



Special Economy and Enterprise Overview and Scrutiny Committee

Date **Friday 12 January 2024**
Time **9.30 am**
Venue **Committee Room 2, County Hall, Durham**

Business

Part A

**Items which are open to the Public and Press
Members of the public can ask questions with the Chair's agreement,
and if registered to speak.**

1. Apologies for Absence
2. Substitute Members
3. Declarations of Interest, if any
4. Items from Co-opted Members or Interested Parties, if any
5. Masterplan Activity in County Durham - Report of the Corporate Director of Regeneration, Economy and Growth (Pages 3 - 62)
6. Council House Delivery Programme: Update
 - a) Report of the Corporate Director of Regeneration Economy and Growth (Pages 63 – 76)
 - b) Presentation by the Housing Development Manager (Pages 77 – 100)
7. Such other business as, in the opinion of the Chair of the meeting, is of sufficient urgency to warrant consideration

Helen Bradley
Head of Legal and Democratic Services

County Hall
Durham
4 January 2024

To: **The Members of the Economy and Enterprise Overview and
Scrutiny Committee:**

Councillor B Moist (Chair)
Councillor A Surtees (Vice-Chair)

Councillors M Abley, A Batey, G Binney, R Crute, M Currah, D Freeman,
P Heaviside, G Hutchinson, A Jackson, C Lines, L Maddison, R Manchester,
J Miller, R Ormerod, I Roberts, K Robson, K Shaw, M Stead and A Sterling

Co-opted Members:

Mrs R Morris and Mr E Simons

Contact: Jo March

Tel: 03000 269 709

Economy & Enterprise

Overview and Scrutiny Committee

12 January 2024

Masterplan activity in County Durham



**Report of Amy Harhoff, Corporate Director of Regeneration,
Economy and Growth**

Electoral division(s) affected:

Countywide

Purpose of the Report

- 1 To outline the process for managing change to the physical fabric of settlements through masterplan activity. This report will
 - (a) Set out what masterplan activity relating to our settlements and town centres has taken place in the County to date.
 - (b) Provide an update on the delivery of schemes identified within the approved local masterplans for those areas.
 - (c) Highlight proposed opportunities to review and replace masterplans with Strategic Place Plans, in line with the principles and priorities of the Inclusive Economic Strategy.

Executive summary

- 2 A strong economy is built on confident, successful places. Vibrant cities, towns and village centres which attract people and footfall allow businesses to adapt, survive, and thrive. This principle has long since guided the development of local masterplans that have sought to set a strategic vision for each local place. This is separate to the bespoke masterplans created for major commercial regeneration sites such as Aykley Heads but are a response to local places and local issues. Since 2009 these masterplans have been adopted, reviewed and refreshed at regular intervals, and have been used to underpin funding bids and investment decisions.
- 3 Having an agreed masterplan is a key factor in securing government funding for a place, with funding programmes predicated on having clearly articulated investment priorities. Over the last 5 years the council

has secured over £100million of funding for spending across the Council's main centres, which has been aligned to the priorities set out in these masterplans.

- 4 Durham County Council already has a bespoke and robust approach creating masterplans, which has been based on developing a spatial approach to each settlement, responding to planning guidance and emerging funding opportunities. It is also unusual to have the breadth and number of bespoke countywide masterplans that we have, covering settlements from large to small.
- 5 However, reflecting an ongoing evolution in our ways of working the new Inclusive Economic Strategy (IES) and supporting Delivery Plan has set out a new approach. Central to this methodology is empowering local communities to be at the heart of shaping the future of their towns and villages, working with local people, businesses and stakeholders to establish shared visions for each place. This agreed vision will then be the foundation on which spatial, investment, and action plans will be developed to create Strategic Place Plans.
- 6 This new approach will ensure that Strategic Place Plans, and the investment and funding bids that they guide, are defined by local communities and targeted directly to the needs of each place. A rolling programme of replacing masterplans with Strategic Place Plans will be developed, starting with the Durham City vision that is an individual action in the IES Delivery Plan, and with pilot reviews in Spennymoor and Shildon/Newton Aycliffe, due to the requirements for new masterplans resulting from the recent £30m government funding announcements for those areas.

Recommendation(s)

- 7 Members of the Economy and Enterprise Overview and Scrutiny Committee are asked to consider;
 - a) the previous programme of masterplan development and associated scheme delivery undertaken across County Durham.
 - b) the proposals to refresh the approach to the development of masterplans through a new programme of Strategic Place Plans in line with the principles and priorities of the Inclusive Economic Strategy.

Background

- 8 Within the Council Plan, the connected communities ambition identifies an objective that our towns and villages will be vibrant, well-used, clean attractive and safe.
- 9 The Council can set out the vision and phased development framework for the future development of an area through documents such as the County Durham Plan. This assists in determining detailed decisions on planning applications and changes in the use of our towns and centres. For town centres to prosper, it is vital that decisions are made in the context of wider town centre impacts.
- 10 Since 2009, the Council has sought to provide strategic guidance to align regeneration efforts in the main retail centres across the County through a suite of masterplans and regeneration frameworks. A series of updates to these plans were prepared in 2016 and after this a number of plans have been refreshed or revisited, including Bishop Auckland and Chester-le-Street in 2019.
- 11 Although this has always been a rolling programme, we have accelerated several new masterplans to support emerging funding opportunities including the Levelling Up Fund (LUF) bids. In June 2022 the Council adopted the Durham City Framework and masterplans for Chester-le-Street, Newton Aycliffe, Peterlee, Stanley, and Three Towns (Crooks, Willington and Tow Law).
- 12 Whilst a key driver for this round of masterplans was LUF they were comprehensively prepared including public / stakeholder consultation and contain other projects and proposals to ensure that these projects will be well placed to progress should other sources of funding be identified.
- 13 In addition to town centre masterplans, further spatial planning documents have been developed to aid regeneration and investment efforts. These include a further update for Chester-le-Street was prepared in 2022, a masterplan was prepared for Sniperley Strategic Housing Site (2022) and in the same year. Work commenced on area plans for Easington and Horden to support regeneration projects. A programme of Targeted Delivery Plans (TDPs) has also been completed, providing mini masterplans for seven key residential settlements as part of the Towns and Villages programme.
- 14 While there has been a rolling programme of master plan activity across the County, the Inclusive Economic Strategy (IES) identifies a requirement to further define the scope, prioritisation and scheduling process in support of this work to ensure plans are targeted where they will deliver the best outcomes.

Masterplans

- 15 Masterplans identify current and future development activity across the public and private sectors to provide a coordinated approach to delivery and to maximise opportunities for funding. They are developed by drawing on published and primary data which provides an economic context for the study area along with primary surveys, looking at factors such as retail occupancy, car parking capacity, pedestrian and cycle routes/nodes as well as streetscape and environmental quality.
- 16 To date most of the masterplan work has been undertaken in-house, primarily by officers from Spatial Planning and Regeneration sections working with a core group including specialist services, assets and highways. to work up a vision and undertake targeted consultation with key stakeholders.
- 17 The geographical focus of masterplans can vary from town centres to a whole town approach. A whole town approach enables the Council to consider a more comprehensive set of factors, including for example connectivity and development potential at the settlement edge, while more targeted work supports regeneration or changes within a specific area.
- 18 Potential solutions to improve the commercial or usable areas across the study area are developed and tested through dialogue with a range of council services and external partners where appropriate. These solutions are then the subject of an initial design, costing and validation process before being included within the masterplan.
- 19 Despite the Council's extensive powers and resources, it is recognised that widespread change at a local level can't be delivered without partner and property-owner buy in. A variety of levels of engagement and consultation are therefore built into the development of masterplans dependent on the complexity of proposed interventions.
- 20 All masterplans and produced since 2009 have been approved by Cabinet. By taking this approach the priorities of the masterplan are afforded a policy weighting and can be considered as material planning considerations when applications are being considered.
- 21 In addition to their support of the planning process, masterplans provide the strategic regeneration context for each of the towns. This strategic narrative has become an important aspect of applications for external funding programmes, with approved masterplans used extensively in the bids for all recent Government funding programmes.
- 22 Table 1 below identifies town centre masterplan activity to date:

Table 1 – County Durham town centre masterplan activity to date

Town/Area	First DCC Masterplan / Framework	Progress Update Paper	Subsequent Drafts
Barnard Castle	2012	2016	
Bishop Auckland	2012	2016	2019
Chester-le-Street	2012	2016	2019, 2022
Consett	2010	2016	
Crook*	2012	2016	2022 (including Willington and Tow Law)
Durham City	2014	2016	2022
Newton Aycliffe	2013	2016	2022
Peterlee	2013	2016	2022
Seaham (and Murton)	2012	2016	
Sildon	2013	2016	
Spennymoor	2013	2016	
Stanley	2012	2016	2022

Securing funding linked to Masterplans

- 23 The suite of Masterplans approved by Cabinet are widely used to secure resources to deliver change and improvement at a local level. Council capital allocations to the town centre capital programme are secured in part through a link to the strategic justification for investment, identified through the approved masterplans and the internal and external inputs which support their development.
- 24 As noted previously, there has been an increasing requirement by national funding programmes to demonstrate resources are being secured against strategic plans for settlements. Since 2018 over £133million of funding has been secured and deployed across the Council's main centres, aligned to the priorities in the masterplans.

Details of the funding programmes and their geographical scope is set out in table 2 below.

25 **Table 2** - Recent regeneration programmes drawing upon masterplan priorities (2018-present)

Programme	Value	Source	Geographic Focus
Towns and Villages Programme	£25 million	DCC	Countywide
UK Shared Prosperity Programme	£30.5 million	DLUHC	Countywide
Levelling Up Fund	£20 million	DLUHC	Bishop Auckland - R1 Secured Masterplans developed for priorities in all other constituencies
Rural England Prosperity Programme	£2.8 million	DLUHC	Countywide
Seaham Heritage Townscape	£1.6 million	National Lottery	Seaham
Future High Street Fund	£19.9 million	DLUHC	Bishop Auckland
Stronger Town Fund	£33.2 million	DLUHC	Bishop Auckland
Total	£133 million		

26 It should be noted that this is a very specific snapshot of the Council's wider capital programme of investment and only captures the activity and funding relating directly to local masterplans. Overall, the Council has a £850m capital programme covering a whole range of investments from school builds to focused economic development activity such as NETPark phase 3. There are also other significant investments that specifically benefit local communities across the County, such as the

leisure transformation programme, which play key roles in building strong, confident local communities and places.

Future Programme and Approach for Masterplan activity

- 27 The IES, approved by Cabinet in December 2022, provides a new framework for improving the economic performance across the county and is based on five thematic priority areas People; Productivity; Places; Promotion and Planet. The Place 'P' directly acknowledges the importance of building vibrant and diverse towns and villages.
- 28 Since the adoption of the IES there has been significant stakeholder collaboration to develop a Delivery Plan for the strategy, which was approved by Cabinet in November, and considers the role that masterplans can play in driving delivery in our towns and villages.
- 29 Central to our new approach to building successful places will be empowering local communities to be at the heart of shaping the future of their towns and villages. We will work with local people, businesses and stakeholders to establish visions for each place, with a rolling programme to review existing masterplans to guide future and existing investment, through Strategic Place Plans. A range of new tools will be developed using innovative engagement methods, such as the role out of Place Labs to drive culture-led regeneration. These new plans will articulate the economic role of each of our towns and be developed in line with the IES principles.
- 30 The changing nature of town centres and town centre investments, including continued pressures on brick and mortar retailing, the shift to a greater emphasis on leisure, entertainment and high quality amenity space combined with the ongoing challenges of accessibility and connectivity across a large and diverse county provide the backdrop to a new programme of Strategic Place Plans.
- 31 In contrast to recent masterplans that have developed spatial-led approaches to these challenges, the co-development model will allow Strategic Place Plans to be defined by local communities, with that vision being used to develop the necessary spatial, investment and delivery plans that are appropriate for that place. The framework for the development of these plans is still being refined, but it is proposed that the following process will be applied:
 - Open Brief – a period of direct engagement with the local community and both internal and external stakeholders. Local people define the future role and aspirations for their place through an open conversation, considering existing challenges

and potential opportunities. It is proposed that a range of engagement tools are utilised to ensure a range of different voices are captured in the conversation.

- Draft Vision – building on the outcomes of the open brief a draft vision will be developed, focusing on the role as a place and the ingredients to help it thrive in the future.
- Consultation – a period of public engagement, including both open and focussed stakeholder consultations, will help to refine the vision.
- Adoption – the final version will provide a clear, bespoke future vision for each place, which will also be formally adopted to add weight to support funding and planning submissions. It will serve as the foundation for targeting future investment and supporting funding business cases.
- Delivery Plan –the vision will then be turned in to a Strategic Place Plan through the development of a suite of supporting documents such as a spatial plan, investment framework, and action plans that will drive delivery of the vision. This will also link in to the wider IES Delivery Plan and emerging county-wide Investment Plan.

32 This process of local people shaping what they want their community to be in the future will ensure masterplans are not a top-down approach, and by working up from a clearly agreed vision they will provide greater clarity on investment decisions and funding bids, directly aligned to the needs of the place. Alongside the commitment in the IES Delivery Plan to create a new vision and delivery framework for Durham City, there is a commitment to a rolling programme of reviewing masterplans across the County to be replaced with new Strategic Plan Plans.

