been delayed several times. It was anticipated that a decision would be made in May 2008.

The requirement for Growth Point status was for the Tees Valley to build at least 20% more new homes than the approved Regional Spatial Strategy target for the period to 2016. To put this into context, the Tees Valley sub region as a whole had to increase its annual house building completions from 2,200 per year to 2,600.

The Tees Valley Growth Point bid was complimentary to the approved Tees Valley Living Housing Market Renewal Strategy. It could most accurately be described as an accelerated development programme, which identified key infrastructure investment necessary to speed up the development of the city region. It maintained the focus on the core of the city region as the priority area for development.

If the bid was successful, the Tees Valley would receive funding from the Community Infrastructure Fund to enable accelerated and increased housing delivery. Although more detail on this was still awaited from the CLG, it was known that the first tranche of funding, £200million nationally, was for transport projects. This would be followed by the main funding pot to fund site assembly costs including contamination, infrastructure and environmental improvements. The main pot of funding available was £1.7billion nationally and would be shared between the existing 29

Round 1 Growth Point areas and the successful Round 2 areas once announced. Although it was still not known how much the Tees Valley could be allocated, it had been estimated that the initial transport fund could be in the region of £12m to £20m.

Growth Point status would also provide the opportunity for more affordable homes for sale and rent as it was the Council's policy for developers to provide 15% affordable homes on all sites over 15 units.

The Growth Point bid was still very much work in progress. As part of the submission the Tees Valley Local Authorities were required to provide details of a range of indicative sites with the potential to accelerate and increase housing completions. The Stockton Borough sites were:

- North Shore
- Green Blue Heart
- Northern Gateway
- Bowesfield Riverside
- Allens West
- Stockton Riverside

The indicative sites included were those which were known to be being brought forward for development up to the period 2016. The identification of the sites was to demonstrate that the sub region could deliver an accelerated and additional housing development programme in order to seize the opportunity of the invitation to bid. The bid contained a clear caveat that all sites would be subject to due diligence and their inclusion as part of this initial expression of interest stage would not prejudice the planning process or mean they would be part of the final approved programme.

If successful, the next stage would be to start reviewing in more detail the feasibility of the sites listed and to make any necessary amendments to the programme in light of any change in circumstances and potential new sites identified in the developing Strategic Housing Land Assessment (SHLA). As part of this process, the individual Ward Members for all of the proposed sites would be consulted.

The allocation of the Community Infrastructure Fund would be managed through the Tees Valley Unlimited structure. Further details on this will be reported to Cabinet in the future if successful

RESOLVED that the bid be endorsed, and agreed that a further report with a detailed delivery plan be approved by Cabinet in the future if Growth Point status was awarded.

3. Reasons for the Decision

Growth Point status would contribute to the overall economic regeneration of the Tees Valley, improve the housing offer available and attract significant external funding through the Community Infrastructure Fund.

4. Alternative Options Considered and Rejected

None

5. Declared (Cabinet Member) Conflicts of Interest

None

6. Details of any Dispensations

Not Applicable

7. Date and Time by which Call In must be executed

By no later than midnight on Friday, 2nd May 2008

Proper Officer
28 April 2008