

Item No:

Report to: Executive
Date: 27th November 2007
Report of: Executive Member for Regeneration
Subject: Regeneration Projects Capital Expenditure 2007/2008
Wards: All

1. Purpose of the Report

- 1.1 The purpose of this report is to advise the Executive of Regeneration Project expenditure for the financial year 2007/08 against the Capital Programme allocation and to seek approval to spend against specified budget headings.

2. Consultation

- 2.1 In preparing this report the Regeneration and Partnerships Service Unit have been consulted, along with the Seaham and Peterlee Regeneration Member Panels.

3. Background

- 3.1 Each year a budget is allocated to finance projects that come forward as part of the Seaham Regeneration Strategy and the Peterlee Masterplan. This year further finance has been made available to continue this renaissance activity.

4. Position Statement and Option Appraisal

The following will identify the funding that has been allocated to each area, and will highlight projects that are coming forward under each heading.

4.1 Peterlee Masterplan

This year Peterlee has a capital allocation of £200,000. This allocation will be used to develop and deliver projects that have been identified in the Masterplan. This will include major developments and/or those identified by the local community as priority issues.

4.11 *Residential Car Parking Schemes*

One of the main areas of concern that has been raised by the local community during the consultation process is the lack of residential parking in the town. As a result the potential to convert some small areas of amenity space into more appropriate car parking for local residents has been explored. The implementation of these schemes will

ensure that vehicles no longer park on grass verges causing damage, and will also mean that cars parking along them no longer block roads. The schemes identified are listed below along with their costings:

Scheme	Problem	Cost
St Leonard's Corner	Corner of the street needs realigning to allow better access for cars and refuse wagons	£2,500
Fulwell Road	Completion off an off-street parking scheme	Unknown DCC to complete and finance
Hovingham Close	Lack of residential car parking – propose to introduce 16 parking bays	£18,000
Christchurch Place	Lack of residential car parking – propose to introduce 2 lay-bys to house 7 cars	£10,500
Christchurch Place	Lack of residential car parking – propose to introduce 10 parking spaces (in addition to the lay-bys above)	£16,750
Brendon Place	Lack of residential car parking – propose to introduce 11 spaces	£12,000
Total		£59,750

Durham County Council will complete and finance the scheme for Fulwell Road and the District of Easington Council Engineering Department have a £20,000 allocation to contribute. Therefore the cost to the Peterlee budget will be £39,750 to implement all of the above mentioned schemes making a real difference to the quality of resident's local environments.

4.12 *Peterlee Environmental Improvements*

Also proposed, are a number of environmental improvement schemes in and around the town. The schemes are still to be developed, but tie in with the recommendations from the Peterlee Masterplan, the Land and Buildings Audit and the Green Space Strategy. It is also intended that an Environmental Appraisal of Peterlee be undertaken to highlight potential improvements that can be made and priority areas for investment. At present an allocation of £40,000 has been earmarked to facilitate physical enhancement works to be undertaken in the town.

4.13 *Peterlee Boys Club Demolition*

Finally an allocation has been made for the demolition of Peterlee Boys Club. This is being dealt with alongside the demolition of the adjacent community centre to clear the site for potential future development. The Asset and Property Management Section are facilitating this and a

separate report has been through Executive to agree this cause of action. The cost to the Peterlee Budget will be £27,000 creating a strategic site for development to align with current policy.

4.14 *Overview*

These works give a total allocation, to date, of £117,000.

4.2 Seaham Regeneration Strategy

This year Seaham has a capital allocation of £202,727. It will be used to complement major projects that are occurring in and around the town centre.

4.21 *Commercial Improvement Grants*

The first project proposed for the Seaham area is a commercial improvement grants scheme for existing retail units in Seaham. During the public consultation for Byron Place it was identified that local retailers were concerned about the effects that this development would have on their businesses. It is also a concern that has been echoed by local members.

The intention would be to offer a grant to existing retailers within Seaham Town Centre. This would be on the basis that our contribution would be 60% of the total costs and the owner of the premises would pay 40%. The funding would only be available for capital works to the exterior of the building and would include contributions to signage, paintwork, new windows, doors and security shutters amongst other things.

An allocation of £30,000 has been designated from this budget that will be matched with £30,000 from Durham County Council's Major Centres Programme. East Durham Business Service are also contributing to this scheme by administering the grants (for a management fee of 8% of project costs), they also offer funding that looks at internal fixtures and fittings which can be combined with the external works for a whole package of improvements.