33 In the first instance the recent £30m government funding announcements for Spennymoor (Long Term Plan for Towns) and Shildon/Newton Aycliffe (Heritage Places Fund) come with a requirement to have a renewed masterplan, and as such these will form a pilot programme to develop and test the Strategic Place Plan approach which will then start to be rolled out across the County.

Conclusion

34 The previous programme of masterplans produced since 2009 has provided a consistent framework to guide investment and regeneration in the County's main centres.

- 34 In addition to the Council's own resources through the town centre capital programme, over £113 million of additional funding has been leveraged to deliver against these masterplans and has supported the transformation and improvement of our main centres.
- 35 As we move towards the delivery of the IES, stakeholder engagement and analysis of best practice elsewhere has reaffirmed the need for masterplans but identified an opportunity to revise the approach through the creation of Strategic Place Plans through the underpinning co-development principle within the IES. This will allow local people to be at the heart of shaping the future vision for their communities that will guide the next stages of investment and transformation of our towns and villages.

Background papers

[Adopted masterplans](#) for County Durham's main centres

Other Useful Documents

Inclusive Economic Strategy DCC Cabinet December 2022

[Adoption of Inclusive Economic Strategy final, item 4.](#)  PDF 745 KB

[Appendix 2 - County Durham Inclusive Economic Strategy, item 4.](#)  PDF 3 MB

[Appendix 3a - County Durham Economic Review, item 4.](#)  PDF 1 MB

[Appendix 3b - County Durham Economic Review Update, item 4.](#)  PDF 258 KB

[Appendix 4 - County Durham Economic Statement, item 4.](#)  PDF 177 KB

[Appendix 5 - IES Econ-versation Feedback Report, item 4.](#)  PDF 1 MB

[Appendix 6 - Response to Economy and Enterprise OSC, item 4.](#)  PDF 124 KB

[Appendix 7 - IES Equality Impact Assessment, item 4.](#)  PDF 156 KB

Inclusive Economic Strategy Delivery Plan DCC Cabinet November 2023

[Adoption of the Inclusive Economic Strategy Delivery Plan](#)

[Appendix 2: Final Draft Inclusive Economic Strategy Delivery Plan](#)

Authors

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Appendix 1: Implications

Legal Implications

None.

Finance

Some masterplans and elements of others have been undertaken by consultants which has had a financial cost. The Masterplans identify a series of projects which have been delivered using Council funding, securing external funding or partner resources. Masterplans or the proposed Strategic Place plans do not guarantee funding for the projects identified.

Consultation

The programme of consultation linked to each masterplan produced since 2009 has been agreed with the Council's Corporate Communications Team and the Council's Consultation Officers Group. Future consultation mechanisms will be enhanced in line with the IES principles of codevelopment of the next generation of plans.

Equality and Diversity / Public Sector Equality Duty

Protocol 1 Article 1: Every natural or legal person is entitled to the peaceful enjoyment of his possessions, including their property. The masterplans and their replacements can propose projects which will affect landowners' rights to develop their land. It is noted, however, that rights afforded under this Article are not absolute but qualified. Therefore, any interference with landowner's rights must be balanced against the wider public interest.

Climate Change

Climate change is a thread running through the masterplans and a significant number of projects relate to encouraging walking, cycling and the use of public transport. Charging points for electric vehicles also feature in several schemes. Any built development projects will have to conform with the policies of the County Durham Plan which seek to mitigate and address the causes of climate change.

Human Rights

None.

Crime and Disorder

Issues of crime and disorder are associated with the reasons for undertaking some of the projects included in the masterplans. Crime and disorder

implications are also considered as part of project identification and development.

Staffing

Masterplans produced to date include significant multi-disciplinary input from across the Council, even where external consultants are used to support the process. Consideration is currently being given to the specific resources required to undertake the co-design elements of the next round of plans.

Accommodation

None.

Risk

Detailed risk assessments will be undertaken at the individual project level.

Procurement

The consultants used in the preparation of some of the plans have been appointed in accordance with the Council's procurement rules and procedures.

MASTERPLAN DELIVERY & PROJECTS SCHEDULE 2022-2016

BARNARD CASTLE, 2012, 2016			
Masterplan	Priority Projects Identified	Status	Project Update
	<p>Key Priorities:</p> <ul style="list-style-type: none"> • Providing a sustainable and vibrant town centre with a focus on deliverability • Create key opportunities for change by securing definitive proposals for redevelopment, development or refurbishment of land and premises; • Establishing a clear set of priority projects together with a realistic delivery plan which reflects both market demand, investor appetite and availability of sources of finance; • Promoting the diversification of the local economy and employment growth, led by the private sector; • Developing the tourism and leisure offer and asset base, most notably in relation to The Bowes Museum, the town centre, restored Witham Hall (evening economy), Castle, riverside walks and the proposed pedestrian suspension bridge project; • Consolidating the population and expenditure base and improving the balance and mix of the housing offer to include market for sale, intermediate tenure and rented, which would in turn help to underpin a sustainable local economy, retaining young people whilst providing for a high proportion of elderly residents; • Optimising the environmental, social and economic sustainability of Barnard Castle through the design and phasing of the developments and the implementation process • Ensuring that key stakeholders, in particular those using the town centre, are positively engaged in the process and that the final outcomes are ones which local residents and businesses have confidence and pride in. <p>Town Centre:</p> <p>Witham Hall Restoration</p> <p>Digital Dale</p>	<p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Complete</p> <p>Progressing</p>	<p>The £3.2 million restoration of The Witham at Barnard Castle saw the transformation of one of the region's most historic buildings. The regeneration project, managed by Barnard Castle Vision, The Witham and DCC, brought much needed improvements to the Grade II listed Witham Testimonial Hall</p> <p>As a result of the Digital Durham project supported by the Department for Culture, Media, and Sport, British Telecom and the Council most areas in and around Barnard Castle should experience an improvement in the quality and speed of broadband services</p>

Targeted Business Improvements

Redevelopment of Teesdale House

Expansion of Woodleigh

Business

GlaxoSmithKline is the most significant employer in Barnard Castle and continues to invest in its plant, machinery, product lines and workforce. The plant will be GSK's global centre for making dermatological products. The County Council and Business Durham continue to liaise with GSK to explore possibilities for further growth at Barnard Castle. Likewise, the partners are keen to encourage spin-out SME development from GSK in order to diversify the local business bases.

Housing

The latest consultation document "Policy Directions Paper" identifies that Barnard Castle requires a minimum of 400 dwellings over the lifetime of the Plan (2030). It is likely that these dwellings will be constructed on sites identified within the Strategic Housing Land Availability Assessment.

It is important that the new housing that is provided caters for the needs of the local population, from starter homes, family housing and older persons' accommodation. This provision will help support a balanced local community which will benefit education, health and leisure provision.

Walking and Cycling Infrastructure

Walking and cycling tourism is an increasingly important part of the local economy and there are numerous footpaths & bridleways in the area. There are however, limited opportunities for circular walks which cross the River Tees. The river / views of the Castle are a key asset for the Town but are not being capitalised upon.

Progressing

Complete

Progressing

Progressing

through the roll out of fibre services.

Ongoing support for businesses in the town centre.

An additional specialist factory established.

Work is now complete providing an access road at the significant site north of Green Lane in a development of 60 houses by Barretts. Work is complete, providing 12 dwellings and converting the County Council's former offices at Teesdale House, a Grade II Listed Building.

The Taylor Wimpey development at Castle Vale on Darlington Road continues and when complete will have delivered over 100 new homes.

At Bowes Gardens, Startforth on the southern side of the River Tees work has now started including a new access road onto Bowes Road and the inclusion of a bus route for a development of over 60 homes, creating more attractive and sustainable communities.

There are plans to develop land to the east of Deerbolt HMYOI, south of the River Tees, for 162 dwellings by Kier Living (Northern)

Local Cycling and Walking Infrastructure Plan (light) LCWIP – will be complete in January.

Feasibility underway exploring enhanced Barnard Castle – Bishop Auckland Walking and Cycling Route through the Towns and Villages programme.

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MASTERPLAN DELIVERY & PROJECTS SCHEDULE 2022-2016

BISHOP AUCKLAND MASTERPLAN 2019			
Masterplan	Priority Projects Identified	Status	Project Update
	<p>Town centre</p> <p>Key priorities:</p> <ul style="list-style-type: none"> Improving the vitality and attractiveness of the town centre Improve pedestrian links between North Bondgate and Fore Bondgate Improved Bus Station Improved car parking provision Improved public space and walking routes Better navigation through town Reinvigorate historic buildings New retail unit at infill site Supporting the development of new housing and more jobs <p>Future High Streets Fund – In December 2020 Bishop Auckland was awarded £19.9 million to deliver a programme of infrastructure and building alterations to bring property back into use.</p> <ul style="list-style-type: none"> New Bus Station <p>In 2020, the council successfully bid for £11.8 million of funding from the Future High Streets Fund to improve Bishop Auckland’s transport and parking facilities. The new bus station will be modern and fit for purpose, helping support businesses by attracting visitors to the town, address shortages in car parking and also increase footfall into the town centre once complete.</p> <ul style="list-style-type: none"> Improve pedestrian links between North Bondgate and Fore Bondgate <p>Works are underway to improve the connectivity between the two streets making it easier for visitors to access the range of independent shops and businesses in both areas.</p> <ul style="list-style-type: none"> Improved car parking provision <p>The new 124 space car park underway adjacent to new bus station</p> <p>Planning consent has been granted and work is about to start to transform a section of derelict land in the centre of Bishop Auckland into a vibrant new greenspace area, called <i>Kingsway Square</i>, with car parking (70 spaces) electric vehicle charging, cycle storage and attractive retail-fronted access directly into Newgate Street, the town’s main shopping street. £12 million joint initiative between The Auckland Project; Durham County Council and private sector developers</p> <p>More than £192 million is being invested in improved transport connections, brand new commercial and leisure facilities, significant cultural attractions and 3,750 new jobs.</p>	<p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Complete</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p>	<p>Comprehensive programme of Town centre investment designed and currently in delivery through Future High Street and Stronger Town Programmes. These include New and improved Bus Station, additional shoppers and visitor car parking, enhanced public realm. Property Reuse programme reducing vacancy and diversifying Town Centre uses, redevelopment of former 9-11 Newgate st site.</p> <p>New infill housing schemes, redevelopment of Former King James academy site and new housebuilding sites delivering close to the town centre</p> <p>Due for completion early 2025.</p> <p>Demolition of 58-59 Fore Bondgate is complete and a new public space is being established.</p> <p>Due for completion early 2025.</p> <p>Due for completion 2024.</p>

<p>• New retail unit at infill site A purpose built two story centre which will house local independent food traders and bars as well as having space which can be used for a wide variety of live entertainment is being developed at 9-11 Newgate Street. STACK is the operator.</p> <p>• Shopfront Improvements Ongoing support to businesses in the form of grant schemes – Targeted Business Improvement Fund, Property Reuse Fund (FHSF), Conservation Area Grant Scheme (CAGS)</p> <p>Business The Council will continue to work with Business Durham and South Durham Enterprise Agency to develop and supports sustainable businesses and communities, providing an environment in which businesses can start, grow and succeed.</p> <p>Housing Opportunity for new housing on town centre sites in the longer term. There is potential for significant new housing and employment land allocations in the Faverdale area, between Bishop Auckland and Darlington town centres. 1,083 new homes with planning approval;</p> <p>Leisure</p> <p>• A new wellbeing and community hub in Bishop Auckland will bringing together leisure activities and library services under one roof at Woodhouse Close.</p>	<p>Complete</p> <p>Complete Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p>	<p>New facility due to open Summer 2024</p> <p>Due for completion Summer 2024</p> <p>Ongoing support for PRF #2 commencing April 2024</p> <p>Additional Projects Bishop Auckland – Newgate Centre Acquisition The Council acquired the Newgate Centre, Bishop Auckland in 2022 as part of the wider once in a generation regeneration investment planning for the town.</p> <p>Public Realm – new signage installed at Fore Bondgate Various public realm schemes being designed at North Newgate Street, Market Place and Fore Bondgate.</p> <p>Heritage Action Zone. - £1.8 million programme of investment including Conservation Area Grant Scheme, public realm improvements and Heritage festival activity</p> <p>Stronger Towns funding secured to deliver new Workspace scheme at south Church with associated business support programme</p> <p><u>Planning approval secured for a new build leisure centre adjacent to the current centre. Onsite works to commence Spring 2024</u></p>
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Walking and Cycling

Borrow a Bike
Free bike loan scheme in partnership.

ParkThatBike
Free cycle parking offered to all businesses, organisations and community groups who have staff or visitors who cycle to their property through social enterprise

Town Cycling Map available on line and hard copy

Area Action Partnership
Locally agreed priorities developed and delivered yearly

The new building will include two new swimming pools, along with a sauna and steam room, and a modern gym with the latest equipment and technology, a soft play, café and new library

LCWIP priority route being designed.

Bishop Auckland walking and cycling heritage route

Working with TAP on routes around river.

Cycling Town Map

Additional Projects

In 2021 Bishop Auckland was awarded £33.2m as part of the Stronger Towns Fund to improve the economy, develop the town and attract jobs and long-term investment. Projects are identified in the Town Investment Plan.

