

Title:	An Area Development Framework (ADF) for Stanley
On:	Executive – 10th July 2006
By:	Director of Development and Asset Management
Portfolio:	Economy
Status:	Report

STRATEGIC FACTOR CHECKLIST

The Council's Corporate Management Team has confirmed that the Strategic Factor Checklist has been applied to the development of this report, and there are no key issues, over and above those set out in the body of the report, that need to be brought to Members' attention.

1. PURPOSE

- 1.1 The purpose of this report is to set out a draft Area Development Framework (ADF) for Stanley and to seek approval for the final ADF document to be submitted to English Partnerships, as part of a Former Coalfield Settlement Renewals package for fifteen settlements across County Durham seeking funding from HM Treasury to address housing market failure.
- 1.2 Representatives from Llewelyn Davies Yeang will be present at the meeting to give a short presentation on the principal findings and proposals contained in the ADF for Stanley.

2. BACKGROUND

- 2.1 A report was previously agreed by the Executive of 6th January 2006, authorising the use of consultants Llewelyn Davies Yeang to prepare an ADF for Stanley. It was accepted that an ADF for Stanley would be required in order for a collaborative bid to be submitted by the Durham Coalfields Partnership to English Partnerships by a deadline of July 2006.
- 2.2 The Durham Coalfields Partnership has been established to progress a programme of interventions to address housing market and settlement failure in former coalfield communities. The Partnership is co-ordinated by English Partnerships and is made up of the local authorities responsible for the coalfield areas in within County Durham, including Derwentside, Wear Valley, Easington, Sedgefield and Chester-le-Street. A Memorandum of Understanding between County Durham Local Authorities, English Partnerships and ONE NorthEast, to formally commit to tackling the severe housing problems in County Durham and to

collaborative working through the Durham Coalfields Partnership, has been completed.

2.3 The purpose of the ADF is as follows:

- To explain the need for change;
- To identify and identify options for restructuring the housing market through a combination of interventions;
- To show how the local community has been engaged in the process;
- To make the case for change and for public sector support; and
- To provide guidance on the delivery of the recommended interventions.

2.4 A draft ADF for Stanley is now available following an intensive period of consultations with a range of stakeholders and community organisations. This includes Ward members, Community Partnership and Housing Association representatives. A full copy of the report has been placed in the members library with an executive summary attached as an appendix to this report.

3.0 RELEVANT MATERIAL CONSIDERATIONS AND OPTIONS

3.1 The Stanley ADF suggests there is some scope for growth in the local housing market and that there is a key role for neighbourhoods to support the regeneration of Stanley Town Centre and provide improved accommodation in a good quality, local environment. This growth would be realised through replacing and improving existing stock in the target areas, with no overall net growth in stock. Market demand for new housing remains within the wider Stanley area. The ADF sets out a vision to consolidate current settlements and provide qualitative improvements in order to create more sustainable communities.

3.2 English Partnerships has recognised that Stanley is one of fifteen former coalfield communities in County Durham that have the capacity for strategic change. English Partnerships has insisted that Area Development Frameworks are prepared for each of these fifteen areas before a County Durham package will be considered for funding from HM Treasury. English Partnerships will only submit the package if all 15 settlements are included. Indications suggest that a comprehensive package would be viewed favourably and that substantial funding may be available. The deadline for submission of a Stanley Area Development Framework to form part of this package is July 2006.

3.3 The ADF outlines a range of options that could bring significant improvements to the housing stock in Stanley and would provide a substantial boost to the plans already in place to develop the retail, business and housing provision of the Town Centre. There are a significant number of factors still to be resolved, including the availability of significant public and private funding before any proposed interventions could be implemented. The scale and type of interventions contained

within the ADF would require careful and sensitive development involving further extensive consultation with all affected stakeholders.

Principal Options

In consideration of the above details, the principal options available to the Council are as follows:

- (i) To approve, as drafted, the Stanley ADF and agree to it being part of a County Durham Coalfields Partnership Package.
- (ii) To propose changes to the Stanley ADF before final submission to the County Durham Coalfields Partnership Package.

4.0 CONCLUSIONS

4.1 The draft ADF for Stanley sets out a number of significant interventions to improve housing stock and support the long-term sustainability of the local communities and Town Centre of Stanley.

4.2 A number of high impact interventions have been proposed that will require substantial public and private funding. The level of public funding is unlikely to be made available from current renewal programmes. Central Government with the support of English Partnerships provides a major opportunity for funding but there is still considerable uncertainty as to any additional resources being available.

4.3 The Durham Coalfields Partnership, with the support of English Partnerships, will need to produce a robust, long-term vision for all former coalfield settlements if there is to be any prospect of additional funding.

5.0 RECOMMENDATIONS AND REASONS

5.1 It is recommended that Option (i) is agreed and authority provided to progress the submission of the Stanley ADF as part of the Durham Coalfields Partnership submission.

5.2 The reasons for this recommendation are that:

- this ensures the Stanley ADF is submitted within the timescale provided by English Partnerships
- any opportunity for funding is maximised; and
- this would still allow the scale and type of interventions contained within the ADF to be developed in detail at a later date following further extensive consultation with all affected stakeholders.

For Further Information Contact:

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Appendix

In summary, the ADF proposals include:

New Kyo: To improve the environmental quality and structure of the area through streetscape improvements, limited clearance and some new development.

South Moor: Some redevelopment and streetscape works to create a better environment, more equal tenure balance and a better choice of housing types.

Quaking Houses: Some environmental and streetscape improvements.

Stanley Town Centre: Future intervention into the housing stock as part of the wider regeneration of the Town Centre.

In total, 319 existing houses have been put forward for demolition which in most cases do not meet current housing requirements and market appeal.

There are general issues of low demand throughout the target area with some neighbourhood roads unable to function effectively.

In total, it is proposed to construct 139 new houses of mixed sizes, including three and four bedrooms. This will represent a rationalisation of the traditional housing stock of two bedroom terraces.

In all areas, new or improved roads and amenity space is proposed to improve the quality of the living environment.

Total gross cost for these interventions is estimated at £47m with private sector investment of £26.1m being stimulated leaving a need for public sector support of £20.9m.