

# Item 5

## KEY DECISION

### REPORT TO CABINET

13<sup>TH</sup> JULY 2006

#### JOINT REPORT OF DIRECTOR OF NEIGHBOURHOOD SERVICES & HEAD OF STRATEGY & REGENERATION

#### Social Regeneration and Partnerships & Housing Portfolios

#### COALFIELD HOUSING RENEWAL - MASTERPLANNING

##### 1. SUMMARY

- 1.1 County Durham local authorities and partners are developing a strategic response to the issue of Housing Market restructuring, particularly within the former Coalfield Areas, where there are a range of acute issues relating to a mismatch in supply and demand across housing types and tenures.
- 1.2 Efforts are being made to address this situation through the Regional Housing Board and the linked Single Housing Improvement Pot (SHIP). At a Sub Regional Level through the Durham Coalfields Housing Renewal Partnership, working with all Local Authorities, English Partnerships and Registered Social Landlords, with a view towards making a submission to EP/Government Office for the Comprehensive Spending Review 2007. At a local level, the potential for intervention is linked to activity proposed as part of the Capital Programme funded by the Housing Land Capital Receipts.
- 1.3 At a Borough level, but informing all our strategic activity, the Borough Council Commissioned Llewelyn Davies Yeang consultants in April 2005 to lead a team to develop a masterplan for the priority neighbourhoods of Dean Bank, Ferryhill Station and (West) Chilton.
- 1.4 This report sets out the proposed scope and direction of intervention highlighted in the Masterplan and provides links to a range of further activity, which will be the subject of a number of subsequent reports. These will set out immediate opportunities for investment / improvement and the alignment of resources required to maximise the impact within the priority communities.

- 1.5 Further consideration is required to identify if and when the areas for intervention are declared for CPO purposes. This is a situation which is recognised can have negative connotations but does provide some direction for homeowners and potential purchasers.
- 1.6 Following Council consideration of the Masterplan and associated reports it is anticipated that the outcomes of the study will be adopted a Council Policy for Housing Based Regeneration interventions and will be used for determination of planning applications for the re-use of land in the priority neighbourhoods.

## 2. **RECOMMENDATIONS**

**In light of the conclusions of the Masterplan, Cabinet are requested to approve**

- i) Acceptance of the Masterplan report**
- ii) The progression of the next phase of the Masterplan process relating to detailed consultations**
- iii) Acceptance of the additional costs incurred in the development of the Masterplan**
- iv) Consideration of further reports relating to the implementation of the Delivery Plan and Staffing Arrangements for the delivery of Capital in the context of this report.**

## 3. **KEY CONTENT**

### 3.1 **Rationale for intervention**

3.2 The changing housing market conditions have to varying degrees led to a range of issues in the three Priority neighbourhoods of Dean Bank, Ferryhill Station and (West) Chilton, which if left unchecked can be seen to lead to Housing Market Failure. At present the symptoms suggest varying degrees of housing mismatch between supply and demand, with a significant issue surrounding the oversupply of two bed terraced accommodation.

3.3 As part of the wider regeneration framework for these priority neighbourhoods and recognising the similar experiences of neighbouring authorities, Consultants have been utilised to draw together a range of Strategic proposal identifying the scale scope and context for intervention and the practical options which can be brought forward to deliver change in these neighbourhoods and deliver sustainable communities.

3.4 **Strategic Fit**  
**Nationally**

- 3.5 Work in developing a comprehensive response to localised Housing Market issues is in accordance with the Sustainable Communities Plan produced by the Office of the Deputy Prime Minister in 2003. Indications are that there will be no further formal pathfinders, although the lessons learnt are outlines and local / sub regional partnerships are expected to take forward this type of activity. National Planning Policy Guidance in respect of Housing and use of previously developed land are also taken into account.

**Regionally**

- 3.6 Issues of Housing Market failure or the need for market restructuring are a significant feature of a great deal of regional policy at present. The Regional Housing Strategy and the Regional Spatial Strategy provide a clear focus on the scale and scope of the issue and provide some direction in terms of potential intervention, recognising that Newcastle / Gateshead are one of the Housing Pathfinder Areas designated under the Sustainable Community Plan and that other significant intervention has been identified as a priority across the Tees Valley.