LUF Programme delivering additional walking and Cycling improvements and planned delivery of the Toft Hill bypass.

Towns & Villages

Continued support offered via Targeted Business Improvement Scheme.

Property Reuse and Conversion Loan

Free Retail Training

RHSS & WBF Vibrancy Events, Seaham Food Festival, Family Fun Activity and Events

UKSPF Enterprising Durham New Start Up Grant

Improving Community Resilience

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MASTERPLAN DELIVERY & PROJECTS SCHEDULE 2022-2016

CHESTER-LE-STREET			
Masterplan	Priority Projects Identified	Status	Project Update
	<p>Key Priorities:</p> <ul style="list-style-type: none"> • A vibrant town centre at the heart of the historic market town building on success of de-culverting project • An enhanced leisure offer across the town • Expanded and improved employment locations to support job creation and economic growth • Improving connectivity, accessibility and sustainable travel opportunities • New homes to meet housing needs • Capitalise on the facilities at the Emirates Riverside Cricket Ground and Riverside Park <p>Town Centre</p> <ul style="list-style-type: none"> • Delivery of the Chester-le-Street De-Culvert Project: Delivery of improved flood mitigation along the Cong Burn • Developing and implementing a management strategy for DCC street markets and community spaces: Delivery of market offer within the town • Signage and accessibility Audit • Improve linkages between Riverside Park and the Town Centre for pedestrians and cyclists • Car park Pay & Display machine upgrades • Delivery of a package of targeted business support to tackle vacant and poor quality premises • Facilitate the development and redevelopment of Lucy Street / North Burns 	<p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Complete</p> <p>Progressing</p> <p>Progressing</p> <p>Complete</p> <p>Progressing</p> <p>Progressing</p>	<p>Targeted Business support in place for multiple properties</p> <p>Chester Le Street Leisure facilities identified in the Leisure Transformation programme</p> <p>Continued focus on hub for bus services. Additional opportunities for walking and Cycling being explored.</p> <p>Complete</p> <p>Cross service discussions re future management and strategy to include an independent review across the county 2024</p> <p>Funding secured through UKSPF £170,000. External procurement underway inline with UKSPF procurement requirements.</p> <p>An ongoing offer of business support delivered county wide.</p> <p>Previous developer interest in the site for Housing or retail use. Currently in scope as part of the leisure transformation programme</p>

- Facilitate the redevelopment on the former Civic Centre Site
- An enhanced leisure offer across the town: Explore opportunities for events and improvements to facilities at Riverside Park

Walking and Cycling Infrastructure

Scope improvements to existing facilities and development of new facilities to support sporting activities: The Council are seeking to foster and support a sporting village in the riverside location which will build upon current activities and facilities.

Borrow a Bike
Free bike loan scheme in partnership. Riverside base.

ParkThatBike
Free cycle parking offered to all businesses, organisations and community groups who have staff or visitors who cycle to their property through social enterprise

Town Cycling Map available on line and hard copy

Business

Zone 9: Drum Industrial Estate

Housing

Progressing

Progressing

Progressing

Progressing

Progressing

Progressing

Progressing

Progressing

Events completed as part of RHSS, WBF, AAP, T&V Winter Wonders

Planned specialist market event as part of UKSPF, to test offer for future demand.

LCWIP adopted by Cabinet and priority routes designed. Funding currently being investigated.

Great North Cycle Way route under review and feasibility.

The council is committed to working with the Developer for Panther Court, its Agents and potential occupiers to bring about development at this last significant developable plot at Drum Business Park

Additional Projects

Towns & Villages

Continued support offered via Targeted Business Improvement Scheme.

Property Reuse and Conversion Loan

Free Retail Training

	Area Action Partnership Locally agreed priorities developed and delivered yearly		RHSS & WBF Vibrancy Events, Seaham Food Festival, Family Fun Activity and Events UKSPF Enterprising Durham New Start Up Grant Improving Community Resilience
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MASTERPLAN DELIVERY & PROJECTS SCHEDULE 2022-2016

CONSETT			
Masterplan	Priority Projects Identified	Status	Project Update
	<p>Key Priorities:</p> <ul style="list-style-type: none"> • The creation of new jobs; • The provision of new shops; • The creation of new and enhanced leisure facilities; • Improvements to the public realm; and • New green and open spaces. <p>Town Centre</p> <p>Targeted Business Improvement program -improve shop fronts include shop fronts strategy support for job creation or up skilling.</p> <p>Increased and better managed car parking.</p> <p>Improved signage</p> <p>Design & Public Realm (Front Street, Middle Street etc).</p> <p>Tesco relocation and expansion</p> <p>Walking and Cycling Infrastructure</p> <p>Borrow a Bike Free bike loan scheme in partnership.</p> <p>ParkThatBike Free cycle parking offered to all businesses, organisations and community groups who have staff or visitors who cycle to their property through social enterprise</p>		
		Progressing	Ongoing support to businesses across the town centre
		Progressing	A range of transport improvements have been delivered including localised car parking and footpath improvements.
		Progressing	£1m public realm scheme underway in Middle Street including new paving, bespoke event lighting, street furniture, to create a multi purpose events space.
		Complete	
		Progressing	
		Progressing	

<p>Town Cycling Map available on line and hard copy</p> <p>Business Deliver additional business space at Consett Business Centre</p> <p>Project Genesis (Business) Support for Genesis employment site masterplan implementation.</p> <p>Housing Support for housing delivery</p> <p>Project Genesis (Housing)</p> <p>Leisure Consett Academy & Leisure Centre - Deliver new academy for 1,500 students aged 11-16, providing enhanced opportunities through education. Conjoined leisure facility to include swimming pools, sports hall, external pitches & tennis courts, indoor bowling, squash, aerobic facilities and functions venue. Deliver pedestrian and cycle links to town centre</p>	<p>Progressing</p> <p>Complete</p> <p>Complete</p> <p>Progressing</p> <p>Progressing</p> <p>Complete</p>	<p>Walking and Cycling improvements at Hownsgill viaduct undertaken through the Towns and Villages programme.</p> <p>New development has been delivered at Consett Business Park benefiting from £115,000 Council investment.</p> <p>The project has delivered new business space including an innovation centre aimed at supporting local start-up businesses.</p> <p>The Council is currently actively engaged with a range of private sector developers in order to influence the pace and scale of development in Consett and to lever in maximum private sector investment, design quality and opportunity for residents. Examples of such developments (which, in total, are estimated to involve private sector investment of circa £100 million) include:</p> <ul style="list-style-type: none"> • Barratt Homes - housing development currently on site at Berry Edge. • Story Homes – 279 houses currently being built at Shotley • Bridge Hospital site. • Shepherd Homes – 240 houses currently being built at Delves Lane. • Derwentside Homes – RSL developments at Ashby Crescent, Blackhill and Dales View, Delves Lane. • Persimmon Homes – pre-application discussions for land at Leadgate Road. • Tesco – supporting supermarket operator in £24 million relocation/expansion and local recruitment for 250 additional staff. <p>Significant new housing has been delivered at Berry Edge. Work is ongoing at Berry Edge South delivering a range of family housing, as well as bungalows, commercial space and allotments. Improvement works are being carried out to the recreation pathways.</p> <p>£44m has been invested into the co-location of Leisure Centre and Consett Academy which included the re-location of the local football club. The Academy opened in 2015, bringing together former school facilities at Blackfyne and Moorside onto a new state-of-the-art complex in the town centre.</p>
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	<p>Area Action Partnership Locally agreed priorities developed and delivered yearly</p>		<p>Additional Projects</p> <p>Towns & Villages</p> <p>Continued support offered via Targeted Business Improvement Scheme.</p> <p>Property Reuse and Conversion Loan</p> <p>Free Retail Training</p> <p>RHSS & WBF Vibrancy Events, Family Fun Activity and Events</p> <p>UKSPF Enterprising Durham New Start Up Grant</p> <p>Improving Community Resilience</p>
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MASTERPLAN DELIVERY & PROJECTS SCHEDULE 2022-2016

3 TOWNS (CROOK, WILLINGTON, TOW LAW)			
Masterplan	Priority Projects Identified	Status	Project Update
	<p>Key Priorities:</p> <ul style="list-style-type: none"> A range of improvements in the three town centres to help improve the quality of shopping environment including improvements to buildings and public realm. Measures include; targeted business improvements, support for new development proposals, public realm improvements. Further business improvements are proposed for Willington that would seek to: Work with owners to develop/find uses for empty buildings and properties; Provide a dedicated support programme via match funding for commercial property owners to improve or install new shop fronts, signage and minimise the use of roller shutters; Develop a programme of public realm, street furniture and public space improvements to improve the overall appearance of the High Street; and Ensure linkages are made to highways related projects to provide improved parking options and traffic flows, whilst ensuring safe and effective pedestrian and vehicle environments and access; <p>Town Centre</p> <p>A suite of retail, leisure, hospitality business support measures</p> <p>Improvements to car parking provision at Albion Place (adjacent to Co-Op) and Commercial Street in Willington will be explored further, to improve traffic flows along the A690 and support businesses;</p> <p>The Council will work with the community to explore the potential of bringing the former Empire Cinema in the Market Place back into use as a cultural venue for theatre, cinema and related education;</p> <p>Partnership working to develop end use of the former Crook Boys Club and Crook Bowling Club</p>	<p>Progressing</p> <p>Complete</p> <p>Progressing</p> <p>Complete</p> <p>Progressing</p> <p>Complete</p> <p>Not progressing</p> <p>Progressing</p>	<p>Targeted Business Improvement Grant Scheme</p> <p>Public realm areas enhanced with new bins, street furniture refurbishments and soft landscaping</p> <p>Engagement and support to various building owners to support development of new uses across Crook and Willington, to help safeguard community facilities.</p> <p>Willington was the focus of the pilot shutter media project which provided shutter images to enhance the day time visual impression due to the number of evening operating businesses.</p> <p>Car parking provision</p> <p>Property has ongoing commercial use at present. Long terms aspirations for the property and / or development of cultural facilities being picked up through Shared Prosperity / Rural England Prosperity Programme</p>

Page 32	<p>Glenholme Boys site</p> <p>Provision of Service Hub (relocation of Services to DCC Offices)</p> <p>Current library provision to be relocated with reconfigured CAP in DCC Office</p> <p>Coroners' Office to be relocated in DCC Office Provision of Customer Access Point</p> <p>Crook improvements at Elliot Street was delivered following planning approval for a new Aldi store. (No proposed change to site entrance). This was the final stage to improve the pedestrian area across the main A690 junction, adjacent to the market place</p> <p>Walking and Cycling Infrastructure</p> <p>ParkThatBike Free cycle parking offered to all businesses, organisations and community groups who have staff or visitors who cycle to their property through social enterprise</p> <p>Town Cycling Map available on line and hard copy</p> <p>Long term aspirational plan to link Crook to Bishop Auckland (multi user route)</p> <p>Business</p> <p>Crook Business Centre</p> <p>Low Willington</p> <p>Housing Support for housing delivery</p> <p>Tourism, Leisure & Recreation</p> <p>The existing formal leisure provision in Crook is located within the centre run by Crook Community Leisure, at the Peases West Sports Centre at Roddymoor on the outskirts of the town. The Council will help the Community Group explore opportunities to enhance these facilities, including exploring the possibility of providing a new swimming pool in the town;</p> <p>In Willington, the Council will work with all partners to explore ways in which the town park could be developed further into a key integral part of village life, including a skate park, improved outdoor play facilities and informal leisure;</p>	<p>Progressing</p> <p>Complete</p> <p>Complete</p> <p>Complete</p> <p>Complete</p> <p>Progressing</p> <p>Complete</p> <p>Progressing</p> <p>Complete</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p>	<p>Demolition of bowling club building has taken place with the Boys club due for demolition in 2024. Working with key groups to develop a end use sustainable solution for the site Crook will be part of the UKSPF Co Design activity due to commence in January 2024.</p> <p>Aldi</p> <p>Local Cycling and Walking Infrastructure Plan</p> <p>New Hope Street House Business centre, well served as a town Crook Business Centre occupancy is 65% 6000 sq ft</p> <p>13,500 sq ft of Offices 72% Occupied 12,250 sq ft of industrial which is 100% occupied As at September 2023</p> <p>Private and Social schemes progressed across Crook / Willington. Further opportunities being explored through the community Housing route.</p>
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	<p>Vehicle Charging</p> <p>Opportunities for providing additional vehicle charging infrastructure, such as public filling stations, will be explored within the towns including potential sites off Glenholme Drive in Crook and the former Cattle Mart site in Tow Law. Further opportunities will also be explored in Willington, possibly connected to new car parking provision;</p> <p>Area Action Partnership Locally agreed priorities developed and delivered yearly.</p>	<p>Progressing</p>	<p>Incorporated into retail car park improvements delivered in Willington as part of Neighbourhood Retailing package</p> <p>Additional Projects</p> <p>Towns & Villages</p> <p>Continued support offered via Targeted Business Improvement Scheme.</p> <p>Property Reuse and Conversion Loan</p> <p>Free Retail Training</p> <p>Reopening High Streets Safely & Welcome Back Fund Vibrancy Events, Family Fun Activity and Events</p> <p>UKSPF Enterprising Durham New Start Up Grant</p> <p>Improving Community Resilience</p> <p>.</p> <p>.</p>
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MASTERPLAN DELIVERY & PROJECTS SCHEDULE 2022-2016

