

CABINET ITEM COVERING SHEET PROFORMA

AGENDA ITEM

REPORT TO CABINET

6 SEPTEMBER 2012

**REPORT OF CORPORATE
MANAGEMENT TEAM**

CABINET DECISION

Regeneration and Transport – Lead Cabinet Member – Councillor Mike Smith

NORTHSHORE DEVELOPMENT PROGRESS UPDATE

1. Summary

This report updates on the success and positive progress made in developing out Northshore as well as the additional opportunities being advanced.

2. Recommendations

1. Members note the success and positive progress made in developing out Northshore as well as the additional opportunities being advanced.

3. Reasons for the Recommendations/Decision(s)

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

4. Members' Interests

Members (including co-opted Members) should consider whether they have a personal interest in any item, as defined in **paragraphs 9 and 11** of the Council's code of conduct and, if so, declare the existence and nature of that interest in accordance with and/or taking account of **paragraphs 12 - 17** of the code.

Where a Member regards him/herself as having a personal interest, as described in **paragraph 16** of the code, in any business of the Council he/she must then, **in accordance with paragraph 18** of the code, 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 judgement of the public interest and the business:-

- affects the members financial position or the financial position of a person or body described in **paragraph 17** of the code, or
- relates to the determining of any approval, consent, licence, permission or registration in relation to the member or any person or body described in **paragraph 17** of the code.

A Member with a personal interest, as described in **paragraph 18** of the code, may attend the meeting but must not take part in the consideration and voting upon the relevant item of business. However, a member with such an interest may make representations, answer

questions or give evidence relating to that business before the business is considered or voted on, provided the public are also allowed to attend the meeting for the same purpose whether under a statutory right or otherwise (**paragraph 19** of the code).

Members may participate in any discussion and vote on a matter in which they have an interest, as described in **paragraph 18** of the code, where that interest relates to functions of the Council detailed in **paragraph 20** of the code.

Disclosable Pecuniary Interests

It is a criminal offence for a member to participate in any discussion or vote on a matter in which he/she has a disclosable pecuniary interest (and where an appropriate dispensation has not been granted) **paragraph 21** of the code.

Members are required to comply with any procedural rule adopted by the Council which requires a member to leave the meeting room whilst the meeting is discussing a matter in which that member has a disclosable pecuniary interest (**paragraph 22** of the code).

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REPORT TO CABINET

6 SEPTEMBER 2012

**REPORT OF CORPORATE
MANAGEMENT TEAM**

CABINET DECISION

NORTHSHORE DEVELOPMENT PROGRESS UPDATE

SUMMARY

This report updates on the progress on development of the Northshore site.

RECOMMENDATIONS

1. Members note the success and positive progress made in developing out Northshore as well as the additional opportunities being advanced.

DETAIL

Background

1. The Northshore development is a 23-hectare, mixed use regeneration scheme which will transform Stockton's riverside and create significant employment opportunities to benefit the area. The scheme will deliver office, leisure and retail accommodation - in addition to high quality housing - which will take advantage of the site's south facing waterfront location and proximity to the town centre. This report seeks to update Members on recent progress with the scheme.

Recent Progress

2. Phase 1 of the Homezone commenced on site in March 2011 and is scheduled for completion on 4th September 2012. This first phase will see 50 properties delivered on the site offering a range of two, three and four bedroom properties. To date, 12 social/affordable rent properties have been transferred to Fabrick and a further 16 properties have either legally completed or exchanged contracts, which demonstrates 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 will be launched in the coming weeks.
3. 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 which will be considered at Planning Committee on 12th September. As part of this second phase, Muse (developers of the site) submitted an application to secure Get Britain Building funding which would fund 25 units within the proposed development and this received approval on 6th August.
4. To bring forward further development on the Northshore site, Stockton Borough Council in partnership with Homes & Communities Agency and Muse are undertaking a study to assess the scale of demand for an Innovation Centre. It is envisaged that the building will 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.

5. To help realise this ambition, there is an opportunity to apply for significant investment through the European Regional Development Fund. To secure this intervention, the first stage of the process is the completion of an outline application, which will be submitted to the ERDF Programme Executive Group by 31 August 2012. Following the submission of the outline funding application, CLG will confirm whether the proposal is acceptable in principle and a more detailed business plan will be required.
6. Plans for an extension of Queens' Campus and the provision of additional student accommodation at Northshore have been positively received and the University has recently advised that it has internal approval to proceed with a 500 bed residential development and academic facilities on the current option land. To facilitate this development, the University has extended its option with HCA and a detailed brief outlining the scope of the development is currently being produced.
7. With regards to wider commercial interest, Muse are in advanced discussions with an occupier to create a 55,000 sq ft building on Northshore and a final decision on whether this will be delivered is expected in early September. Muse will continue to engage with potential occupiers to bring forward potential commercial schemes, which are vital to the viability of the Northshore development.
8. As part of the Tees Valley Enterprise Zone, Northshore has been successfully identified as an additional Enterprise Zone site for business rates relief to be funded locally. Sectors identified as being key to the future growth of the Tees Valley are the focus of the sites and companies in any part of the supply chain in these sectors are able to take advantage of the incentives on offer. With regards to Northshore, the 5.1 hectare site has been targeted specifically for digital companies looking to move to or expand in the area as a catalyst for stimulating business and job growth in the local economy. Eligible businesses can apply for business rate relief of up to £55,000 per year for 5 years.

FINANCIAL IMPLICATIONS

9. There are no direct financial implications arising from this report.

LEGAL IMPLICATIONS

10. There are no direct legal implications arising from this report.

RISK ASSESSMENT

11. This Northshore Development Update report does not require a risk assessment.

SUSTAINABLE COMMUNITY STRATEGY IMPLICATIONS

12. **Economic Regeneration and Transport** – supports the growth and redevelopment of the Borough's town centres and contributes towards providing a quality town centre environment to attract and retain businesses in the Borough.
13. **Safer Communities** – the final scheme will design out opportunities for crime and anti social behaviour.
14. **Children and Young People** – the final scheme will be designed and delivered with people of all ages in mind, providing a safe high quality facility that people of all ages can use and enjoy.

15. **Healthier Communities and Adults** – the final scheme will be designed and delivered with people of all ages in mind, providing a safe high quality environment that people of all ages can use and enjoy.

16. **Environment and Housing** – the Customer Service Centre scheme supports the desire to create a high quality built environment to act a driver for economic change.

Supporting Themes:-

17. **Stronger Communities** – A greater sense of pride in the local area will be fostered through the delivery of the redevelopment proposals.

18. **Older Adults** – Older adults will be considered as part of the redevelopment proposals through detailed design and best practise.

19. **Arts Leisure and Culture** – the redevelopment proposals will incorporate high quality design and art where possible.

EQUALITIES IMPACT ASSESSMENT

20. This report is not subject to an Equality Impact Assessment because it does not relate directly to a change of policy strategy or service delivery. It is likely that once the detail of the scheme is determined and presented to Cabinet that an Equalities Impact Assessment will be compiled.

CONSULTATION INCLUDING WARD/COUNCILLORS

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Education related? No

Background Papers
None

Ward(s) and Ward Councillors:

Stockton Town Centre	Cllr David Coleman
Stockton Town Centre	Cllr Paul Kirton