

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting14th January 2016

1. Title of Item/Report

Victoria Estate Regeneration: Urban Village Living (Promoting Active and Healthy Ageing)

2. Record of the Decision

Consideration was given to a report on the Victoria Estate Regeneration: Urban Village Living (Promoting Active and Healthy Ageing).

The report updated Members on the detailed option appraisal which was recently undertake to explore the feasibility of developing the Victoria estate as an exemplar Urban Village, providing housing exclusively for those over the age of 55 years. Following conclusion of this exercise approval was sought to progress the 'Urban Village Living' concept through to detailed design and planning stage.

As members were aware, the Victoria estate was uniquely placed in terms of its proximity to the municipal heart of Stockton and its ease of pedestrian access to the town's retail and leisure facilities. The sites location offered an opportunity to develop a new housing offer for those aged over 55 years, one that did not exist within the Borough. The scale of the regeneration proposed would transform Victoria and bring significant inward investment which would impact positively on supporting the Council's broader vision for a vibrant Stockton town centre.

Pending Cabinet approval, it was proposed that the project moved to the detailed design, planning and feasibility stage. Next steps included for example:

- Reviewing and updating the previous masterplan exercises.
- Moving the scheme to detailed design (in essence being planning ready).
- Undertaking necessary site investigations.
- Procuring appropriate external support services (such as scheme architects / cost advice / marketing services etc.)
- Undertaking detailed financial appraisals.
- Exploring the marketing / branding issues (and the development of a Marketing Strategy)

- Examining in further detail the site boundary/sensitivity issues (detailed in paragraph para 6) and fully costing these options.
- Running in parallel with the above a wider stakeholder event be held (including VCSE partners) to both explain the 'Urban Village Living' proposal and to commence early engagement in terms of scoping joint opportunities.

As noted previously both the Council and the Thirteen Group had a joint interest in this site, on this basis it was proposed that Cabinet support the formalisation of this relationship. This would will take the form of a Memorandum of Understanding, Cabinet were asked to delegate authority for negotiating and the signing such an agreement to the Director of Economic Growth and Development Services in consultation with the Director of HR, Legal and Communications. Members were asked to note that this does not commit the Council into a legally binding arrangement with Thirteen rather it formalised joint working and financial expenditure required to successfully complete the next stage of the project.

Pending Cabinet approval the Council and Thirteen would work collectively to progress the project through the detailed planning, design and feasibility stage (with the Victoria Board continuing to give steer and leadership). As part of this exercise options for project delivery in partnership with Thirteen would be explored. Once complete a further report would be presented back to Cabinet.

RESOLVED that:-

1. The progression of the project through to the next stage (planning, design and detailed feasibility) be supported.
2. It be recognised that the marketability of any future development will be influenced by its surroundings (actual and perceived). Cabinet therefore supported an evaluation of the sites boundaries and bring proposals / costs back to a future Cabinet meeting.
3. Approval to formalise the Councils relationship with Thirteen by entering into a Memorandum of Understanding which would detail the role and responsibilities (including financial) of both parties in undertaking the next stage of the project be delegated to the Director of Economic Growth and Development Services in consultation with the Director of HR, Legal and Communications.
4. Following completion of planning, design and detailed feasibility a further report be brought back to Cabinet.

5. It be noted that there is no additional call on resources to meet the Councils financial commitment to progress the project through to the next stage (as detailed in paragraph 14 of the report).

3. Reasons for the Decision

To develop a new housing offer for those aged over 55 years, one which promotes independent living, health and well-being and supports a number of the Councils strategic agendas (enabling residents of our Borough to live independently as they age and supporting economic growth through physical regeneration and investment).

4. Alternative Options Considered and Rejected

None.

5. Declared (Cabinet Member) Conflicts of Interest

Councillor Nelson declared a personal non prejudicial interest in respect of agenda item 15 - Victoria Estate Regeneration: Urban Village Living as he was on the Tristar Board.

6. Details of any Dispensations

N/A

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

Midnight on 22nd January 2016.

Proper Officer
18 January 2016