

TITLE:	THE CRAGHEAD AREA DEVELOPMENT FRAMEWORK
TO/ON:	EXECUTIVE 10th July 2006
BY:	DIRECTOR OF ENVIRONMENTAL SERVICES
PORTFOLIO:	HEALTH & ECONOMY/STRONG COMMUNITIES
STATUS:	REPORT

1. 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.

2. SUBJECT MATTER AND PURPOSE

- 2.1 This report asks Members to accept the findings of the recent study conducted by Llewelyn Davies Yeang which has effectively produced an Area Development Framework (ADF) for the village of Craghead. This will eventually form part of the larger Area Development Framework that is currently being prepared for the wider Stanley area.
- 2.2 Representatives from Llewelyn Davies Yeang will be present at the meeting to give a short presentation upon both the methodology adopted and the principal findings and proposals detailed within the final document.
- 2.3 This report also seeks Members to consider the next steps in converting the vision within the document into reality for the residents of Craghead.

3. BACKGROUND

- 3.1 The proposed 'Craghead Study' has been the subject of two previous reports to Executive, in April and August 2005. The project began life as a 'housing led' study to be carried out using monies from a successful bid for Single Housing Investment Pot resources from the North East Housing Board.
- 3.2 Alongside this initiative the authority has been working progressively in partnership with other local authorities within County Durham, Government Office North East and English Partnerships in the development of a comprehensive suite of Area Development Frameworks across the county. The areas were identified by Jacobs Babbie, a consultancy commissioned by English Partnerships, as former coalfield communities that could benefit from a holistic and targeted approach to regeneration. The wider Stanley settlement was identified as warranting this type of approach.
- 3.3 Reports upon this partnership approach and the potential benefits that could derive from this exercise were considered by Executive on 4 July 2005 and 9 January 2006.

- 3.4 Llewelyn Davies Yeang have now been retained to undertake the development of the wider Stanley Area Development Framework which it is anticipated will be completed by the early summer.
- 3.5 These developments have resulted in the Craghead study being conducted on an Area Development Framework basis to ensure that the two documents can be considered together in any future funding bid exercise.

4. THE CRAGHEAD AREA DEVELOPMENT FRAMEWORK

- 4.1 Area Development Frameworks are designed to explain the case and need for change, to identify and evaluate options, to involve the community in the process and to provide a strategy for achieving change.
- 4.2 In ADF terms the Craghead settlement is a relatively small area but nevertheless the principles can and have been applied to arrive at a potential solution which will provide a more sustainable future for the village.
- 4.3 A number of options have been explored with representatives of the community and other interested organisations, many of the interventions being based on the area of terraced housing in the west of the village which has, in recent years, proved problematical.
- 4.4 The report concludes with a series of recommended interventions which include for the demolition of some terraces; the renovation of remaining terraces; the construction of some new housing; a range of environmental improvements and landscaping; increased car parking provision and some highway and vehicular access improvements. The total cost of these interventions is estimated at £7.1million, and the project list shows how the SHIP money could be utilised. At this point in time the Council are not being asked to contribute any financial resources, as the funding for any of the interventions would need to be identified through the bidding process, or from the resources already available through SHIP funding.
- 4.5 An executive summary of the report is attached as an Appendix. Copies of the final report have been made available in the Members' room.

5. THE WAY FORWARD

- 5.1 The ADF process within Craghead was initially undertaken with a view to progressing interventions using monies from the Single Investment Housing Programme (SHIP). The study has been used to successfully obtain resources from SHIP1 and SHIP2. After deducting the ADF development costs there remains a sum of £900,000 to commence work on interventions in Craghead.
- 5.2 Whilst the ADF report outlines a preferred option this has not been developed to the point whereby action can be taken on the ground. Clearly the scale and type of interventions contained within the ADF require careful and sensitive development involving extensive consultation with all affected stakeholders.

- 5.3 It is therefore proposed to employ a project manager to undertake this work, the costs being met from SHIP resources. Initially it is envisaged that the successful candidate will be offered a two-year contract on terms and conditions agreed by the Head of Human Resources.
- 5.4 Of course decisions regarding the approval of the final action plan and the various projects making up that plan will be the subject of further reports to Executive.

6. RECOMMENDATIONS AND REASONS

- 6.1 That members accept the Area Development Framework prepared by Llewelyn Davies Yeang.

Reason: The ADF has been prepared in line with existing guidelines with substantial input from both interested bodies and community representatives.

- 6.2 That members agree to the recruitment of a suitable qualified project manager to prepare an action plan of interventions and to initiate those interventions following agreement by the Council.

Peter Reynolds
Director of Environmental Services

This report has been prepared by Norris Oyston, Head of Environmental Health and Private Sector Housing.

NO/ALT
22.05.2006

Executive Summary

1. This Report is the Final Report of the Craghead 'Housing Market Renewal' project, carried out by a team of consultants led by Llewelyn Davies Yeang. It provides an "Area Development Framework" for Craghead. The project was guided by a Steering Group comprising Derwentside District Council officers and local residents' representatives, and was the subject of public consultation at various stages.
2. It focuses on housing market issues and responses, but relates these to the wider context and to parallel non-housing programmes and initiatives which affect the area.
3. It responds to a context of long-run economic change and restructuring, which are coupled with and interacted with pressures in the housing market - leading to low demand for housing, especially the older terraced stock, and associated problems in each of the three communities, especially associated with the private rented sector. (Chapter 3)
4. The prospects for change are reviewed in Chapter 4, which suggests that, in a housing development context where this is little net growth potential, these neighbourhoods nonetheless have assets and attributes which can be used to help them regenerate and improve. The future of the settlement was discussed internally and in consultation with the Project Steering Group, leading to the development of a number of potential 'Options for Change' centres around a number of identified Intervention Areas in Craghead. An analysis of these options led to the formulation of a 'Vision' for the future Development of Craghead. This vision was summarised as "Stabilisation of the settlement's housing market followed by careful growth".
5. The chosen options were refined through a period of testing, which was done from a number of perspectives, namely from a housing market perspective, a funding and viability perspective, and from a community-acceptance perspective. These chosen interventions were then taken forward to the Development Framework.
6. Chapter 5 set out the Development Framework included proposals to:
 - Relax the intensity of the terraced housing in the 'Main Intervention' area through redevelopment to create better parking, better amenity space plus some new development to add to the area's housing offer.
 - Reduce the blight the industrial estate has on nearby housing through improved landscaping and providing alternative access to the site.
 - Improving the quality of the open space on John St., creating better parking arrangements and introducing new development alongside the current housing.
 - In Shafto, Surtees and Lambton Terraces, increasing the use of the fronts of houses, opening access to Craghead Lane and improving the parking arrangements.
7. The ADF also recognises the role that other complementary strategies and schemes have to play in the regeneration of Craghead, including the Development Trust, the DPLA and ongoing smaller scale environmental and improvement projects.
8. The Development Framework includes a comprehensive Delivery Strategy, which as well as providing a financial appraisal of the proposals, and an analysis of potential funding streams and delivery vehicles.