The potential to use section 215 notices is also being explored with the planning department to encourage business owners to improve premises where required.

It is intended that this improvement programme will be for an initial two years, which could be extended if take up was successful. It is envisaged that this will help to make the whole of Seaham a vibrant and popular retail destination.

4.22 *Seaham North Dock Entrance*

This year it is intended that the entrance to Seaham North Dock be improved. It has been highlighted by local residents in the North Dock

Access Plan that the entrance to the North Dock is not very inviting and appears to still be closed off to the public. People also expressed that they would like to see the viewing/picnic area reinstated to provide an inviting spot for visitors to enjoy the area.

It is the intention to make the North Dock a prime leisure attraction for the town and the district as a whole. Therefore the entrance to the site needs to be as inviting as possible. An allocation of £80,000 has been made for this project. The aim will be to appoint a firm of landscape architects to scope; design, cost and project manage the implementation of an environmental improvement scheme. The scheme will address the area of land on which the Pit Wheel is located, the access into the North Dock including the barrier and fencing, potentially the car parking area and the viewing platform.

It is hoped this will provide a much more inviting entrance to the site, increasing visitor numbers and ensuring that the local community is aware that the North Dock is an area to be enjoyed by all.

4.23 *Seaham Environmental Improvements*

It is also proposed that the capital budget be used to undertake environmental improvements in to the network of paths and cycle ways that link into the new Byron Place development, from the Dawdon area of Seaham. The aim of this project would be to provide a more cohesive and direct route from this area into the town centre, giving improved access to the town for Dawdon residents. The allocation for this project is £50,000.

4.24 *Committed Expenditure*

Last year £60,000 was committed to developing the funding application to single programme for phase 2 of the North Dock Project. This also included the establishment of a Not For Profit Organisation in the form of a Community Interest Company (CIC) and the development of a Management Agreement between the CIC and the Victoria Group as overall landowner. This work has not as yet been finalised so £30,000 has been brought forward from last year to this project to see it through to completion.

4.25 *Overview*

These works give a total allocated budget of £190,000.

5. Implications

5.1 Financial

The budgets identified have previously been approved by the formal budget setting process. Expenditure proposed will be to level of funding available, therefore there are no additional financial implications on the Council arising from this report.

This finance will act as leverage to bring in wider investment to the District, in the form of private sector developments and regional funding from public sector agencies such as One North East.

5.2 Legal

5.2.1 It is not considered that there are any legal implications not otherwise referenced in the report.

5.3 Policy

5.3.1 It is not considered that there are any policy implications not otherwise referenced in the report.

5.4 Risk

5.4.1 A risk assessment has been completed and the necessary actions to manage the identified risks will be implemented.

5.5 Communications

Any major new projects or developments with existing schemes will be advertised both in the local press and on the District of Easington Council's website. Also partner organisations will be encouraged to advertise projects via their own marketing material.

6. Corporate Implications

6.1 Corporate Plan and Priorities

The physical development works proposed will contribute to the corporate aim of 'making the district a prosperous safe attractive and healthy place to live'. This will be achieved through the improvement of underused/derelict sites and Brownfield land.

The projects outlined will contribute to a number of the Council's priorities for action, namely: clean tidy communities and building a healthy community.

The proposed works also contribute to units service plan aims of 'developing policy to address socio-economic issues' via the Perterlee Masterplan and the Seaham Regeneration Strategy. The physical works will assist in 'maximising the impact of neighbourhood renewal'.

6.2 Equality and Diversity

It is not considered that there are any equality and diversity implications not otherwise referenced in the report.

6.3 E-Government

6.3.1 It is not considered that there are any e-government implications not otherwise referenced in the report

6.4 Procurement

6.4.1 It is not considered that there are any procurement implications not otherwise referenced in the report.

7. Recommendations

7.1 It is recommended that the Executive:

- Endorse the proposed expenditure outlined within this report
- Authorise the Director of Regeneration & Development to progress the schemes with the Regeneration Projects Team to facilitate developments in the District that support local strategies and priorities.

Background Papers:

Seaham Regeneration Files – Regeneration Section

Seaham Regeneration Strategy 1994 – Regeneration Section

Peterlee Master Plan – Regeneration Section.