**Sub Regionally**

- 3.7 At a Sub- Regional (County) level, the issues of Housing market restructuring and preventing Housing Market Failure have been discussed for some time and were incorporated into the County Durham Strategic Vision as one of the key Challenges. The group formed to oversee this work (the Challenge 9 group) continues to press for co-ordinated approaches to deal with the problems associated with low demand housing and market restructuring and has been the vehicle for developing bids to the Regional Housing Board for Single Housing Pot monies.
- 3.8 In parallel to this, recognising the impact that a lack of choice of Housing and waning demand can have on our towns and service centres, the County Durham local Authorities along with Government Office, English Partnerships and Three Rivers Housing Association have met as the County Durham Coalfield Housing Renewal Partnership and have been working to prepare a strategic case for funding to support selected interventions, to be endorsed by GONE and English Partnerships before submission as part of the CSR 2007. The Masterplan contents will form the basis of the case for external resources to assist in plugging the funding gap and rebalancing the Housing Markets across County Durham. To assist this process further and to provide additional capacity in engaging with the private sector, a bid has been made to the County Durham Economic Partnership for a development Director and support staff, who will work

to engage with RSL's and Private Housebuilders to maximise their impact in renewing priority neighbourhoods

### **Sedgefield Borough**

- 3.9 The Coalfield Housing Renewal Report seeks to build upon previous studies, which have examined the potential for demolition and redevelopment in key areas across the Borough. The Masterplan does this by way of reference to the state of the Housing market, seeking to bring forward a programme of strategic interventions which will deliver sustainable Communities.

### 3.10 **Links to wider spatial considerations**

As with much of the current regeneration work being undertaken across the Borough, it is recognised that there are a number of different aspects related to the Masterplan, and a great deal of the work undertaken at the Durham Coalfields Housing Partnership has sought to explore the relationships between the priority neighbourhoods and their surrounding major centres and employment areas.

- 3.11 The basis for these considerations being that investments outside the priority neighbourhoods but well linked may deliver wider and more effective benefits.

- 3.12 At a local level, a number of wider Regeneration programmes link across the neighbourhoods, with investments in community Buildings and facilities, enhanced Public Realm and some clearance and remedial improvement being undertaken using a range of external funding. This activity has been brought forward in full knowledge of the direction of the Masterplan and has sought to provide 'quick wins' to improve the physical appearance or confidence in these areas as a precursor to securing additional investment in redevelopment.

### 3.13 **Current Housing Market issues**

The Masterplan report has running through it a central thread of relating issues and interventions to Housing Market issues. This was a conscious decision to ensure that overly aspirational solutions were not brought forward and that options consulted upon were likely to be recognisable in some form if the plan was accepted.

- 3.14 The Consultancy team delivering the Masterplan sought further specialist advice to provide a review of local housing market conditions, building upon some previous work undertaken for the Durham Coalfield Housing Renewal Partnership. The Housing market review, available as a separate technical document undertakes a review of property types tenures and sale values across all three areas and considers the

wider market influences upon the priority neighbourhoods from other settlements or employment locations.

- 3.15 A series of meetings with local estate agents was also incorporated into this element of the work to identify the current market perceptions of the three areas. This identified the following issues:

Dean Bank

- Seen as a first time buyers market
- Characterised by long established owner occupiers
- Increasing number of properties bought as investment properties and privately rented
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Chilton (West)

- An area of potential but suffering from some stigma linked to some private rental decisions and associated levels of anti social behaviour

Ferryhill Station

- Problematic and stigmatised over a period of time
- Showing some signs of potential and potentially ripe for development

3.16 **Market Prices**

- 3.17 Over the period of the study, all three priority areas saw property prices rise in line with the national average, although this is at a lower rate than the Borough average and that for County Durham as a whole. Variations in price can however be considerable and readily accessible data is built up from postcode data and can mask smaller area issues.

