

Sedgefield Borough Council
Coalfield Housing Market Renewal Study
Consultation Handover Briefing Note

Annex 4

33994

Winter 2005

Prepared by
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Sedgefield Coalfield Housing Market Renewal

Consultation Handover Briefing Note

Introduction

This note has been prepared as a result of conversations held at the Coalfield Housing Market Renewal Steering Group on the 18th October 2005.

Issues

As the study approaches its final stages there are requirements to consult with each settlement community on the options that are being put forward for their settlement and to ensure that this consultation is seen as the start of the process. This implies careful planning of the consultation approach along with organisational alignment activities to ensure a consistent, fair and inclusive approach is adopted.

Sedgefield Borough along with the consultancy team have strived to develop and obtain, as far as is practicable, all of the information that those affected by the proposals will require.

It is vital for the programmes forward momentum that forward consultation and communication be well thought out and planned

Settlement Overview

Each of the three settlements (Dean Bank, Ferryhill Station and Chilton West) will require different consultation approaches given the nature of the interventions proposed at each location. In addition, there will also be common elements required across the settlements.

Dean Bank

We are aware that some owner occupiers will be impacted by proposals and this will need to be addressed. Also, the residents of Dean Bank are keen to see a planning for real model or VR model which visualises the proposals developed.

Ferryhill Station

The engagement approach to date has very much been focussed on the remaining owner occupiers in the rows. This should probably continue.

West Chilton



The scale of proposed intervention in West Chilton is larger than the other settlements. At this stage it is unclear as to how many owner occupiers v private rented properties are impacted and this will need to be accurately pinned down. The dominance of private rented properties here will require engagement with landlords. The Borough will also need to assess any duty of care it has toward tenants in private rented property.

Planning the Consultation - Methodology

We would propose to use the remaining time element to hold half day brainstorming workshops with steering group residents from each of the settlements, along with key stakeholders from Sedgefield Borough, Three Rivers Housing etc.

The workshop has two objectives:

- To revisit proposals so that all involved can understand and translate why certain things are happening and when.
- To design a forward consultation process which tackles the issues, is inclusive as possible and mitigates

We would undertake to write the outputs of the workshop up and place them into a practical work programme.

Key Questions

The key questions/issues that the workshops will need to address would be:

Who is affected? How and when do we approach them?

Do we understand the project phasing?

What Materials do we need? Eg large scale plans, Planning for Real model, 3D VR model?

What are the cost implications?

Do we have a single point of contact? If so where are they based? Onsite ?

Do we have mechanisms of engagement with private landlords?

Is the project phasing and finance clear? eg can we consult on phases which are scheduled to take place in 10 years. What impact would this have on housing market?

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