

Title:	Stanley ADF- Update
On:	Executive – 13th November 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 OF THE REPORT

- 1.1 This report sets out the current position regarding the Stanley Area Development Framework (ADF).

2. BACKGROUND

- 2.1 In September 2006, the Executive agreed to withdraw the current Stanley ADF and submit a revised version by November 2006, a timescale that was stipulated by English Partnerships. The decision was based on a range of factors which would allow the Council to:
- Retain the potential to secure substantial levels of housing investment in the ADF area;
 - Honour previous commitments to tackle severe housing problems in the District;
 - Still allow for community consultation on formal plans should funding be available;
 - Recognise the key issue raised at public meetings; and
 - Remove confusion and concerns regarding changes to housing in the ADF area.
- 2.2 Following the meeting a press release was issued and a letter sent to all residents in the ADF area informing them of the Council's decision to withdraw the current ADF and submit a revised version.
- 2.3 The meeting also agreed to fund the revised version from the original budget allocation for the Stanley ADF and given the timescales involved, further agreed that normal tendering would not be required.
- 2.4 David Cumberland Housing Regeneration Limited together with Nathaniel Litchfield and Partners were subsequently approached on the recommendation of One North East, to prepare a revised ADF for Stanley, as both companies showed a strong track record in effective community engagement, assessing community aspirations and successful housing regeneration.

- 2.5 Initial discussions with the proposed Consultants indicated that a key component to a revised ADF would be close working with stakeholders and effective engagement at a community level. An engagement plan was prepared setting out five stages:
- Stage One: Building Trust and Understanding
 - Stage Two: Looking for Solutions
 - Stage Three: Testing Understanding and Ideas with the Wider Community
 - Stage Four: Getting Consensus on a Regeneration Framework
 - Stage Five: Getting Community Consent
- 2.6 English Partnerships has indicated some flexibility on the November 2006 deadline. The programme prepared by the consultants to deliver a revised ADF based on the five key stages of engagement indicated a completion date of mid December 2006. English Partnerships subsequently accepted that this was a realistic timescale and would provide every opportunity to present a revised ADF supported by the community within the Stanley area. English Partnerships re-iterated the position that a robust ADF for Stanley would be a key component of the County Durham Partnership submission.
- 2.7 David Cumberland Housing Regeneration Limited were subsequently commissioned with the initial task to establish a Co-ordination Group of local resident organisations, local community partnerships and local members that met for the first time on 13th September 2006.

3. STANLEY ADF: PROGRESS TO-DATE

- 3.1 The immediate task of the Co-ordination Group was to agree the Engagement Plan and to establish a series of sub-groups across the settlements of Craghead, New Kyo, South Moor and Quaking Houses. These groups have been established combining local Community Partnerships, local residents action groups and local members.
- 3.2 The work of the groups is progressing and are all coming to Stage Three of the Engagement Plan and starting to test possible solutions to ideas and issues on how to improve housing settlements in the ADF area.
- 3.3 At the initial Co-ordination Group, representatives raised the issue of No Place being included in the revised ADF. The Group agreed to explore this request and agreed that the consultants would consider the potential to include No Place and other areas in the revised ADF.
- 3.4 English Partnerships are in constant dialogue with the Council and the appointed consultants to update progress with the revised ADF. It is anticipated that the Durham Coalfields Partnership, with the support of English Partnerships, will consider a County-wide proposal for settlement renewal during January 2007. It is likely that the outcome of this will not be known until after March 2007.

4. MATERIAL CONSIDERATIONS AND OPTIONS

- 4.1 At this stage, it remains the case that there are no commitments, by any party, to any details proposed for inclusion in the revised ADF. If it is confirmed that resources are to be made available then it is guaranteed that comprehensive consultation with residents and other stakeholders would be held prior to any final plans being agreed.
- 4.2 It is anticipated that the revised draft ADF for Stanley would be presented to Members during December 2006 for formal agreement following the final meeting of the Stakeholder Co-ordination Group.
- 4.3 In consideration of the above details, the principal options available to the Council are as follows:
 - i) To agree to maintain the programme to prepare a revised ADF for Stanley
 - ii) To propose different courses of action to support delivery of the revised ADF for Stanley

5. RECOMMENDATIONS AND REASONS

- 5.1 It is recommended that Option (i) is agreed and that the programme to prepare a revised ADF for Stanley is maintained.

For Further Information Contact:

Peter McDowell, Development Manager (ext 8239)