DURHAM CITY MASTERPLAN 2016			
Masterplan	Priority Projects Identified	Status	Project Update
	<p>Key priorities:</p> <ul style="list-style-type: none"> • Securing a ‘thriving Durham City’ in accordance with the Council’s Sustainable Community Strategy (2014-2030); • Encouraging private sector investment; • Enhancing the vitality of the city centre; • Developing the leisure and tourism offer in Durham City; • Achieving balanced communities; • Addressing air quality issues; and • Improving public transport, cycling and walking facilities. <p>City Centre</p> <p>Durham University The University’s new academic strategy identifies the future size and shape of the University which will be needed to support their vision of ‘world-leading in research, education and the wider student experience’. This will include a growth in student numbers including the relocation of students and staff from Queen’s Campus, Stockton. To enable this new strategy the University has recently consulted on its Estate Masterplan. This document provides a guide to how the University could develop its estate over the long-term and will be finalised in 2017.</p> <p>North Road Refurbishment The improvement works, currently underway, include replacement of paving, the creation of wider areas for outdoor seating, and alterations to the road layout to improve traffic flow and road safety.</p> <p>Cycle path - Durham Railway Station Infrastructure access improved to allow people to reach the station more easily via paths alongside the A691 (Framwellgate Peth).</p>	<p>Progressing</p> <p>Progressing</p> <p>Progressing</p>	<p>University investment proposals addressed through regular dialogue and formal joint working arrangements.</p> <p>Package of works proposed to tie in with opening of new Bus Station and removal of temporary bus stops. Will provide enhanced footway enabling more opportunity for businesses to utilise pavement licenses.</p> <p>TCF2 – Walking & Cycling Corridors: Development of proposals has continued with topographical surveys being completed to allow design to progress and Stage 1 Road Safety Audits to be carried out.</p> <p>TCF2 – Bus Priority Measures (BPM): Surveys have been carried out to inform the detailed design of proposals for a new bus lane, which has been progressing throughout the year.</p>

<p>Development of Business Incubator Centre The recent acquisition of Salvus House (formerly Sunderland Marine) at Aykley Heads allows the development of a Business Incubator in association with New College and Durham University.</p> <p>A New Bus Station The new bus station will increase the overall space for passengers, which includes increasing the reversing area for buses leaving bays and widening the exit onto North Road to improve visibility, with additional pedestrian access also being created. There will be two storey office space and a new green roof and wall.</p> <p>The River Walks (formerly The Gates) The Council has supported the redevelopment, now underway, of The Gates Shopping Centre that will become The River Walks, including cinema, dining, shops & student accommodation.</p> <p>Former Swimming Baths off Old Elvet The Council continues to actively pursue options to see the site either brought back into an appropriate use or to see it redeveloped sensitively.</p> <p>Redevelopment of Milburngate House Following the relocation of NS&I and the Passport Office to Freeman's Reach, the site is now available for redevelopment.</p> <p>New Multi Storey Car Park</p> <p>Heart of the City: Market Place and Vennels Installation of lighting to Elvet Bridge area.</p> <p>Back Elvet Public realm improvements - reconstruction of surface (paving) of 100m of heritage route to the riverbanks from Elvet via Jailors Yard.</p> <p>Pelaw Woods - Land Slip Ground stabilisation works and re-instatement of footpath</p> <p>Durham - Aykley Heads Project Development In January 2018, Cabinet agreed to create a new headquarters to allow for the development of a new business park on the Aykley Heads site. The vision for the site is to create a new and unique business location for the North East that maxims economic growth in County</p>	<p>Complete</p> <p>Progressing</p> <p>Complete</p> <p>Progressing</p> <p>Progressing</p> <p>Complete</p> <p>Not progressing</p> <p>Progressing</p>	<p>Complete and fully occupied</p> <p>On site and due for completion early 2024.</p> <p>'The Riverwalk' is now complete and had a mix of leisure, retail and food and beverage outlets including The Odeon Luxe cinema.</p> <p>The Council continues to work with Durham University (landowner) to review options for this site.</p> <p>Redevelopment scheme nearing completion following delays caused by contractor going into administration.</p> <p>On hold due to Prince Bishops redevelopment</p> <p>Plot C is complete and occupiable from early 2024. Aykley Heads proposition launched to market in 2023 to secure a Joint Venture partner for delivery of wider site.</p>
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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 37</p>	<p>Durham and delivers jobs in new and growing sectors with the aim of providing a high-quality employment location that contributes to the delivery of new and better jobs.</p>		
	<p>New HQ Rivergreen will now be the new Civic base for the Council.</p>	<p>Progressing</p>	<p>The Rivergreen building has been acquired freeing up Plot D to be incorporated into the wider development site.</p>
	<p>Durham City - Elvet Riverside</p>	<p>Progressing</p>	<p>A Stakeholder group was established to determine a range of deliverable work packages to improve access, use and interpretation of the riverbanks. Elvet Park forms part of the riverside offer and work is underway to establish an appropriate end use for this site.</p>
	<p>Durham – Milburngate Footbridge and Pedestrian Improvements</p>	<p>Progressing</p>	
	<p>Business</p>		
<p>Housing The compact nature of the city, the need to protect key open spaces, the limited availability of previously developed land and pressure from other uses does limit the ability of the city to provide for large scale housing development. The exception to this is the housing development underway at Mount Oswald and on the site of the former Police HQ at Aykley Heads and at the former Fire & Rescue Service HQ at Framwellgate Moor. These latter two proposals have also enabled the redevelopment of high quality replacement facilities for these important public services.</p>	<p>Complete Complete</p>		
<p>Student Housing The spread of student housing into the existing housing stock, in and close to the city centre, has raised concern amongst some residents. To address this, the Council has introduced stricter control on the development of Houses in Multiple Occupation (via the introduction of an Article 4 direction and an Interim Planning Policy) and has permitted purpose built student accommodation at appropriate locations.</p>	<p>Progressing</p>		

Leisure

Wharton Park redevelopment

Area Action Partnership

Locally agreed priorities developed and delivered yearly

Complete

The £3 million regeneration of Wharton Park (funded by the Heritage Lottery Fund, Big Lottery Fund and the Council) was complete in the summer of 2016 and has renovated and enhanced its facilities including play equipment for all ages, a new café, heritage centre and outdoor learning space and an amphitheatre to host live music

Additional Projects

Towns & Villages

Continued support offered via Targeted Business Improvement Scheme.

Property Reuse and Conversion Loan

Free Retail Training

RHSS & WBF Vibrancy Events, Seaham Food Festival, Family Fun Activity and Events

Durham BID - vibrancy events programme

UKSPF Enterprising Durham New Start Up Grant

Improving Community Resilience

Public consultation by Owners of the Prince Bishops Shopping Centre proposing redevelopment into a broader mixed-use scheme.

MASTERPLAN DELIVERY & PROJECTS SCHEDULE 2022-2016

NEWTON AYCLIFFE			
Masterplan	Priority Projects Identified	Status	Project Update
	<p>Key Priorities:</p> <ul style="list-style-type: none"> • Supporting the Hitachi Rail development as a major employment opportunity. The aim is to double the number of jobs in the supply chain supporting Hitachi; • Delivery of Forrest Park, a site with the potential to deliver a prestige employment development adjacent to the Hitachi Rail site; • Using the new University Technical College South Durham as a catalyst to encourage the provision of the skills required for the modern employment market; • Encouraging new business start-up along with supporting the growth of existing local businesses; • Supporting private sector investment in the town; • Working with the private sector to deliver successful and sustainable housing expansion; and, • Responding to environmental improvements to the town by encouraging the adaption of the town centre to develop its function in a changing retail context <p>Town Centre</p> <p>The town centre (primarily comprising of Aycliffe Shopping Centre owned by Freshwater)</p>	<p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p>	<p>Ongoing dialogue with the Town Centre owners concerning the next phase of redevelopment. Private development of former Cubby site</p> <p>Exploring multiple site opportunities including scheme at Low Copelaw.</p> <p>Informal partnership between the town centre owners and the public sector including was formed in order to plan for improvements and modernisation. As a result this centre has undergone significant environment improvements. To date Churchill House has now been demolished, and public realm works completed directly to the frontage of the leisure centre. Exploring opportunities for redevelopment based around the current Multistorey Car Park and the White Building</p>

<p>Newton Aycliffe Leisure Centre</p>	<p>Support the demolition of 1-17 Beveridge Way and the Multistorey Car Park to create a town centre development area</p> <p>Identify the potential of the proposed demolition site to provide an investment opportunity for a new anchor retail unit</p> <p>Identify the potential of the proposed demolition site to provide a new purpose-built health facility/GP Surgery</p> <p>Repurpose existing vacant floorspace in the town centre to meet an immediate need for new clinical space</p> <p>Extend, refurbish and repurpose 32-58 Beveridge Way to provide a mix of modern floorplate retail units</p> <p>Repurpose and sub-divide 53-57 Beveridge Way to provide units for food and beverage uses that support the creation of a leisure quarter alongside the leisure centre</p> <p>Consider the potential of the Bewick Crescent car park site to meet the unmet demand for new drive thru facilities</p> <p>Support planned transport improvements across the town; Support the delivery of Merchant Park and Forrest Park as sites that can provide new business and industrial premises to meet business needs and provide employment; and</p> <p>Walking and Cycling Infrastructure</p> <p>Borrow a Bike Free bike loan scheme in partnership.</p> <p>ParkThatBike Free cycle parking offered to all businesses, organisations and community groups who have staff or visitors who cycle to their property through social enterprise</p> <p>Town Cycling Map available on line and hard copy</p> <p>Improve walking and cycling links between the surrounding parks and town centre and explore potential cultural and sporting events that can link to the town centre</p> <p>Improve walking and cycling links between new housing developments and the town centre</p>	<p>Complete</p> <p>Progressing</p> <p>Progressing</p> <p>Not Progressing</p> <p>Not Progressing</p> <p>Progressing</p> <p>Not Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p>	<p>Library re-located with the leisure centre together with the Customer Access Point</p> <p>Further discussions are underway regards further demolition to remove redundant and not fit for purpose buildings with a view to repurpose the land. Unit 10-14 has been refurbished – unit under consideration with multi agency approach</p> <p>Some additional GP practice capacity created. No current plans to explore town centre site options. Opportunities for Wellbeing hub addition to leisure centre offer under consideration?</p> <p>See above.</p> <p>32-36 part refurbed – unit under consideration with multi agency approach.</p> <p>Linked to use of car park by adjacent GP surgery.</p>
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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 41</p>	<p>Business</p> <p>Newton Aycliffe is home to Aycliffe Business Park which includes major employers such as Hitachi Rail Europe and Gestamp.</p> <p>Forrest Park</p>	<p>Progressing</p> <p>Complete</p> <p>Progressing</p>	<p>Hitachi Rail has delivered an £82m vehicle manufacturing facility at Newton Aycliffe. Hitachi Rail Europe is part of the Agility Trains consortium which has been awarded a £4.5BN contract to construct, maintain and service the next generation of intercity trains to improve the UK's mainline rail services. The factory has been constructed and the facility is now fully operational.</p> <p>Durham County Council have secured £13 million funding from the Local Enterprise Partnership and is undertaking work to prepare the 52 hectare Forrest Park (at Aycliffe Business Park), on land adjacent to the Hitachi Rail site.</p> <p>Aycliffe Business Park is an employment location of regional significance and the largest in County Durham with over 50 years association with manufacturing and engineering.</p> <ul style="list-style-type: none"> • Businesses operating from the business park include: • Hitachi Rail Europe; • Gestamp; • Compound Photonics, a Laser Components and 1080p HD Laser Light Engine manufacturer; • Husqvarna horticultural machinery; • The Ebac Group; • Permoid Industries Ltd • The global chemical company INEOS; and, • The Stiller and Lidl Distribution Centres. <p>Chapter Homes is delivering 125 homes at Eden Field in Newton Aycliffe</p> <p>Cobblers Hall Road which Keepmoat are developing for 175 units in total, with Miller Homes having completed a development nearby (Site J, Cobblers Hall for 125 houses)</p> <p>Gleeson Homes are also building (79 dwellings in total) on land to the north of Travellers Green in the east of the town.</p>
	<p>Housing</p> <p>Support the delivery of new housing to meet needs on allocated housing and other suitable windfall sites.</p>	<p>Progressing</p>	<p>Planning permission exists at Woodham golf course for 50 houses of an executive nature. These are linked to improvements to the golf course</p> <p>£7.2 million development by Livin for 47 units for rent at Travellers and Clarence Green</p>

Area Action Partnership

Locally agreed priorities developed and delivered yearly

Progressing

Additional Projects

Towns & Villages

Continued support offered via Targeted Business Improvement Scheme.