3.18 **Affordability**

As a current priority theme and given the types of housing under consideration, affordability has been a significant part of the considerations. Given consideration of household incomes properties in the target areas remain by and large affordable to a majority of residents, although the issue tends to be one of choice. With older and poorer condition properties, many buyers will take such property because of no option and as a means to gaining access to the property ladder. While this has some positive aspects, it suggests a continuation of a high turnover of stock, which does not help in maintaining sustainable communities.

3.19 **Housing Market Prospects**

3.20 New Build – Long-term demand in the three areas appears quite poor if current trajectories remain and without significant investment / intervention to improve confidence and choice. Targeted interventions should alleviate many of the problems currently experienced, with high demand, greater tenancy take up, fewer transfers and reduced void numbers. The masterplan study aims to provide options to move towards this situation and improve the sustainability of local housing markets by addressing the current mismatch between supply and demand.

3.21 Household change – Based on Census figures and recent projections, population figures are anticipated as being fairly stable up to 2021. With the continuing trend for smaller household size, this implies a small increase in household numbers.

3.22 **Development Framework**

3.23 **Dean Bank**  
**Current Issues**

3.24 Significant intervention in Dean Bank has been recognised as a requirement for some time and was last considered as part of the Dean Bank Options report 2003, which resulted in resident support for up to 40% demolition, although the precise areas for demolition were not clarified.

3.25 Dean Bank presents a number of challenges as it is clearly defined and in some respects constrained by physical barriers. The majority of properties are high-density Victorian terraces, although there is a small amount of new build that has occurred in recent years. Some key community buildings exist including the primary school, Literary Institute and a new Sure Start centre. Housing is predominantly east /west running terraces which prevent views to open countryside to the north and South, although there are open spaces within Dean Bank including the Park and the site of the Former Praxis factory and chapel, cleared and landscaped by the Borough Council quite recently.

3.26 Research suggests that at present the choice of housing available in Dean Bank is inadequate, particularly in the mid (£60,000-£100,000) range.

3.27 **Opportunities**

3.28 Dean Bank has a number of attributes which can be seen to provide opportunities to assist in making it a more sustainable neighbourhood.

3.29 Locationally it provides easy access to the A167 and the local road network, whilst also being within a short walking distance of the facilities in Ferryhill Town Centre. Although restricted by the current housing layout, there are good views of open countryside and a potential selling point in views towards Durham Cathedral.

3.30 With a number of changes within Dean Bank, there has been a slight increase in house type availability and the area remains popular with a strong sense of community and a number of active community representatives.

3.31 **Scale and Scope of Intervention**

3.32 The proposals for Dean Bank form a cohesive package of interventions across five smaller areas, which will result in a degree of replanning to create attractive residential environments offering a greater choice of housing.

3.33 A significant feature for Dean Bank interventions is the focus on public open space and the creation of dedicated car parking areas. Much of this is to be achieved by a net reduction in stock numbers, with selective demolition used to break the long terraces and create new public spaces.

3.34 The 124 proposed demolitions represent 18% of the current stock levels but will be replaced with 80 new properties, providing a broader range of housing types. Further investments suggest 3,200sq metres of new Public open space and 196 new car parking spaces. The Details of these interventions is covered in pages 23-26 of the report attached as appendix 1.

3.35 **Ferryhill Station**  
**Current Issues**

3.36 Proposals for Ferryhill Station are based on the recognition that significant decisions on the scale and scope of intervention were taken some time ago and what is now required is a solution which reflects subsequent changes in Housing Market conditions.

3.37 Ferryhill Station was one of the first areas in the Borough to demonstrate features of Housing Market Failure and in the intervening five years has been the subject of two phases of demolition in an attempt to rebalance the Housing market.

3.38 **Opportunities**

3.39 Despite significant intervention and uncertainty there remains a strong commitment by the remaining residents to remain engaged in the redevelopment process and indeed demand for housing across much of the main routeway through Ferryhill Station is strong.

