

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting9th February 2012

1. Title of Item/Report

Housing Regeneration Scheme Update - Parkfield/Mill Lane (Phase 2)
and the Victoria Estate

2. Record of the Decision

Members considered a relating to the regeneration of the Parkfield/Mill Lane (Phase 2) and the Victoria Estates.

It was explained that the Council had recently been advised that it had been successful in securing the full £1.52m sought from the Housing Market Renewal Transition Fund. Members were therefore updated on key next steps, to ensure the successful progression of the Parkfield/Mill Lane (Phase 2):

- Improvements to properties in Extended Area B
- Masterplanning, which has highlighted an opportunity to implement a phased development programme in the short/medium term, which would create the right conditions for private sector led development in the longer term.
- Compulsory Purchase Order powers to acquire properties to facilitate the development/redevelopment or improvement of land detailed in Appendix A to the report

With regard to the Victoria Estate, Members were reminded that as part of the stock transfer option appraisal process the Council, working in conjunction with Tristar Homes Limited, reviewed the sustainability of all the housing stock. At that time it was identified that two estates (Swainby Road and Victoria) were not sustainable in the long-term and more radical regeneration plans were required.

In partnership with Vela Homes, DTZ had recently been commissioned to undertake a detailed masterplanning exercise for the Victoria estate. This exercise, like that for Parkfield would assist the Council in completing a detailed financial appraisal and in preparing a framework for

the future development of the site, prior to drafting a development brief in order to procure a development partner/s thereby enabling the longer-term re-development of the site

Once both the master planning exercise and financial appraisal were complete a further report would be brought back to Cabinet. Cabinet noted that a cost of regenerating the Victoria estate to the Council was estimated at £3.3m (i.e. to fund the decanting of leaseholders and all associated scheme costs).

Whilst the decanting of tenants and leaseholders was not due to commence until 2013 both the Housing Service and Tristar Homes were receiving queries from residents living on the estate. In order to address those concerns it was intend to agree a decant strategy and phasing plan with Tristar Homes, which could then be shared with local residents.

RESOLVED that:

Parkfield/Mill Lane Phase 2

1. the proposals for a phased site redevelopment be approved
2. ,in relation to the Compulsory Purchase Order (CPO),
 - a. the acquisition of the necessary outstanding properties will facilitate the development/redevelopment or improvement of the land shown on the Plan at Appendix A and will contribute to the achievement of the promotion of the economic, social and environmental well-being of the area, be agreed
 - b. the use of the Council's CPO powers, under the Town and Country Planning Act 1990 (Section 226(1)(a)) and the Acquisition of Land Act 1981, to acquire all necessary interests in respect of the area indicated at Appendix A, be approved
 - c. the use of all actions necessary in accordance with the serving of Requisitions for Information, the making of the CPO, the representation of the Council in relation to any Inquiry, the confirmation of the CPO, the actions necessary following the confirmation of the CPO either by the authority or the Secretary of State and consequent orders or actions including the service of Notices to Treat or the making of a General Vesting Declaration, and all other notices, orders or actions required to give effect to the authorisation to acquire the land compulsorily, be approved
3. the processing of (any necessary) Traffic Regulation Orders,

Stopping

Up Orders or other necessary orders, notices or other actions associated with the infrastructure and public realm improvements by the Director of Law and Democracy, be approved

Victoria estate

4. it be agreed that a development brief be drafted which reflects the conclusions of the masterplanning exercise and public consultation issues. Delegated authority to agree the development brief be given to the Corporate Director of Development and Neighbourhood Services in consultation with the Cabinet Member for Housing and Community Safety and Cabinet Member for Regeneration and Transport.

5. It be agreed that the scheme be finalised in accordance with the final development brief, to include all necessary acquisitions, demolitions, appointments of private developers and authority to enter into all necessary legal arrangements and other documents necessary to give effect to the development brief subject to appropriate funding being available in respect of each development phase, with amendments to be agreed by the Corporate Director of Development and Neighbourhood Services in consultation with the Cabinet Member for Housing and Community Safety and Cabinet Member for Regeneration and Transport.

6. it be noted that as part of the wider masterplanning exercise costs of regeneration to the Council will be approximately £3.3m overall, it is anticipated this will be covered by a future capital receipt.

7. the need to exercise Compulsory Purchase Powers to deliver this regeneration scheme be recognised in principle and that officers be authorised, in consultation with the schemes legal advisers, to investigate further the cases for compulsory purchase and to formulate strategies for the potential use of a CPO (if required), with further details to be reported back to Cabinet in due course.

3. Reasons for the Decision

The interventions and next steps proposed would bring improvements to both the housing and quality of life for residents of the Parkfield/Mill Lane (Phase 2) area and the Victoria estate and contribute to the delivery of the Councils housing regeneration ambitions for the borough.

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

Midnight on Friday 17 February 2012

Proper Officer
13 February 2012