Property Reuse and Conversion Loan

Free Retail Training

RHSS & WBF Vibrancy Events, Family Fun Activity and Events

UKSPF Enterprising Durham New Start Up Grant

Improving Community Resilience

MASTERPLAN DELIVERY & PROJECTS SCHEDULE 2022-2016

PETERLEE MASTERPLAN (2013), 2016,			
Masterplan	Priority Projects Identified	Status	Project Update
	<p>Key Priorities:</p> <ul style="list-style-type: none"> To support the development of new homes; To support the development of new jobs by encouraging new business activity, including support for advanced manufacturing; To improve existing industrial estates and in particular tackle the decline of North East Industrial Estate by encouraging business relocation and reuse for housing; To work with the private sector to increase choice in supermarket provision and to encourage the town centre to cope with its changing role; <ul style="list-style-type: none"> To capitalise on the advantages of the rail link through the area by creating a new rail station on the Durham Coast Line at Horden; To improve pedestrian and cycle paths to industrial estates including links to the new rail station on the Durham Coast Line at Horden; To improve the evening economy within the town centre for residents and <ul style="list-style-type: none"> Assess feasibility for adaptive re-use of Lee and Ridgemount House <p>Town Centre</p> <p>Peterlee has seen approvals for two large foodstore schemes, at the former Easington College site and the partial redevelopment of the Castle Dene Shopping Centre. A further approval will see the development of a further Aldi Store during 2017 serving Peterlee and Horden.</p> <p>Public realm areas around Peterlee bus station</p> <p>Improve appearance of ASDA / car park / ramps at northern gateway to the town centre, including wayfinding and signage</p> <p>Improve the quality of the public realm and soft landscaping on Yoden Way</p> <p>New gateway/plaza at Bede Way arrival point adjacent the Argos, blending in Castle Eden Dene;</p>	<p>Progressing Progressing</p> <p>Complete Complete</p> <p>Complete</p> <p>Progressing</p> <p>Progressing</p> <p>Complete</p> <p>Complete</p> <p>Complete</p> <p>Complete</p>	<p>Individual site acquisitions progressing.</p> <p>New Aldi Store at Yoden Way and Lidl store completed at new Retail Park development (opened 2021) four further retailers, creating 200 jobs</p> <p>One new bar operational and a further planned within the town centre. Micro pub opened in town Centre. Evening economy offer required further strengthening. Complete</p> <p>Former College site subject to alternate Retail park scheme completed 2021</p> <p>Following the purchase of Peterlee bus station by DCC, a scheme was developed and delivered to improve the external areas to the site with a focus on links to the retail area and major access points.</p> <p>Additional Projects Public Realm: The Burnhope Way Streetscape improvement including new paving, seating, soft landscaping, bollards. This improvement enhances the entrance from the new private sector retail development into the Town Centre at Burnhope Way and provides a new enhanced seating area in the town.</p>

<p>Diversify uses within the town centre, including on Yoden Way and fronting onto the public square</p> <p>Celebrate Castle Eden Dene as Peterlee's USP, and extend it through the town centre as a green corridor</p> <p>Business</p>		Complete	<p>Initial hard / soft landscaping improvements undertaken at Gateway to Yoden Way. Further opportunities to soften public realm being explored.</p> <p>Additional Projects</p> <p>Towns & Villages</p>
		Progressing	<p>Continued support offered via Targeted Business Improvement Scheme.</p>
		Complete	<p>Property Reuse and Conversion Loan – One loan issued which encouraged purchase and major conversion to enable dentist provision.</p>
		Progressing	<p>Free Retail Training</p>
		Complete	<p>RHSS & WBF Vibrancy Events</p> <p>Improving Community Resilience Towns & Villages</p>
		Complete	<p>UKSPF Enterprising Durham New Start Up Grant</p> <p>Improving Community Resilience Peterlee & Horden Rugby Club first scheme to receive support from this fund, helping to create extension and additional space for youth, sport and community use and outreach sessions.</p>
		Progressing	<p>Peterlee - North East Industrial Estate</p> <p>Work has continued towards implementing the regeneration strategy for this former industrial estate. The County Planning Committee's resolved to grant planning permission for 390 new homes in 2014, subject to the signing of a S106 Agreement. For various reasons it was not possible to secure landowners agreement over how development was to occur and the S106 was never signed. In an attempt to find resolution to the landowner issues an alternative strategy was devised and has been subject to much debate with interested parties. This has led to a position whereby the principal landowners have now signed the S106 and planning permission could be granted. Given that a new County Durham Plan has been adopted since the 2014 application was submitted the current application is being updated to reflect current policy requirements.</p>

	<p>Housing</p> <p>A further 1,045 dwellings already have planning permission but are not yet built out. These sites include:</p> <ul style="list-style-type: none"> • The Low Hills Site (900 dwellings); • The former Thorpe Maternity Hospital (50 dwellings); and • The former Registry Office and Peterlee Area Education Office on York Road (27 dwellings). <p>Explore opportunity sites to bring housing into the town centre;</p> <p>Walking and Cycling</p> <p>Borrow a Bike Free bike loan scheme in partnership.</p> <p>ParkThatBike Free cycle parking offered to all businesses, organisations and community groups who have staff or visitors who cycle to their property through social enterprise</p> <p>Tourism, Leisure & Recreation</p> <p>The library will be located within the leisure centre, which will be subject to additional improvements over the next 12 months.</p> <p>Improve offer / attraction / useability / accessibility at Castle Eden Dene / Dene Park bringing additional footfall from visitors and families</p>	<p>Progressing Progressing Complete</p> <p>Progressing</p> <p>Progressing</p> <p>Complete</p> <p>Complete</p> <p>Complete</p> <p>Complete</p> <p>Progressing</p>	<p>This work is nearing completion and it is anticipated the planning application could be determined by end March 24.</p> <p>As part of the regeneration strategy the council is acquiring various property interests. Further acquisitions have been achieved within the year leaving only nominal interests to be acquired. Much positive progress has therefore been made in the year.”</p> <p>Opportunities to consolidate retail offer and diversify town centre uses are ongoing.</p> <p>LCWI route being designed.</p> <p>External works Peterlee Leisure Centre - Landscaping and street furniture works were commissioned and completed to enhance the visitor experience of the refurbished Leisure Centre & Library facility in Peterlee. Construction of an overflow car park at Peterlee Leisure Centre to enable the relocation of the new Library within the Centre.</p> <p>A Traffic Regulation Order has also been put in place to ensure that there are sufficient spaces available to cater for the increased usage of the leisure centre / library.</p> <p>Construction of accessibility improvements to the car park and entrance to the Leisure Centre, improving the access arrangements for both pedestrian and vehicular users, in addition to the provision of a cycle shelter, motorcycle parking, and additional 40 car parking spaces</p>
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Explore opportunities for a cultural community hub / centre that celebrates the history of Peterlee including its mining and New Town heritage.

Transport

A new station, to be known as Horden Peterlee and located on the Durham Coast Line, will provide improved public transport access to residents and businesses in the Peterlee area. The proposed site of the station, known locally as South East View, will be served by the existing Middlesbrough to Newcastle hourly service, which also serves Hartlepool, Sunderland and smaller towns such as Seaham.

The new station will fill a 21 km gap in rail service provision, between Hartlepool and Seaham, and improve access for thousands of residents. It will help to raise the profile of the area as a business, leisure and residential location, whilst also enabling greater access to jobs and services in the North East.

Network Rail's indicative timetable for opening the station is 2019/20 and Durham County Council is working in partnership to mitigate risks and facilitate its delivery. Once it is operational the station is expected to facilitate 71,000 trips per annum and reduce road vehicle trips by 850,000 km per annum in the North East.

Area Action Partnership
Locally agreed priorities developed and delivered yearly

Complete

Peterlee 75th Anniversary promoting the history of the town and events, supported by National Heritage Lottery

MASTERPLAN DELIVERY & PROJECTS SCHEDULE 2022-2016

SEAHAM & MURTON MASTERPLAN 2016			
Masterplan	Priority Projects Identified	Status	Project Update
	<p>Key Priorities:</p> <ul style="list-style-type: none"> Improving the vitality and attractiveness of the town centre New uses for vacant buildings and sites Supporting the development of new housing and more jobs Further improvements to Seaham Marina <p>Town Centre</p> <ul style="list-style-type: none"> Progress with Phase 2 of the Railway Street Boulevard Improvement Scheme. This will achieve continuing improvements to the public realm along Railway Street, including installation of new seating The Council is also applying to National Lottery Heritage Fund to save the heritage at risk area of the town. The Council is working with owners of a group of derelict and disused buildings on Railway Street. Buildings include the former Golden Lion pub, and the former Co-op. The Council intends, either through negotiation or acquisition, to ensure these buildings are demolished and replaced with commercial or residential uses which will enhance the street scene along with views to and from the coast. 	<p>Progressing Progressing Progressing Complete</p> <p>Complete</p> <p>Complete</p> <p>Progressing</p> <p>Complete</p> <p>Complete</p> <p>Complete</p>	<p>Complete, providing footway extensions along North Terrace and additional public Realm areas at South Terrace</p> <p>Secured and delivered National Heritage Lottery Funding £1.6m</p> <p>Progressing HRA issues in developing site to full potential. Engagement underway with owner re bringing properties back into use assessing constraints and viability.</p> <p>Additional projects Heritage Attraction - Funding secured and public realm improvement on North Road that display the new heritage board and Seaham Artillery Gun.</p> <p>Green Street Car Park -The car park now has a new surface, new drainage and is equipped with wider bays, motorcycle parking and bike parking facilities.</p> <p>Removal of Blue Barriers - Byron Place and Church Street, which kick starts the 'breaking down the barriers to business' initiative; and a joint project with highway maintenance team</p> <p>Seaham Townscape Heritage Project projects complete</p>
	<p>National Heritage Lottery Fund – Seaham Townscape Heritage Project</p>		

Business

The Council will continue to work with Business Durham, the development industry and companies in the low carbon/automotive sector to further expand research and manufacturing activity in the A19 corridor, including Hawthorn Prestige Business Park at Murton and the former Enterprise Zone sites in Seaham.

Complete	Public Realm: South Crescent / South Terrace New footpath, new seating, bollards planting, turfing works to enhance the setting of the Rail Tracks and a new bus shelter are now complete.
Complete	Church Street, Lower Church Street, South Terrace
Complete	Terrace Green and North Terrace, creating widened footway to complement café culture and removal of car parking and reconfigure parking and new bays.
Complete	The relocation of the Brothers Statue to the area known locally as The Clock Site, joining North Terrace is also complete, complemented with a Heritage Interpretation Panel.
Complete	Building Improvement Grants:
Complete	Training Made You Look Window Dressing
Complete	Conservation Heritage Construction Training delivered by East Durham College
Complete	Walks & Talks
Complete	Digital App
Progressing	Building Improvement Grants
	Towns & Villages
	Continued support offered via Targeted Business Improvement Scheme.
	Property Reuse and Conversion Loan – Two loans issued which encouraged purchase and upper floor active use to Air B&B and residential alongside heritage works to the buildings.
	Free Retail Training
	RHSS & WBF Vibrancy Events, Seaham Food Festival, Family Fun Activity and Events
	Jade Business Park - first phase of development which opened in 2020 covering 30% of the site and amounting to 155k sq ft over 7 factory units.
	Of those tenants four are in the low carbon and automotive sectors:-
	Sumitomo Electric Wiring Systems are a supplier to Nissan of wiring systems for their hybrid vehicles and will be transitioning, with Nissan, to fully electric vehicles.

	<p>Housing</p> <p>The Council and the Homes and Community Agency are currently progressing a joint venture in the town to enable the development of 450 houses on:</p> <ul style="list-style-type: none"> • the former site of Seaham School of Technology; • the former colliery site, next to the new Seaham School of Technology, and • on cleared land adjacent to Malvern Crescent. <p>The development of these sites will deliver new housing development to the west of the town, reclaiming derelict land and helping to provide a broader mix of housing to buy in this part of the settlement. A preferred developer has been selected and the Council is working with them to progress planning applications on these sites. Landscaped areas and a pedestrian route along the former railway are to be included in applications.</p>	<p>Complete</p> <p>Complete</p> <p>Complete</p> <p>Progressing</p>	<p>Low Carbon Materials is pioneering the re-use of plastic waste within construction materials and was a finalist in the 2022 Earthshot Prize competition https://earthshotprize.org/winners-finalists/low-carbon-materials/</p> <p>Power Roll is pioneering PV cells on a printed, lightweight, reel to reel film substrate with massive commercial and environmental benefits. Jade is home to its R&D and Pilot Plant and it is now seeking funding for its commercial scale manufacturing plant https://powerroll.solar/about/ https://earthshotprize.org/winners-finalists/low-carbon-materials/</p> <p>Corehaus is a manufacturer of modular housing and this is an inherently low carbon method of construction https://www.corehaus.co.uk/about/</p> <p>Opportunities exist to work with the adapting supply chain for electric vehicles and Business Durham is working with the Jade Developer and its Agents to leverage these opportunities.</p> <p>Foxcover Industrial Estate Vestas has taken a lease of the former Robertson’s Timberkit building at Foxcover Business Park to bring together its national operations to maintain onshore wind turbines; the Inward Investor Director and colleagues in Planning have supported Vestas and the Property Agent for the property to negotiate lease surrender and grant a new lease, the sticking point being around Planning certainty on land nearby where containers with complete sets of parts and tools are to be kept.</p> <p><u>Dalton Heights</u> Completion of 75 new homes to the south west of Seaham</p> <p><u>Byron Mews, Parkside</u> Durham Villages Regeneration scheme provided 116 family homes</p> <p><u>Seaham Garden Village – Minewater Heating:</u> We have successfully completed the Outline Business Case stage of the project, and this was approved by Corporate Management Team in September 2021. The next stage of the project is to procure a Concessionaire to run the District Heat Network and the procurement process has commenced. We have shortlisted 4 companies to progress to the ITT stage of the exercise and it is anticipated that this</p>
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	<p>Leisure</p> <ul style="list-style-type: none"> • Improvements to Seaham Marina will continue with £1.7 million funding from the Coastal Communities Fund:- • extension and addition of facilities to the boatyard; • extension of the pontoon system for an additional 19 boats and extra power modules to existing pontoons; and • the removal of the access road palisade fencing and gates to be replaced by sympathetically designed fences and gates. • Seaham has a dryside leisure facility, shortly to receive enhanced gym/fitness provision, and has a range of activities for all ages. <p>Walking & Cycling</p> <p>NCN1</p> <p>Borrow a Bike Free bike loan scheme in partnership.</p> <p>ParkThatBike Free cycle parking offered to all businesses, organisations and community groups who have staff or visitors who cycle to their property through social enterprise.</p> <p>Town Cycling Map available on line and hard copy</p> <p>Area Action Partnership Locally agreed priorities developed and delivered yearly</p>	<p>Complete</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p>	<p>will be complete in Q3 of 2022. The project has attracted a lot of publicity over the last year with several media companies (both UK and international organisations) visiting Seaham to view the project.</p> <p>The commercialisation phase for the Minewater heat network is approximately 75% complete. The intention is to develop a Minewater energy network that will provide heat to approximately 1,500 houses and commercial units at the proposed development at Seaham Garden Village.</p> <p>Additional Projects</p> <p>Physical works to provide a new viewing area with access at Seaham marina (Red Acre Point)</p> <p>Feasibility of the routes connecting NCN1 into the town centre and industrial estate.</p> <p>Comms launch 2024</p> <p>Progressing</p>
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MASTERPLAN DELIVERY & PROJECTS SCHEDULE 2022-2016

