

NORTH LINCOLNSHIRE COUNCIL

HOUSING AND STRATEGIC PLANNING CABINET MEMBER

Advance Crosby Delivery Plan

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To seek approval of a plan to guide the redevelopment of the Advance Crosby area within Scunthorpe and start the process of engaging a development partner to carry out the work.
- 1.2 The key points of the report are as follows:
 - 1.2.1 The Advance Crosby project aims to transform an area of housing north of West Street in Scunthorpe.
 - 1.2.2 A Masterplan to guide the transformation of the area was adopted by the council in 2008.
 - 1.2.3 The Advance Crosby project has been funded by the Regional Housing Board.
 - 1.2.4 Working with Guinness Northern Counties Housing Association the council has acquired and demolished over 30 houses in the area to provide sites for redevelopment.

2. BACKGROUND INFORMATION

- 2.1 The aim of the Advance Crosby project is to transform the area of Scunthorpe bounded by West Street, Frodingham Road, Berkeley Street and Wells Street.
- 2.2 The council has been working with Guinness Northern Counties Housing Association to reduce the number of empty and declining homes since 2005.
- 2.3 So far the project has been funded by the Regional Housing Board. Properties have been acquired by negotiation and demolished to provide cleared sites for building new homes.
- 2.4 The council adopted a Master Plan to guide the regeneration of the area based on the results of extensive public consultation in 2008. There have

been significant changes in the national and local economy since the Master Plan was put together.

2.5 To help bring about the regeneration aims set out in the Master Plan the council appointed Fluid Architects with AGD Regeneration to develop a delivery plan with the aim of redevelopment on site taking place within 12-18 months subject to market conditions.

2.6 The delivery plan sets out how the vision for improved housing, community facilities and public realm can be achieved taking into account the opportunities and constraints confronting the council and other stakeholders. It is attached to this report as Appendix 1.

2.7 The objectives of the delivery plan are:

- To maximise the market value of the area
- To provide a financial appraisal and show how financial viability can be achieved whilst still aspiring to the Advance Crosby vision
- To support future spending opportunities for the project
- To update the Master Plan vision and urban design framework in the light of economic changes since 2008
- Provide an options appraisal for redevelopment with recommendations, given current market conditions, with phasing plans to give the best value for key stakeholders
- Appraise options for the renovation of existing homes in the area to achieve higher energy efficiency ratings and better housing conditions
- To set out key implementation stages and timescales
- To provide a guide to spend profile and the gap in funding required
- To identify potential risks associated with development of the area

2.8 Approval is sought to adopt this delivery plan as the basis for the redevelopment of the area.

2.9 If the delivery plan is accepted the process of engaging a private developer to create new homes in the area can start. This process must follow the European Union procurement rules and the detailed arrangements are being agreed with the council's strategic procurement unit.

2.10 An overarching legal agreement with Guinness Northern Counties Housing Association will also be concluded to ensure that maximum market potential can be achieved with the acquired sites once the procurement arrangements have been confirmed.

3. OPTIONS FOR CONSIDERATION

3.1 Option 1 that the Cabinet Member approves the development plan appended to this report.

3.2 Option 2 that an alternative basis for redevelopment of the Advance Crosby area is sought.

3.3 Option 3 that redevelopment of the Advance Crosby area is deferred.

4. ANALYSIS OF OPTIONS

4.1 Option 1 is the preferred option. The attached delivery plan is based on extensive discussion with key stakeholders and research into local housing markets. It takes a realistic view of the potential of the area given current economic conditions.

4.2 Option 2. At the present time there are no alternative redevelopment plans applicable to this area. It may be possible to devise one but this would entail considerable new work to provide a plan based on the same level of thorough research.

4.3 Option 3. A considerable amount of effort has been made to reduce antisocial behaviour and improve the appearance of the Advance Crosby area. There is no funding to continue this level of neighbourhood management and the funding from the Regional Housing Board is coming to an end. Delaying the redevelopment would seriously threaten the community's confidence in the council and reduce the willingness of other key stakeholders to participate in the redevelopment. However, at some stage the national economy and the local housing market will improve.

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

5.1 The Regional Housing Board has provided the funding for the Advance Crosby project so far. Further funding after 31 March 2011 is dependent on decisions by central government.

5.2 The Advance Crosby project manager and assistant are employed on temporary fixed term contracts to 31 March 2011.

5.3 The property implications are set out in the delivery plan, a copy of which is available upon request from the Housing Team, Church Square House, Scunthorpe.

6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 CRIME AND DISORDER, RISK AND OTHER)

6.1 Statutory

European Union procurement rules must be followed otherwise the council will be open to legal challenge, the redevelopment will be delayed and additional costs incurred.

6.2 Diversity

Residents in the Advance Crosby area are as diverse as anywhere in North Lincolnshire. Supporting this diversity is one of the challenges for the project.

6.3 Environmental

Sustaining and improving the Memorial Gardens at the heart of the Advance Crosby area is one of the corner stones of the project.

Neighbourhood Services are dedicating specific resources to grounds maintenance, litter picking and graffiti removal in the area.

Another major objective is to provide new homes with lower environmental impact whilst also significantly improving the energy efficiency of existing homes in the area.

6.4 Section 17

Close liason with local residents, the police and neighbourhood services has helped reduce nuisance from prostitution, fly tipping and other antisocial behaviour in the area. However given the close proximity of the town centre and the night-time economy there will always be issues to be tackled in the area.

7. OUTCOMES OF CONSULTATION

7.1 The delivery plan is the outcome of consultation with key stakeholders including Guinness Northern Counties and the Homes and Communities Agency.

7.2 An open day was held at the Gurnell Street school in February to seek the views of local and regional housing developers as to the viability of redevelopment and gauge the level of interest in the project. Their comments are reflected in the delivery plan.

8. RECOMMENDATIONS

8.1 That the Cabinet Member approves the objectives set out in the delivery plan in appendix 1.

8.2 That a further report be submitted to the Cabinet Member before March to confirm the procurement arrangements and seek approval to engage a development partner.

STRATEGIC DIRECTOR NEIGHBOURHOOD & ENVIRONMENT

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Background papers used in the preparation of this report

- Advance Crosby Masterplan 2008
- Private Sector Housing Strategy 2010 – 2015
- Cabinet report of 2 April 2009