

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting14th June 2012

1. Title of Item/Report

Housing Regeneration Scheme Update - The Victoria Estate

2. Record of the Decision

Consideration was given to a report relating to Housing Regeneration on the Victoria Estate.

In order to inform the regeneration of the estate and as previously reported to Cabinet (February 2012), DTZ were jointly commissioned by the Council and Vela Homes to undertake a detailed estate master planning exercise. The purpose of the exercise was to; examine options on how the site could be redeveloped, identify a development vision for the site and assist in developing an action plan for how the site could be prepared for redevelopment. This exercise included:

- Examining the site's feasibility for redevelopment including site capacity, boundaries, ownership and investment needs;
- Evaluating future use options; and
- Producing draft masterplan options.

Members were provided with an overview and evaluation of 3 masterplan options.

Following the consideration of the master planning options Cabinet agreed to endorse a 'residential only' option for the redevelopment of the Victoria Estate, Option 3 as detailed in the report:

- A 'residential only', led redevelopment.
- This option seeks a more sustainable, approach to regeneration by seeking to retain as much of the existing infrastructure and tree layout possible.
- The indicative layout indicates a capacity for approximately 210 residential units on the site.

Cabinet also supported the use of the design principles contained within the option to inform a development brief that in turn would be used to procure a development partner/s for the redevelopment of the site. The

development brief would include the provision of housing for both sale and rent. The mix of rented units would be determined by the preferences of tenants, wider housing intelligence and the broader Welfare Reform implications.

Members considered next steps associated with the scheme and it was explained that the Council had been working with the Vela Housing Group to agree a 'decant plan'. The purpose of the 'decant plan' was to ensure that residents moved off the estate on a phased basis and to ensure that, where possible, remaining residents were not left isolated i.e. with a significant number of empty properties around them. The intention was to share the 'decant plan' with Victoria residents so they understood the likely time period that households would move. It was anticipated that it could take 5 years to clear the full estate, however this was subject to change and could quicken if residents decide not to move into social housing or if the frequency of properties which became vacant increased. Once this information was gathered then a plan for the consequences of decanting estates would be formulated.

Members were informed of plans on how the Council would communicate and consult with Victoria Estate residents.

RESOLVED that:

1. a 'residential only' led development for the regeneration of the Victoria estate be approved (Option 3 as detailed in the report).
2. Support the production of a development brief which reflects the conclusions of the master planning exercise and public consultation feedback.
3. Delegate authority to agree the development brief 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.
4. Following community consultation on a draft 'decant plan', delegate approval for the final 'decant plan' 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.

3. Reasons for the Decision

The interventions and next steps proposed will bring improvements to both the housing and quality of life for residents the Victoria estate and will contribute to the delivery of the Council's housing regeneration ambitions for the borough.

4. Alternative Options Considered and Rejected

Option 1:

- A mixed use development incorporating a large supermarket and a mix of residential development.

- In summary this layout included a 100,000 sq ft (9290 sq m) supermarket, a small parade of retail units of approximately 500 sq ft (500 sq m) and 110 residential units.

Option 2:

- A 'residential only' led development with significant infrastructure realignment.

- The indicative layout indicates a capacity of approximately 190 residential units (a combination of houses and apartments) orientated around a new public park.

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

Not later than midnight on Monday 25 June 2012

Proper Officer
04 May 2012