SHILDON			
Masterplan	Priority Projects Identified	Status	Project Update
Page 51	<p>Key Priorities:</p> <ul style="list-style-type: none"> • Encouraging new business start-up along with supporting the growth of existing local businesses; • Seeking to maximise the economic benefits to the Town from visitors to Locomotion; • Supporting private sector investment in the town; • Encouraging the provision of the education and skills required for the modern employment market; • Working with the private sector to deliver successful and sustainable housing expansion; and, • Enhance the quality, appearance and function of the town centre 	Progressing	Links with established LUF SnDR element and emerging National Lottery Heritage Places Programme
		Progressing	
		Progressing	
		Progressing	
	<p>Town Centre</p> <ul style="list-style-type: none"> • Market Place Improvements • The Arches 	Complete	Canopies demolition complete and space for events improved.
		Complete	Following consultation the arches, have remained a priority for local people. Major refurbishment works was undertaken to the three metal arches and the plinths have been refreshed with new stone cladding.
		Complete	New Street furniture across the town that has been refurbished and replaced.
	<ul style="list-style-type: none"> • Partnership Working with Town Council 	Progressing	Funding from AAP to help to deliver WIFI in the town and town park
			<p>Additional Projects</p> <p>Towns & Villages</p>
		Progressing	Continued support offered via Targeted Business Improvement Scheme.

<p>Walking and Cycling Infrastructure</p> <p>Borrow a Bike Free bike loan scheme in partnership.</p> <p>ParkThatBike Free cycle parking offered to all businesses, organisations and community groups who have staff or visitors who cycle to their property through social enterprise</p> <p>Town Cycling Map available on line and hard copy</p> <p>Business</p> <p>Shildon Business Centre</p> <p>Dabble Duck Industrial Estate</p> <p>Housing</p> <p>Heritage & Tourism</p> <p>Locomotion / Timothy Hackworth Museum</p> <p>Durham Tourism Management Plan</p>		<p>Completed</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Complete</p> <p>Complete</p>	<p>Enhanced environmental maintenance scheme completed to refurbish stone bus shelters within the town</p> <p>Property Reuse and Conversion Loan</p> <p>Free Retail Training</p> <p>RHSS & WBF Vibrancy Events, Family Fun Activity and Events</p> <p>UKSPF Enterprising Durham New Start Up Grant</p> <p>Improving Community Resilience</p> <p>Shildon Business Centre fully occupied</p> <p>Dabble Duck fully occupied</p> <p>Housing Development Based on the two current major housing planning approvals Spout Lane (Shildon on Track) – underway Dale Road, to be implemented and requiring business relocation</p> <p>livin – investment in housing stock across the Lakes estate</p> <p>Family attractions portfolio, to combine and promote the Countys offer?</p> <p>National Lottery Heritage Places fund award as one of nine places to benefit nationally- £10m approx. investment planned</p>
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	Area Action Partnership Locally agreed priorities developed and delivered yearly		
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MASTERPLAN DELIVERY & PROJECTS SCHEDULE 2022-2016

SPENNYMOOR MASTERPLAN			
Masterplan	Priority Projects Identified	Status	Project Update
Page 55	<p>Key priorities:</p> <ul style="list-style-type: none"> Support Spennymoor as a major employment centre including the Green Lane Industrial Estate and Durham Gate development; Work with the private sector to deliver successful and sustainable housing expansion; Work with the private sector to bring about an effective and sustainable solution for the future of Festival Walk; Encourage adaptation and change for the town centre. 	Progressing	
		Progressing	Including recent developments at Merrington Lane / Durham Gate
		Complete	See detail below
		Progressing	Consolidation of units, creation of public space, support to tenants and owners to improve retail existing and new offers via grant and loan support. Training to support retailers.
		Progressing	Vacant plot of land – currently is 0.05 Hectares (0.12 Acres) adjacent to the library and fronting Cheapside discussions ongoing re wider possible suitable development . Development Brief underway.
	<p>Town centre</p> <p>Town Centre Improvements - Festival Walk</p> <p>1960s shopping precinct will be redeveloped with the proposals seeking to:</p> <ul style="list-style-type: none"> Demolish a significant part of the shopping parade and structures within the existing car park; Create a new development plot which is to be occupied by a food store operator that wishes to expand its operation and remain in the town; Develop additional car parking capacity to serve the town centre; Refurbish and modernise the remaining retail units within the block to create lettable space for the remaining tenants and for the attraction of new operators. To improve the public area approaching the Leisure Centre from Cheapside 	Complete	Spennymoor Festival Walk:
		Complete	Acquisition, demolition, clearance and construction of new town centre car park.
		Complete Complete	Major private sector retail development to the town as part of wider Festival Walk improvements with a new size Aldi Store, Farm Foods New car park completed
		Complete	Targeted Business Improvement Scheme supported the owners to refurbish 9 units
		Complete	Public realm improvements completed to the Market Place, including demolition of band stand, new bespoke event lighting, seating, landscaping.
	Complete	Access Improvements from New Aldi to existing retail	
	Complete	Acquisition of land to the front of Festival Walk Units 1-25	

Business

Complete	Public realm improvements completed to the front of 1-25.
Progressing	DurhamGate North Development - Actual Spend £2.871m The Council is providing a short-term repayable loan of £3.630 million. There is potential for up to 500 jobs to be created at 10 office units. Security across the land and development has been taken to reduce any risk associated with non- repayment of the loan.
Complete	Durhamgate Highways Enabling Works
Complete	The former Thinford Inn Pubic House site has been demolished and together with adjacent land has been redeveloped in multiple phases providing drive through coffee shop, retail bakery unit along with associated car parking, servicing and landscaping. Trade counter units and retail opportunities delivered in subsequent phases.
Progressing	LCWIP
Progressing	Priority Route being designed Leisure centre bike parking scheme Great North Cycleway review. Feasibility review. .
Progressing	Library and Leisure Centre - Current library (re)provision and provision of Customer Access Point underway as part of leisure centre redevelopment.
Progressing	Library existing site due for demolition Jan 2024. Development of Spennymoor Leisure Centre coach drop off point
	Amalgamation of secondary schools to establish Whitworth Park School and Sixth Form College on the existing site of Spennymoor Comprehensive School Town Centre, Cheapside Development Site See Whitworth Park School - creation of unified education provision raising standards

Walking and Cycling Infrastructure

Town Cycling Map available on line and hard copy

The Rights of Way Improvement Plan and Cycling Strategy led to Spennymoor becoming as an Access Prioritisation Area in Phase 2. This has resulted in significant path improvement schemes in the area. Spennymoor will also be included in the Cycling Network Planning Process and the network will be audited, assessed and improved

Recreation & Leisure

Schools

	<p>Housing</p> <p>The 2,000 units with planning permission across the sites identified above will continue to be built out in the coming years.</p> <p>The Area Action Partnership Locally agreed priorities developed and delivered yearly</p> <ul style="list-style-type: none"> • Safer, Stronger and Healthier Communities; • Employment & Jobs; • Town Centre Regeneration 	<p>Progressing</p> <p>Progressing</p>	<p>Spennymoor Town Council Environmental Improvement Projects</p> <ul style="list-style-type: none"> • Living Waterways Project • Jubilee Park • Spennymoor in Bloom • Cow Green Plantation Local Nature Reserve <p>Whitworth Park Housing Development</p> <p>Merrington Lane housing sites including recent approval for a 65 unit scheme by Livin' Hardwick homes.</p> <p>Additional projects</p> <p>Towns & Villages</p> <p>Continued support offered via Targeted Business Improvement Scheme.</p> <p>Property Reuse and Conversion Loan – Two loans issued which encouraged 2 vacant buildings being brought back into active use.</p> <p>Improving Community Resilience – Two schemes have received support including extension and solar panels to aid the community facilities to become sustainable for the future.</p> <p>Free Retail Training</p> <p>RHSS & WBF Vibrancy Events, Seaham Food Festival, Family Fun Activity and Events</p> <p>UKSPF Enterprising Durham New Business Start Up Support</p>
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MASTERPLAN DELIVERY & PROJECTS SCHEDULE 2022-2016

STANLEY			
Masterplan	Priority Projects Identified	Status	Project Update
	<p>Key Priorities:</p> <ul style="list-style-type: none"> Improving the vitality and attractiveness of the town centre and villages; New uses for vacant buildings and sites; Supporting the development of new housing and more jobs; Providing support to businesses; Getting people into work; Developing a wider programme of events; Opportunities and support for residents; Improving existing housing and working with landlords and agents to tackle vacant premises and poor quality premises; and Promoting the town better to attract more visitors <p>Town Centre</p> <p>Front Street Public realm and lighting</p> <p>Clifford Road</p> <p>The Council will continue to promote development opportunities at key vacant buildings and sites, and explore opportunities to improve the access arrangements at the 'top end' of Front Street.</p> <p>The former bus station site and the Clifford Road Retail Park present excellent retail opportunities and the Council will support operators looking to develop in these locations.</p>	<p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Complete</p> <p>Progressing</p> <p>Progressing</p>	<p>New retailers attracted to Stanley –Aldi, McDonalds, Home Bargains, Starbucks, Dominos. Toolstation. Lidl scheme consented for former Bus Depot</p> <p>Karbon Homes purchased Stanley Board School, Lidl Scheme for former Bus Depot site. Proposals for reuse of former CAP building. Progressing discussions for reuse of Former Berties Bar</p> <p>Co-ordinated employment support services ensuring residents can access new opportunities</p> <p>Delivery ongoing with funding from RHSS, WBF, T&V and UKSPF</p> <p>Working alongside partners</p> <p>Complete</p> <p>Clifford Road and links from Front Street to car parks and retail areas concept. Considered as part of LUF programme - unsuccessful in rounds 2&3</p> <p>Now home to the new Aldi, providing residents of Stanley with major food retailer options (Asda, Aldi,Iceland) Lidl scheme approved and awaiting construction</p>

<p>The Council are also exploring opportunities to improve the capacity of the Oxhill junction at the turning to South Moor, which often experiences traffic queues at peak times.</p> <p>Refurbished bus station (800,000 passengers p.a), including seating, lighting, CCTV and passenger information provision;</p> <p>Promoting a mixed use quarter around the northern section of Front Street (north of Clifford Road) including building on the existing community uses here and additional residential;</p> <p>Destination retail introduced to west of Front Street to increase footfall;</p> <p>Evening uses to extend duration of stay and spend for local residents;</p> <p>Improving town centre public spaces, including the green space adjacent the Louisa Centre, Clifford Road square, and the space between Front Street and Beamish Street. This could include providing new market space as part of an initiative to encourage specialist markets, and events space as part of an ongoing programme</p> <p>Walking and Cycling Infrastructure</p> <p>Borrow a Bike Free bike loan scheme in partnership.</p> <p>ParkThatBike Free cycle parking offered to all businesses, organisations and community groups who have staff or visitors who cycle to their property through social enterprise</p> <p>Town Cycling Map available on line and hard copy</p> <p>Business The area contains a number of key employment sites including the Tanfield Lea Industrial Estates and Greencroft Industrial Park where there are around 9,700 jobs. Economic activity stands at around 75% (2011) of the working age population – which is marginally below the county, regional and national averages</p> <p>Housing Support for housing delivery</p>	<p>Progressing?</p> <p>Progressing?</p> <p>Progressing?</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p> <p>Progressing</p>	<p>Proposed improvements to Oxhill junction included in LEF scheme unsuccessful in funding from Rounds 2&£. Future funding options under review</p> <p>As above</p> <p>New interest being brought forward in early stages of discussions with independents, pubs, restaurants, café uses. Ongoing review of links to investments at Beamish.</p> <p>Scheme developed as part of LUF schemes - see above</p> <p>While the C-2-C national cycle route passes through Stanley linkages with the town and area are underdeveloped. New cycle parking has been installed to help with this however further promotion work from the trail is identified for delivery in the Stanley Destination Development Plan. Enhanced cycle linkage – including to C2C were included in the LU submissions</p> <p>New housing has also been delivered in New Kyo, while a significant expansion to South Stanley will see up to 280 new homes including affordable provision delivered on Middles Farm and the former</p>
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Tourism, Leisure & Recreation

Louisa Centre leisure provision including pool, library and customer access point

Alun Armstrong Theatre/Cinema

Bowls Club

Lamplight Centre

Maximise the opportunities for extending local visiting (Beamish, Bowls, C2C, Tanfield Railway) for linked trips

Better integrating the leisure and cultural uses around the Louisa Centre into the town centre;

Area Action Partnership

Locally agreed priorities developed and delivered yearly

Complete

Progressing

South Moor Hospital sites, bringing much needed modern housing to the town. In total the Council has granted permissions for around 770 new homes. Of the 770 committed new houses over 360 of these will be built on the former Ever Ready factory site in Tanfield, which will serve to improve this largely redundant and unsightly site.

