

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting15th March 2018

1. Title of Item/Report

Victoria Site : update on the revised scheme redevelopment proposal

2. Record of the Decision

Consideration was given to a report that gave an update on the revised scheme redevelopment proposal at the Victoria Site.

Following a review of the potential options available to the Council to successfully secure the regeneration of the Victoria estate, Cabinet was asked to support the procurement of a partner to potentially establish a joint venture that will lead on the sites redevelopment.

The establishment of a joint venture could allow for risk and reward sharing with a partner and access to skills and capacity (specifically an experienced commercial development and sales team) without ceding full control of the site.

Through this procurement exercise the Council would identify a partner who shared the vision for the site “to create a vibrant new community, providing exemplar and sustainable urban living which transformed the north eastern quadrant of the Town Centre and showcase the wider transformation of the Town Centre”.

The importance of the new development’s connectivity to Norton Road and the town centre were critical and the joint venture would be tasked with exploring every opportunity to improve the key gateways and connectivity along Norton Road.

In addition the report also updated Members on the recently completed and costed demolition option appraisal of Elm House.

RESOLVED that:-

1. Approval be given to proceed with a procurement exercise to seek a potential Joint Venture partner.
2. On completion of the procurement exercise a further report be

received to include a detailed business case for the joint venture, including any proposed corporate or contractual structures and to appoint the recommended partner.

3. The outcome of the comprehensive demolition appraisal which has been undertaken by council officers in relation to demolition of the Thirteen asset 'Elm House Apartments' be noted.

4. The development masterplan will ensure that the Norton Road gateway is an integral part of the development and enhanced to reflect the quality of development the Council aspires to achieve.

5. The mix of development will reflect a complementary offer to the housing market ensuring affordability, desirability and targeted need, including older persons and supported persons accommodation, are integral.

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 personal prejudicial interest in respect of agenda item 8 - Victoria Site Update on the Revised Scheme Redevelopment Proposal as he was a Director of Thirteen. Councillor Steve Nelson withdrew from the meeting and left the room during consideration of the item.

Councillor Ann McCoy declared a personal prejudicial interest in respect of agenda item 8 - Victoria Site Update on the Revised Scheme Redevelopment 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, 23 March 2018

Proper Officer
19 March 2018