

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting6th September 2012

1. Title of Item/Report

NORTHSHORE DEVELOPMENT PROGRESS UPDATE

2. Record of the Decision

Members received a report that updated Cabinet on the success and positive progress made in the development of Northshore, as well as the additional opportunities being advanced.

It was explained that Phase 1 of the Homezone commenced on site in March 2011 and was scheduled for completion on 4th September 2012. This first phase would see 50 properties delivered on the site offering a range of two, three and four bedroom properties. To date, 12 social/affordable rent properties had been transferred to Fabrick and a further 16 properties had either legally completed or exchanged contracts, which demonstrated positive sales activity despite tough market conditions. To raise the profile of the Homezone scheme and to promote the commercial opportunities at Northshore, a dedicated website and brochure would be launched in the coming weeks.

Due to the ongoing success of Phase 1, a planning application to provide a further 76 properties through Phase 2 of the Homezone has been submitted. As part of this second phase, Muse (developers of the site) had secured Get Britain Building funding which would fund 25 units within the proposed development and this received approval on 6th August.

To bring forward further development on the Northshore site, Stockton Borough Council in partnership with Homes & Communities Agency and Muse were undertaking a study to assess the scale of demand for an Innovation Centre. It was envisaged that the building would extend to approximately 25-30,000 sq ft and be designed to provide flexible incubator and managed workspace accommodation for digital, creative and science based businesses.

To help realise this ambition, there was an opportunity to apply for significant investment through the European Regional Development Fund. To secure this intervention, the first stage of the process was the completion of an outline application, which had been submitted to the

ERDF Programme Executive Group Following the submission of the outline funding application, CLG would confirm whether the proposal was acceptable in principle and a more detailed business plan would be required.

Plans for an extension of Queens' Campus and the provision of additional student accommodation at Northshore had been positively received and the University had recently advised that it has internal approval to proceed with a 500 bed residential development and academic facilities on the current option land.

With regards to wider commercial interest, Muse were in advanced discussions with an occupier to create a 55,000 sq ft building on Northshore. Muse would continue to engage with potential occupiers to bring forward potential commercial schemes, which are vital to the viability of the Northshore development.

As part of the Tees Valley Enterprise Zone, Northshore had been successfully identified as an additional Enterprise Zone site for business rates relief to be funded locally.

RESOLVED that the success and positive progress made in developing out Northshore as well as the additional opportunities being advanced.

3. Reasons for the Decision

To inform members of progress made on the Northshore development site.

4. Alternative Options Considered and Rejected

None

5. Declared (Cabinet Member) Conflicts of Interest

Cllr Cook declared a personal interest in the item entitled Northshore Development Progress Update as he served on the European Regional Development Fund Local Management Board.

6. Details of any Dispensations

None

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

Midnight on Friday 14 September 2012

Proper Officer
10 September 2012