

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting16th November 2017

1. Title of Item/Report

Victoria Estate Regeneration : Revised Scheme Proposal

2. Record of the Decision

Consideration was given to a report on the Victoria Estate Regeneration - Revised Scheme Proposal.

Cabinet had previously agreed to explore the concept of Urban Village Living (promoting active and healthy living) on the town centre, urban regeneration site. The recent completion of a robust option appraisal had identified that a development of this nature, whilst attractive, would not at this time deliver a financially viable development proposal in this location. In light of this, immediate work had commenced to explore alternative residential proposals.

The purpose of the report was to provide an update on the revised residential proposal and to reassure Members that the development of a new, quality, town centre residential quarter would transform the Victoria site and support the Council's broader vision for a vibrant and sustainable Stockton town centre.

An architect had been procured to work with the Council / Thirteen Project Team to develop a scheme, capable of being ready for submission for a planning approval. The work would run concurrently with the development of a new financial appraisal. As part of this exercise the Council would explore both the mix of housing in terms of type and tenure (to ensure the Council addressed the continued requirements for both family and older persons housing) and whether the site could also support the Councils custom and self-build obligations.

As noted in previous Cabinet reports, once cleared 80% of the land would be transferred back into the ownership of SBC, with the remaining 20% remaining in the ownership of the Thirteen Group. This split in ownership, plus the potential investment capabilities of both partners would be further explored as part of the development of a revised business case.

Throughout this exercise one of the perceived 'negatives' on any future redevelopment proposal was Elm House (in particular the original Elm House construction). Members were aware Thirteen made the decision to decant the residential floors of the building and all residential accommodation was vacant and secure. Running in parallel to the residential decant was the ongoing appraisal which was exploring the wider considerations associated with the ground floor uses.

Due to this mix of commercial and residential users an option appraisal had considered a variety of options which include both full and partial demolition (i.e. removal of the residential storeys plus all or part of the ground floor). The Children's Nursery were vacating the building having made the voluntary decision to close and discussions had commenced with SDIAS regarding a town centre re-location option. Members were asked to note that the Council and Thirteen were working collaborating to determine a final decision, however given the position the preferred option was partial demolition i.e. the original footprint of Elm House to be demolished.

Thirteen were working closely with the Council to determine the most efficient demolition programme for Elm House (with the aim of instigating as soon as is practical). The January 2018 follow-up Cabinet report would confirm the final proposal, including an indicative demolition timeframe and an overview of necessary works.

Members were requested to delegate approval to the Directors of Economic Growth of Development and Finance and Business Services to explore potential delivery options (including commencing negotiations with Thirteen on a draft Heads of Terms). Once this exercise had been complete a further report would be presented back to Cabinet (January 2017), this report would also detail a timeline for the development of the site in terms of the critical pre planning preparation stages and post planning approval (i.e. start on site and a build programme).

RESOLVED that:-

1. The challenges associated with the development of an Urban Village Living proposal providing accommodation for those exclusively over 55+years' on the Victoria site be noted and subsequently Officers be endorsed to explore alternative residential proposals which will provide a range of accommodation types including both family and older persons housing.
2. Approval be delegated to the Director of Economic Growth & Development and Director of Finance & Business Services to explore the relationship between the Council and the Thirteen Group in terms of how

best to deliver a successful regeneration scheme and to commence negotiations on a draft Heads of Terms.

3. A further report be presented back to Cabinet in January 2018 which would detail a timeline for both the development of the site and demolition of Elm House.

3. Reasons for the Decision

The successful regeneration of the Victoria site, will both enhance the housing offer available in this town centre location as well as supporting the ongoing transformation of Stockton town centre.

4. Alternative Options Considered and Rejected

None.

5. Declared (Cabinet Member) Conflicts of Interest

Councillor Steve Nelson declared a disclosable pecuniary interest in respect of agenda item 12 – Victoria Estate Regeneration - Revised Scheme Proposal as he was a Director Thirteen Group. Councillor Steve Nelson withdrew from the meeting and left the room during consideration of the item.

Councillor Ann McCoy declared a personal non prejudicial interest in respect of agenda item 12 – Victoria Estate Regeneration - Revised Scheme Proposal as she was a member of SDAIS.

6. Details of any Dispensations

N/A

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

Midnight, 24 November 2017

Proper Officer
20 November 2017