Working with partners to develop a sustainable package of facilities to diversify the Town's offer.

Additional Projects

- Towns & Villages
- Continued support offered via Targeted Business Improvement Scheme.
- Property Reuse and Conversion Loan
- Free Retail Training
- RHSS & WBF Vibrancy Events, Family Fun Activity and Events
- UKSPF Enterprising Durham New Start Up Grant
- Improving Community Resilience

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Economy and Enterprise

Overview and Scrutiny Committee

12 January 2024

Council House Delivery Programme Update



Report of Amy Harhoff, Corporate Director of Regeneration, Economy and Growth

Electoral division(s) affected:

Countywide

Purpose of the Report

- 1 This report provides an update on the council house delivery programme. The report sets out the context to the programme and outlines the objectives of the programme. The report outlines the delivery approach, current stage of the programme and next steps.

Executive summary

- 2 In October 2020, the council agreed to begin a council house building programme of up to 500 homes by 2026. On the 12 July 2023, Cabinet approved an updated business case for the council house delivery programme, which responded to challenges within the programme including:
 - (a) macro-economic changes had seen both inflation and interest rates rise significantly since the first business case was prepared.
 - (b) the opportunity to revisit both the delivery approach and assumptions, to support viability considerations within the programme; and
 - (c) to understand how the programme could support a reduction in the cost of using temporary accommodation.
- 3 The updated business case included an updated financial model, which reflected updated assumptions and forecast that the Housing Revenue Account is financially viable, without additional capital investment (other than land).

- 4 The justification for the council house delivery programme lies in the opportunity to deliver homes and to provide an additional source of supply in response to a shortfall of delivery of affordable homes to meet housing needs and in response to the requirement to deliver homes for older people. The council house delivery programme also provides a means to reduce costs to the council associated with the provision of temporary accommodation, by providing 'move on' accommodation managed by the council. The objective of the programme is therefore to deliver homes to meet identified housing needs in County Durham.
- 5 In February 2021 and December 2021 Durham County Council Cabinet agreed sites for Phase 1 and Phase 2 for the programme. All sites within the programme have been identified from land held within the council's ownership. The council has since undertaken further assessment on the suitability of sites for development.
- 6 The July 2023 Cabinet report identified that for the initial stage of the programme, three sites would be identified for delivery which would be expected to deliver c.51 dwellings. These are as follows:
 - (a) Greenwood Avenue, Burnhope (22 dwellings).
 - (b) Portland Avenue, Seaham (20 dwellings).
 - (c) Merrington View, Spennymoor (9 dwellings).
- 7 The council will continue to progress the other sites identified in the Phase 1 and Phase 2 sites agreed by Cabinet in February 2021 and December 2021, subject to viability considerations. The council is also seeking to deliver homes in the rural west. In response to an absence of land holdings, the council is seeking to identify land to purchase, make use of existing buildings and to purchase of s.106 units (in the absence of interest from registered providers). Alongside the development of sites, a programme of acquisitions is being undertaken to deliver homes to meet housing needs.
- 8 The council is currently undertaking a procurement process to appoint a main contractor to deliver the programme. This procurement exercise is expected to conclude in the first quarter of 2024.
- 9 The appointment of the main contractor will enable the council to further refine its pipeline and programme future sites within a development programme. In this context, working closely with the main contractor, the council will deliver the programme in a phased manner which best supports viability considerations.

- 10 Alongside the development workstream, the council is considering the requirements for the operational and management set-up of the service. This work will be presented to Cabinet for consideration in 2024.

Recommendation

- 11 Members of the Economy and Enterprise Overview and Scrutiny Committee are asked to note and comment on the information provided within this report and the associated presentation.

Background

- 12 In October 2020, the council agreed to begin a council house delivery programme of up to 500 homes by 2026. Subsequent reports in February 2021 and December 2021 agreed Phase 1 and Phase 2 sites for the programme. Since this point, the council has:
- (a) Progressed the Phase 1 sites to RIBA Plan of Work Stage 2.
 - (b) Developed property designs for a range of house types alongside site layouts, which have been informed by pre application planning applications.
 - (c) Undertaken two soft market tests to better understand the delivery environment and market led approaches to development, modern methods of construction and inform the future procurement process to deliver the programme.
 - (d) An ongoing acquisitions programme to purchase homes to meet affordable housing needs and to complement development opportunities.
 - (e) Obtained Brownfield Land Release Funding to help remediate two sites initially included within phase 1 of the Housing Programme.
 - (f) Engaged Savills Consultancy to undertake a review of the council's financial modelling in the light of changing economic conditions.
 - (g) Developed an approach to the procurement and developed an output specification and associated tender documentation.
 - (h) Prepared a suite of procedural documents to support the delivery of housing management services.
- 13 Progression of the council house delivery programme has been impacted upon by the wider the macro-economic environment, resulting from a series of global factors including, the impact of Covid 19, the war in Ukraine and the global energy crisis. These global events have occurred since the development of the original business plan and have resulted in high inflation and interest rates that have affected both the construction industry and the council's own budgetary position.
- 14 On the 12 July 2023, Cabinet approved an updated business case for the council house delivery programme, including a revised financial model. This report revisited and updated the original business case for the council house delivery programme outlined in the October 2020 for three main reasons:

- (a) macro-economic changes resulting in both inflation and interest rates rise significantly since the first business case was prepared.
 - (b) the opportunity to revisit both the delivery approach and assumptions, to support viability considerations within the programme; and
 - (c) to understand how the programme could support a reduction in the cost of using temporary accommodation.
- 15 The updated business case included a fundamental review of the assumptions and the approach to the delivery of the programme, undertaken by Savills consultancy. The Savills review determined that the council house delivery programme was viable and was deliverable without additional capital investment (other than land), which enabled a reduction of the capital requirement from the council. The council's capital investment in the programme has therefore been reduced from £12,500,000 to £4,500,000. The £4,500,000 will be utilised to progress sites which are unviable, however where there is a wider strategic rationale to support the delivery of council homes.

Objectives of the council house delivery programme

- 16 The justification for the council house delivery programme lies in the opportunity to deliver homes and to provide an additional source of supply in response to a shortfall of delivery of affordable homes to meet housing needs and in response to the requirement to deliver homes for older people. The council house delivery programme also provides a means to reduce costs to the council associated with the provision of temporary accommodation. The objective of the programme is therefore to deliver homes to meet identified housing needs in County Durham.
- 17 Affordable housing is delivered by two main routes:
- (a) directly by Registered Providers supported by Homes England Grant; and
 - (b) through planning applications as a proportion of market housing and through a Section 106 legal agreement.

Table 1: Affordable Homes delivery in County Durham per year

	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Affordable Homes Delivered	473	532	628	478	536	2,647
Affordable Homes Needed (annual average)	836	836	836	836	836	4,180
Gap	-363	-304	-208	-358	-300	-1,533 (-36.7%)

- 18 As shown in Table 1, the market has been unable to deliver the number of affordable housing numbers required to meet the identified need of 836 affordable houses per year. In the five years between 2017/18 and 2021/22, the number of new affordable homes delivered (2,647) fell 36.7% short of the number needed (4,180). The failure to deliver the number of affordable homes required is adding pressure to the council's Temporary Accommodation budget.
- 19 Furthermore, in response to the ageing population, there is a need to deliver more affordable homes for older people, including bungalows. The population of the county is already ageing and over the next few decades, there will be a 'demographic shift' with the number (and proportion) of older people increasing. 2014 based population projections for County Durham indicate that from 2016 to 2035 the number of people aged over 65 will increase from 105,200 to 146,300 (a 39% increase) and those aged 75 and over will increase from 45,700 to 75,700 (a 65.6% increase).
- 20 The council will continue to work with partners, including registered providers to deliver homes to meet needs, however, without intervention the situation is unlikely to change.
- 21 The delivery of affordable housing to meet needs is a corporate priority and is identified in the Council Plan (2022-26) as part of the 'Our Communities' priority where it is stated: *'We want to provide a range of new housing to meet the needs and aspirations of our residents ... We aim to deliver more affordable housing'*. A key performance indicator of the Council Plan is to increase the net delivery of affordable homes in line with the identified need. Furthermore, the County Durham Housing Strategy (2019) seeks to maximise the delivery of affordable housing.
- 22 The Council Plan (2022-26) also recognises the importance of delivering homes to meet the needs of older people. The 'Our People' priority area sets out that 'People will be supported to live independently for as long as possible by delivering more homes to meet the needs of older and disabled people'. This reflects the same priority within the County Durham Housing Strategy (2019).
- 23 The July 2023 Cabinet report noted the role of the council house delivery programme in reducing costs associated with the provision of temporary accommodation. The council's cost of providing temporary accommodation has increased from £10,343 in 2016/17 to £806,179 in 2022/23, which has resulted in a short-term uplift for the budget for 2023/24 of £750,000. The council house delivery programme can provide 'move on' accommodation directly managed by the council, for those in temporary accommodation, which would serve to reduce the cost of the provision of temporary accommodation.

- 24 Several key factors have contributed towards this increase in cost including:
- (a) The council no longer has a property portfolio to directly deal with needs of families requiring temporary or permanent accommodation but retains a statutory duty towards people who are threatened with homelessness.
 - (b) The statutory duties the council has towards families threatened with homelessness were extended in the Homelessness Reduction Act 2017.
 - (c) The specific policies introduced by the Government to support households and businesses during the Covid pandemic including employment support and an eviction ban have now been rescinded and since this time, there has been a significant rise in the number of evictions.
 - (d) People are presenting as homeless with increasingly complex needs, resulting in registered providers being unable to assist in some cases.
- 25 The council house delivery programme would therefore seek to fulfil its objective to meet identified housing needs by serving to introduce an additional supply route for the provision of affordable homes in the County reflecting the growth in need for older persons housing as well as addressing the need for family homes and the increased requirement for TA.

Approach to delivery

- 26 The July 2023 Cabinet report set out that the programme had faced some key delivery challenges. This included the impact of macro economic factors, but also challenges associated with the originally intended delivery model, which did not support the most viable outcomes for the programme.
- 27 The July 2023 Cabinet report therefore included an updated HRA model, based upon updated assumptions informed by an independent review undertaken by Savills. As a result of the review of all assumptions included in the HRA financial model it is forecast that the HRA is financially viable. The model shows that at a programme level, 500 properties can be delivered without any capital investment from the council.
- 28 The July 2023 cabinet report also noted some changes to the delivery of the programme, as envisaged in the original October 2020 business

case. These changes were to support viability considerations alongside, meeting housing needs. The key changes are as follows:

- (a) In order to support viability in the early years of the fledgling Housing Revenue Account (HRA), whilst the programme will still deliver a proportion of bungalows, these will be delivered alongside a range of house types. It remains an aspiration that, over the lifetime of the delivery programme, bungalow accommodation represents the single largest dwelling type provided.
 - (b) The programme will deliver general needs accommodation to provide more flexibility to provide permanent accommodation for families facing the threat of homelessness and relieve the cost of temporary accommodation on the General Fund.
 - (c) The programme will move from a council led construction process towards an output specification led 'design and build' approach to development as the primary delivery model. This model seeks to capitalise on market efficiencies including, the use of established supply chains and value engineered housing products to support viability.
- 29 The approach to delivery outlined in the July 2023 Cabinet report, therefore seeks to overcome challenges within the wider construction market and to support a viable programme for delivery. Alongside delivering homes to meet affordable housing needs and for older people, the programme is being configured to assist in responding to the increasing cost to the council for the provision of Temporary Accommodation.

Sites

- 30 In February 2021 and December 2021 Durham County Council Cabinet agreed sites for Phase 1 and Phase 2 for the programme. All sites within the programme have been identified from land held within the council's ownership. The original intention was to ensure as broad a geographical spread as possible of sites, based on land ownership opportunities, and to identify sites in line with housing needs. The Phase 1 and Phase 2 sites list is set out at Appendix 2. Sites were broadly identified in line with the intention to deliver 500 homes.
- 31 The council has since undertaken further assessment on the suitability of sites for development, including in some cases an initial assessment of viability. In this context the programme has departed from a 'Phase 1 and Phase 2' approach to delivery and sites will be brought forward in line with viability considerations, other development factors (including available funding) and in discussion with the appointed contractor.