3.40 With a slightly detached location away from the centre of Ferryhill, there remains opportunity to build in the identity of Ferryhill Station and restore confidence in the neighbourhood overall. This is seen as essential in underpinning the remaining local services and potentially extending provision.

3.41 Such is the potential of Ferryhill Station that a number of Developers have made informal enquiries in recent months and it is hoped that these enquiries can be successfully converted.

3.42 **Scale and Scope of Intervention**

3.43 Interventions for Ferryhill Station centre upon the area known as the Rows, which as noted above has already seen two phases of demolitions in recent years. The site consists of a mix of cleared land and steep narrow terraces running perpendicular to the main road. House sizes vary as does condition and continuing low demand reflects this, along with uncertainty over the sites future. 53 of the remaining 79 properties remain void at present.

3.44 Public consultations relating to two similar options for the Rows suggested a desire to retain 14 of the larger terraced properties on Haig Street, with the remaining 65 properties to be cleared. A development of 75 new units, arranged to minimise the impact of the site gradient and incorporating enhanced car-parking provision for retained properties would replace the cleared housing. The Details of these interventions is covered in pages 29-30 of the report attached as appendix 1.

3.45 **(West ) Chilton  
Current Issues**

3.46 Proposals for (West) Chilton have been developed to recognise a rapidly deteriorating Housing Market situation, based upon low demand and abandonment



3.47 Chilton generally but the Western side more markedly is a divided community with ongoing community cohesion tensions and issues surrounding the maintenance and stability of different tenures.

3.48 Significant investment has and continues to be directed towards Chilton however, with the recent bypass and associated Durham road improvement scheme to be complemented by further investment in open space and recreational facilities.

3.49 Given its location on the A167/ A689, Chilton provides strategic locational advantages which should assist in stimulating interest and demand if stock is in line with market requirements.

### 3.50 **Opportunities**

3.51 Recent Private Development on the Eastern side of the A167 proved to be extremely popular, while on the western side, the core properties which are largely Local Authority or former Local Authority homes prove popular, are of sound physical fabric and where in private ownership exhibit signs of significant investment. The surrounding terraces are generally of significant length with poor parking provision and little defensible space. Significant problems are encountered in this area, in part linked to issues of Anti-Social Behaviour and the proportion of void properties from the private rented sector.

### 3.52 **Scale and Scope of Intervention**

3.53 The proposals for West Chilton are perhaps the most radical of the three neighbourhood plans, resulting in the removal of 217 properties and the development of 68 new units. In addition further dedicated car parking and significant areas of public open space are proposed. The Details of these interventions is covered in pages 35-36 of the report attached as appendix 1.

### 3.54 **Implementation Phasing**

3.55 A Basic principle identified in the original brief for the Masterplan was that physical improvements would require predominantly market led financial support and as such would be expected to come forward at different rates.

3.56 Issues of Ownerships, occupancy-and associated compensation packages, mean that a phased approach is required for the implementation of proposals. Consideration has been given to phases of work which can be delivered quickly or with little / no gap funding and a rollout of phases which seek wherever possible to cross-subsidise each other. This means that in reality, redevelopment work

will progress in all three priority areas with a staggered start to allow for developer engagement and increasing the capacity to consult and deliver schemes of this size

- 3.57 The programme as set out is however recognised as being a lengthy undertaking, providing an mixture of short, medium and long term intervention opportunities, in line with the indicative programme highlighted below.

<b>Opportunities and Proposed Interventions</b>	<b>Dean Bank</b>	<b>Ferryhill Station</b>	<b>West Chilton</b>
<b>Years 1-3</b>	<p>Develop Praxis Site</p> <p>Demolish, redevelop and environmentally improve in the Faraday and Stephenson Street area.</p> <p>Environmentally improve un-named road along A167</p>	<p>Demolish the remainder of "The Rows" excluding the south side of Haig Street</p> <p>Redevelop and environmentally improve area</p>	<p>Demolish, redevelop and environmentally improve in the Dale Street / Oswald Terrace area and the Victoria / Hunter Terrace area</p>
<b>Years 3-8</b>	<p>Demolish, redevelop and environmentally improve the Newton/Davy Street area , the Bessemer Street area and the Rennie Street area</p>	<p>Assess situation in Church Street and Charlton Street for possible future interventions</p>	<p>Demolish, redevelop and environmentally improve the Dene Terrace area and the Raby / Ford Terrace area</p>
<b>Longer Term</b>	<p>Review potential for future development land</p>	<p>Review potential for future development land</p>	<p>Review potential for future development land</p>

3.58 **Risk**

- 3.59 The programme of activity as identified, presents a number of risk factors, which because of the intended use of the Masterplan information, have been considered in detail as the report has been

developed. The most significant risk centres on the control of costs of implementation and given that there is a perceived funding gap, which will have to be filled by the Public Sector, such considerations have been extensive. Risks to overall costs are covered in the main report, which undertakes a review on the basis of Optimism bias. This process identifies that in dealing with a number of implementation risks, overall costs could rise by 16%, from 56,541,578 £to £65,701,314.

3.60 A number of the detailed risk factors that may influence this figure are covered in tabular form, along with risk mitigation factors.

3.61 **Delivery Vehicles / mechanisms**

3.62 One of the central differences to the Masterplan commission as opposed to earlier pieces of work has been the emphasis on delivery and the provision of advice to allow the proposals to be progressed rapidly. This was seen from the outset as being essential if the community buy-in developed through the collaborative approach to progressing the Masterplan was to be maintained and carried forward into a period of time when there will be significant changes within the three neighbourhoods.

3.63 A number of factors have been considered as part of the deliberations on the delivery model including:

- Timing
- Capacity
- Strategic Fit
- Future proofing
- Operational / financial flexibility

3.64 Alongside all of the above, interaction with active Registered Social Landlords has been considered, given the number of properties within the priority areas in RSL ownership.

3.65 Initial phases of work can be progressed utilising existing partnership arrangements and can be brought forward relatively quickly. However, it is recognised that a longer ( upto 10-15 year) term programme of activity will require a specific model of delivery structure which can operate within the following criteria:

- Ability to recycle capital receipts
- Be a 'watertight' entity
- Capacity to run a programme of capital receipts and spending
- Robust to changes in governance or political context
- Operate within a flexible constitution – in respect of capital investment, response to market conditions, property cycle, etc.

3.66 From these criteria a number of delivery mechanisms have been identified, which are considered in detail in pages 48-52 of appendix 1 and in more detail in appendix 4.

3.67 **Immediate opportunities**  
**Group repair schemes**

3.68 The approach adopted through the Masterplan process is to provide a mix of redevelopment and improvement. As part of this process, opportunities present themselves to direct funding to bring about a significant improvement in a localised area under the auspice of a Group Repair Scheme.

3.69 Opportunities to progress such an intervention have already been acted upon with a Group Repair Scheme covering 31 properties, funded through the SHIP process being undertaken in (West) Chilton. Further opportunities exist in a number of the areas, particularly in Dean Bank. The progression of the Masterplan will have to take account of opportunities such as this and the availability of funding – including external funding, which can be used to deliver these improvements.

3.70 **Private Landlords licensing**

3.71 The Housing Act 2004 introduced provisions relating to the licensing of the private rented sector. This represents the opportunity to regulate a sector of the housing market, which has had a negative impact on a number of communities across the Borough. A separate supporting report covers the options for implementing the Licensing of the Private Rented Sector.

4. **RESOURCE IMPLICATIONS**

4.1 The Masterplan report identifies projected costs for the redevelopment on numerous sites across the three priority Neighbourhoods. Financial modelling of Costs of acquisition and redevelopment against receipts suggest a funding gap as indicated below. This funding gap is the basis of work at a sub regional level seeking resources through English Partnerships and the Regional Housing Board as part of next years Comprehensive Spending Review process.

4.2 Figures provided are as at current prices and the changing nature of the housing market could lead to significant changes. They are however provided as indicative and subject to Risk Assessment and alteration to the overall plans which may occur between the Masterplan blueprint and the securing of detailed planning permission.