- 32 The July 2023 Cabinet report identified that for the initial stage of the programme, three sites would be identified for delivery which would be expected to deliver c.51 dwellings. These are as follows:
- (a) **Greenwood Avenue, Burnhope.** This site will be delivered through a design and build delivery approach and linked to the disposal of a wider portion of the site for market housing to support a consolidated form of development. This site will benefit from remediation via the Brownfield Land Release Fund to support the viability of the scheme (22 dwellings).
 - (b) **Portland Avenue, Seaham.** This site will be delivered through a design and build delivery approach. The site forms part of a wider Joint Venture with Homes England to deliver a housing led regeneration proposal for Seaham (20 dwellings).
 - (c) **Merrington View, Spennymoor.** This site delivered through a design and build delivery approach and as a Modern Method of Construction (MMC) scheme. The site is of an appropriate scale to support an MMC construction scheme which supports pace of delivery and will enable the council to introduce innovative construction approaches to the programme (9 dwellings).
- 33 The council will continue to progress the other sites identified in the Phase 1 and Phase 2 sites agreed by Cabinet in February 2021 and December 2021, subject to viability considerations. Where sites are not viable for the programme, they will be returned to the council's disposal programme.
- 34 The Phase 1 and Phase 2 sites are all located to the east of the A68. This is on the basis that the council does not have suitable land holdings in the rural west of the County. For this reason, the council will look to deliver homes in the rural west through a specific range of delivery approaches which are intended to identify suitable opportunities in the absence of land holdings.
- 35 Three distinct model delivery approaches to provide for council homes in rural areas have been identified, as follows:
- (a) identify suitable land to purchase or for a land swap;
 - (b) make use of existing buildings; and
 - (c) purchase of s.106 units where there is no interest from Registered Providers.
- 36 Alongside the development of sites, a programme of acquisitions is being undertaken to deliver homes to meet housing needs. Suitable

properties can be acquired by the council, where funding is in place and where it is recognised that the property can meet housing needs. In considering whether to purchase a property, the council will give consideration to the size, location, type of the property as well as any repairs required to bring the property up to a suitable standard.

Key challenges for the council house delivery programme

- 37 The key challenge to the council house delivery programme is the viability of development. Whilst the programme has been reconfigured to best support viability considerations, some of the allocated sites within the programme have proven to be challenging in a viability context owing to site topography factors or indeed the scale of the sites, with smaller sites not benefiting from economies of scale. The council will work with the appointed main contractor to consider the most appropriate form of development to best support viability considerations.

Next steps

- 38 The July 2023 Cabinet Report set out an approach to procuring a contractor to deliver the council house delivery programme. This was to award a framework agreement following an initial restricted procurement, with the framework awarded on the first sites, Greenwood Avenue, Burnhope and Portland Avenue, Seaham. This procurement exercise has commenced and is expected to conclude in the first quarter of 2024.
- 39 The next milestone for the council house delivery programme, is therefore to conclude the procurement process with the appointment of a main contractor to build council homes. Following appointment of the main contractor, the council will seek to take the Greenwood Avenue and Portland Avenue sites through the planning permission, with an anticipated start on site in the second half of 2024.
- 40 The appointment of the main contractor will enable the council to further refine its pipeline and programme future sites within a development programme. In this context, working closely with the main contractor, the council will develop a pipeline to bring forward sites and to deliver the programme in a phased manner which best supports viability considerations.
- 41 Separate to the appointment of the main contractor to deliver the programme, the council will undertake a procurement exercise to appoint a MMC delivery partner. The Merrington View, Spennymoor scheme will be the first scheme to be delivered under this contract.
- 42 Soft market testing has indicated that there is a clear separation between traditional build construction and MMC providers. Furthermore,

MMC homes will consist of a smaller proportion of the council house delivery programme than traditional build houses. In discussion with procurement colleagues and in recognition of these factors, the council is engaging with the market in an optimal way to procure delivery partners to deliver the differing product types. This involves in practice, two separate procurement processes, one to appoint a main contractor and a second for a MMC provider. As noted, the procurement process to appoint a main contractor is underway. The procurement process to engage a MMC provider will commence in early 2024.

- 43 Alongside the development workstream, the council is considering the requirements for the operational and management set-up of the service. This includes the approach to repairs and maintenance of properties, tenant communications and wider communications associated with the programme. This work will be presented to Cabinet for consideration in 2024.

Conclusion

- 44 The report has provided information on the background and objectives of the council house delivery programme. It is noted that the intention of the programme is to deliver homes to meet affordable housing needs alongside delivering homes for older people. The programme will also provide 'move on accommodation' for those in temporary accommodation to reduce the cost of the provision of temporary accommodation to the council.
- 45 The report also notes the July 2023 Cabinet report set out how the council has responded to a series of challenges, both macro economic conditions and challenges with allocated sites to present a viable delivery model for the programme. The council is currently in a procurement process for a main contractor for the programme.
- 46 Following the appointment of the contractor, the council will progress the Greenwood Avenue, Burnhope and Portland Avenue, Seaham sites as the first two sites in the programme. The council would work with the main contractor to determine a forward programme of sites for development from the Phase 1 and Phase 2 site allocations.

Background papers

- 12 July 2023 Cabinet report: [Council House Delivery Programme Update](#)

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Appendix 1: Implications

Legal Implications

The Council is a Registered Provider of Social Housing and has all the necessary powers to fulfil the recommendations. The Council may hold 199 properties in the General Fund under the direction from the Secretary of State. Once it holds 200 properties it will be required to re-establish its Housing Revenue Account. The necessary direction is in place.

Finance

Updated financial model approved by Cabinet on 12 July 2023.

Consultation and Engagement

Will be undertaken on sites at an appropriate time.

Equality and Diversity / Public Sector Equality Duty

None

Climate Change

The new council homes are designed in line with building regulations standards to ensure high standards of energy efficiency.

Human Rights

None.

Crime and Disorder

None.

Staffing

None.

Accommodation

None.

Risk

Detailed risk assessments will be undertaken at the project level and as part of delivering sites.

Procurement

The approach is outlined in 12 July 2023 Cabinet report. Procurement process presently underway to appoint a main contractor for the programme.

Appendix 2: Approved Sites with potential Total Number of Dwellings (Phase 1 and Phase 2 sites)

Sites	Total dwellings	Council homes
Phase 1		
North of Portland Avenue, Seaham	45	20 - 30
St Agatha's Close, Brandon	54	30
Greenwood Avenue, Burnhope	110	40 - 50
Chaytor Road, Bridgehill	35	35
Edison Street, Murton	10	10
Clevesferye House, Ferryhill	10	10
Shieldrow Lane, New Kyo	10	10
Sub total	274	155 -175
Phase 2		
Claude Terrace, Murton	10	10
Fishburn Hall Farm	30	30
Murphy Crescent, Bishop Auckland	20	20
Thornlaw South, Thornley	35	35
Sacriston, Mafeking Tce	7	7
Wheatley Hill School p/f	70	25
Spennymoor	12	12
Langley Park	30	30
Hamsterley Walk, Annfield Plain	10	10
Barrington Street, Dene Bank	10	10
Harthope Gr, Bishop Auckland	50	20
Delves Lane, Consett	20	20
Derwent Cres, Leadgate	40	40
Grey Terrace, Ferryhill	30	30
Blackthorn Close, Brandon	30	15
Moorside School	50	20
Deneside Depot, Seaham	30	15
Sub total	484	349
Grand Total	758	504- 524

Council House Delivery Programme Update

Overview and Scrutiny Economy and Enterprise

12 January 2024



Agenda

Background

- Objectives of the council house delivery programme
- Approach to delivery
- Sites
- Key challenges
- Next steps

Objective/Purpose:

- Members of the Economy and Enterprise Overview and Scrutiny Committee are asked to note and comment on the information provided within this report and the associated presentation

Background

Background

- In October 2020, the council agreed to begin a council house delivery programme of up to 500 homes by 2026
- Cabinet reports in February 2021 and December 2021 agreed Phase 1 and Phase 2 sites for the programme.
- Since this point, work has commenced on sites and delivery approaches, including market engagement.

Progression of the programme

- Progression of the council house delivery programme has been impacted by a series of macro-economic factors:
 - Covid 19
 - War in Ukraine
 - The global energy crisis
- These global events occurred since the development of the original business plan and have resulted in high inflation and interest rates.
- This has impacted on both the construction industry and the council's own budgetary position.

July 2023 business case

- On the 12 July 2023, Cabinet approved an updated business case for the council house delivery programme, including a revised financial model.
- The July 2023 updated business case responded to three challenges for the programme:
 - a) macro-economic changes had seen both inflation and interest rates rise significantly since the first business case was prepared.
 - b) the opportunity to revisit both the delivery approach and assumptions, to support viability considerations within the programme.
 - c) to understand how the programme could support a reduction in the cost of using temporary accommodation.
- Updated financial model forecast HRA is financially viable, without capital investment from the council.

Objectives of the council house delivery programme

Objectives of the programme

- The objective of the council house delivery programme is to deliver homes to meet housing needs, specifically:
 - Affordable housing.
 - Homes for older people.
 - To reduce the cost of the provision of temporary accommodation via provision of 'move on' accommodation managed by the council.

Affordable housing needs

- There is a shortfall in the delivery of affordable housing to meet needs:

	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Affordable Homes Delivered	473	532	628	478	536	2,647
Affordable Homes Needed (annual average)	836	836	836	836	836	4,180
Gap	-363	-304	-208	-358	-300	-1,533 (-36.7%)

- The council house delivery programme provides an additional source of supply to meet affordable housing needs.

Older persons housing

- A 'demographic shift' in County Durham with the number (and proportion) of older people increasing:
 - Between 2016 to 2035 the number of people aged over 65 will increase from 105,200 to 146,300 (a 39% increase)
 - Those aged 75 and over will increase from 45,700 to 75,700 (a 65.6% increase) over the same period.
- The council house delivery programme can provide house types to meet older person's needs (bungalows).

Temporary accommodation

- The council's cost of providing temporary accommodation has increased from £10,343 in 2016/17 to £806,179 in 2022/23.
- This is a result of a number of factors including:
 - The Council no longer has a property portfolio to directly deal with those requiring accommodation.
 - The extension of duties under the Homelessness Reduction Act 2017.
 - The impact of policies introduced during Covid.
 - People are presenting as homeless with increasingly complex needs.
- The council house delivery programme can provide 'move on' to reduce the cost of the provision of temporary accommodation.

Approach to delivery

Approach to delivery

- The July 2023 cabinet report set out an approach to delivery to overcome challenges within the programme. This includes:
 - An updated financial model based on revised assumptions.
 - Delivering bungalow accommodation alongside a range of house types to meet needs.
 - Moving towards a ‘design and build’ approach to development.

Sites

Phase 1 and Phase 2 sites

- In February 2021 and December 2021 DCC Cabinet agreed sites for Phase 1 and Phase 2 for the programme.
- All sites within the programme have been identified from land held within the council's ownership
- The July 2023 Cabinet report identified that for the initial stage of the programme, three sites would be identified for delivery:
 - Greenwood Avenue, Burnhope (22 dwellings).
 - Portland Avenue, Seaham. (20 dwellings).
 - Merrington View, Spennymoor. (9 dwellings).
- Other Phase 1 and 2 sites to be progressed subject to viability considerations.

Rural delivery

- The council does not have suitable land holdings in the rural west of the County for the council house delivery programme.
- Three distinct model delivery approaches to provide for council homes in rural areas have been identified, as follows:
 - Identify suitable land to purchase or for a land swap.
 - Make use of existing buildings.
 - Purchase of s.106 units where there is no interest from Registered Providers.

Acquisition

- Alongside development, a programme of acquisitions is being undertaken to deliver homes to meet housing needs.
- Suitable properties can be acquired where it is recognised that the property can meet housing needs.
- Consideration is given to the size, location, type of the property as well as any repairs required to bring the property up to a suitable standard.

Key challenges

Key challenges

- The key challenge to the council house delivery programme is the viability of development.
- Some of the allocated sites within the programme have proven to be challenging in a viability context owing to site topography factors / the scale of the sites,
- The council will work with the appointed contractor to consider the most appropriate form of development to best support viability considerations

Next steps

Procurement of main contractor

- The next milestone for the programme is the appointment of a main contractor to build council houses.
- The procurement exercise is underway and is programmed to conclude in first quarter of 2024.
- Greenwood Avenue and Portland Avenue identified as ‘first schemes’ for the programme.
- Following appointment, working with the main contractor to develop a delivery pipeline of sites.

Modern Methods of Construction

- Modern Methods of Construction (MMC) providers use offsite manufacturing approaches to deliver homes.
- The first MMC scheme to be delivered as part of the council house delivery programme will be Merrington View, Spennymoor.
- The appointment of a MMC provider requires its own procurement process owing to the separation in the market between the traditional build construction sector and MMC providers.
- Procurement process to engage a MMC provider to commence early 2024.

Operational and management considerations

- Work underway in respect of operational and management considerations including:
 - Repairs and maintenance of properties.
 - Tenant communications.
 - Wider communications associated with the programme.
- This work will be presented to Cabinet for consideration in 2024.

Discussion