Area	Investment	Income	Gap
Dean Bank Area 1 – Praxis	3,836	3,330	506
Dean Bank Area 2 – Newton/Davy	3,394	280	3,114
Dean Bank Area 3 – Faraday/Stephenson	6,289	1,245	5,044
Dean Bank Area 4 - Bessemer	5,202	3,360	1,843
Dean Bank Area 5 – Rennie/Holyoak	6,391	3,920	2,471
<b>Sub-total Dean Bank</b>	<b>25,113</b>	<b>12,135</b>	<b>12,978</b>
<b>Ferryhill Station Sub-total</b>	<b>11,671</b>	<b>10,500</b>	<b>1,171</b>
West Chilton Area 1 – Victoria/Hunter	3,043	1,960	1,083
West Chilton Area 2 -Dale/Oswald	5,862	2,520	3,342
West Chilton – Area 3 (Raby/Ford)	7,545	2,520	5,025
West Chilton Area 4 – Dene Terrace	3,306	1,400	1,906
<b>Sub-total West Chilton</b>	<b>19,756</b>	<b>8,400</b>	<b>11,356</b>
<b>Total</b>	<b>56,542</b>	<b>31,035</b>	<b>25,507</b>

- 4.3 This funding gap is significant and illustrates not only the need for public sector intervention but also the emphasis on securing external financial supports, as seen by the work with the Durham Coalfields Partnership. The Masterplan was intended from the outset to provide the framework within which to develop a range of further activity/interventions, which holistically assist in delivering the vision for Dean Bank, Ferryhill Station and (West) Chilton.
- 4.4 On a practical note, the commission for the Masterplan has extended in time beyond that originally envisaged, due to the extend of the Community consultations undertaken further requirements in respect of Delivery options and working at a pace acceptable to residents in the early Stages. To comply with emerging information requirements and address internal capacity issues, additional sections have been incorporated to allow the document to be used as the basis for the Area Development Frameworks required by English Partnerships and the Durham Coalfield Housing Renewal Partnership.
- 4.5 These additional tasks have led to a cost over-run on this project from the tendered £150,000 to a final figure of £172,331. This represents a project overspend of 14.8%. Funding for this work has been drawn from the Single Housing Investment Pot Allocation and capacity exists to meet the overspend from the same budget.

## 5. **CONSULTATIONS**

- 5.1 The Coalfield Housing Masterplan exercise has been undertaken with a view to incorporating a number of consultation events throughout the process, while the commission itself has reported to a steering group, which consisted of Borough Council Officers and Members, Town/Parish clerks and representatives from the three local residents associations.

- 5.2 As part of the development process, discussions have been held internally with colleagues from Housing Management, Valuation and Planning services and a presentation was made to cabinet members and ward members in October 2005.
- 5.3 Given the nature and scope of the work it is recognised that enhanced consultation (one to one with potentially affected residents, and wider localised consultation thereafter) will be required. The commission provided for the development of a framework for ongoing consultation, which itself is linked to a supporting report on the staffing requirements for the delivery of such a scheme.

## 6. **OTHER MATERIAL CONSIDERATIONS**

### 6.1 **Links to Corporate Objectives / Values**

The proposals set out within this report contribute to the delivery of the Council's Corporate Ambitions and fit within the Council's approved Key Policy Framework. In particular, they support the delivery of the Council's Key Aims, to create: A Prosperous Borough – by Tackling disadvantage and promoting Social Regeneration, An Attractive Borough - by improving Towns, Villages and the countryside and Strong Communities – by securing quality sustainable housing. The principles adopted in developing and taking forward the Masterplan also fit with the Council's corporate value of Engaging with our Communities.

### 6.2 **Legal Implications**

The main implication linked to consideration and progression of the Masterplan report relates to the potential requirement to utilise Compulsory Purchase powers in order to deliver development parcels in each of the priority neighbourhoods. Significant assistance has been provided previously in taking forward CPO's for the early stages of clearance at Ferryhill Station and the cost / resource implications of this programme will require detailed consideration.

6.3 The element of the work related to Delivery Mechanisms has significant legal implications in respect potentially establishing special Purpose vehicles to deliver programmes or entering into joint venture development agreements. This element of the Masterplan process will require a further report following discussions with the Council's Legal Section.

6.4 A further issue relates to the status and management of the information contained within the report and its accompanying plans. A Freedom of Information enquiry has already been resolved in respect of this matter given the imminent future publication of the work.

### 6.5 **Risk Management**

Given the high level nature of the work for this ADF, we have considered the impact of optimism bias on capital expenditure rather than carry out a detailed quantitative risk assessment in accordance with HM Treasury Green Book 2003 methodology. Guidance suggests that for standard buildings, optimism bias in capital expenditure ranges from 24% to 2%. We have started our analysis with the upper range, i.e. 24% and based our assessment on the highest total cost for the project

6.6 Table 43 (p47) of the Full report provides an overview of the project risks associated with the implementation of the Masterplan and potential mitigation.

### 6.7 **Sustainability**

One of the cornerstones of the Masterplan commissions was to move towards creating sustainable communities. This vision extends not only to the physical fabric of the housing areas, but also underpinning local service, providing better management and maintenance of open spaces and opportunities to underpin and enhance employment in the settlements.

## 6.8 **Equity and Diversity**

Equity and Diversity considerations have been factored into the masterplanning project. All residents and businesses were invited to participate in consultation events. Proposals developed recognise the differing circumstances of individuals in the community and have led to the generation of a number of methods of providing assistance for home-loss and compensation to mitigate the effects of limited or fixed household incomes.

## 6.9 **Crime and Disorder**

Localised Crime and Disorder issues typically relating to Anti-social behaviour were recognised from the outset as one of the factors, which reduced the attractiveness of the residential offer in the priority neighbourhoods. Security and comfort are main headings within the Design Principles, which have been extended to the areas considered while crime and disorder issues were specific results of the various rounds of public consultation

## 6.10 **Procurement**

The identified next phase of works brings with it a number of procurement issues, in terms of potential joint ventures with a range of Partners and ultimately consideration of the legal structures that may be advisable to best re-use receipts from this process to the benefit within our priority neighbourhoods.

## 7. **OVERVIEW AND SCRUTINY IMPLICATIONS**

7.1 A sub group of Overview and Scrutiny Committee 3 has completed a review of the interventions available to deliver the regeneration of Neighbourhoods with older private sector housing. The review was accepted by Overview and Scrutiny 3 on the 8th November 2005 and was considered by Cabinet on the 16th February 2006. This proposed restructuring in this report takes account of the recommendations of the review.

## 8. **LIST OF APPENDICES**

Appendix 1 Coalfield Housing Market Renewal Study –  
Appendix 2 Assistance for Residents  
Appendix 3 Consultation Handover Briefing  
Appendix 4 Delivery Mechanisms Review

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**Wards:** Chilton, Ferryhill, Broom

### **Key Decision Validation:**

Implementing the Masterplan is likely to result in the local authority incurring expenditure, or making savings of £100,000 or above and is likely to have significant impact on two or more wards



**Background Papers:**

North East Regional Housing Board – Regional Housing Strategy 2005

North East Assembly – Regional Spatial Strategy ( draft) 2005

One North East – Regional Economic Strategy 2003-2005

County Durham Strategic Partnership – County Durham Strategic Vision 2003

Sedgefield Borough LSP – Sedgefield Borough Community Strategy 2004

Draft Report – Older Private Sector Housing Regeneration – Developing the capacity to deliver renewal May 2006.

Draft Report – Private Sector Capital Programme 2006/7

Regeneration of Neighbourhoods with Older Private Sector Housing. Report of Overview and Scrutiny 3

**Examination by Statutory Officers**

	Yes	Not Applicable
1. The report has been examined by the Councils Head of the Paid Service or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The content has been examined by the Councils S.151 Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The content has been examined by the Council's Monitoring Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The report has been approved by Management Team	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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