



Tees Valley Unlimited

Bid to the Government For  
Housing Market Transitional Funding

#### Arabic

إذا كنت ترغب الحصول على هذه المعلومات بلغات أو بأشكال أخرى على سبيل المثال بالطبعة الكبيرة أو بالشريط المسجل فالرجاء الإتصال 'تيس فيلي unlimited' (Tees Valley Unlimited) على هاتف رقم 01642 524400

#### Bengali

আপনি যদি অন্য কোনও ভাষায় বা রূপে এই তথ্য পেতে চান, যেমন বড় ছাপার হরফে কিংবা অডিওতে, তাহলে অনুগ্রহ করে 01642 524400 এ টীস ভ্যালি অনলিমিটেড-এর সাথে যোগাযোগ করুন।

#### Cantonese

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#### Farsi

اگر شما این اطلاعات را به زبان یا شکل دیگری مثلا چاپ بزرگ یا بصورت صدا میخواهید لطفا با تیم دایورسیتی (گوناگونی) یا شما ره 01642 524400 به تماس شوید

#### French

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#### Hindi

यदि आपको यह जानकारी किसी और भाषा या किसी और फारमैट, जैसे बड़े अक्षरों में चाहिए तो कृपया '01642 524400' पर तीस वैली अनलिमिटेड को फोन करें।

#### Kurdish

ئەگەر تۆ بۆ ئەرێت ئەوەی ئەم زانیاریە بە دەستت بکەیت بە زمانەکانی تر یان بە شێوەیەکی تر بۆ نموونە چاڵی گەورە/یان بە تێپی توێمارکراو نەکایە پەڕوێندی بکە بە 'تیمی دایڤۆرسیتی' (Tees Valley Unlimited) 01642 524400 لە سەر زمارەکی تەلەفۆن

#### Kurdish Surani

فۆرماتێکی دیکە دەوێت، بۆ نموونە، بۆ پێنی ئێمەر نەم زانیاریات بە هەر زمانێک یان بە تێس ڤالی ئێنلیمیت (Tees Valley Unlimited) گەورە یان بە توێمارێ دێگی، نەکایە پەڕوێندی بکە لەم ژمارە: 01642 524400.

#### Mandarin

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#### Polish

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#### Punjabi

ਜੇ ਤੁਸੀਂ ਇਹ ਜਾਣਕਾਰੀ ਕਿਸੇ ਹੋਰ ਧਰਤਰ ਜਾਂ ਥੋਲੀ ਵਿੱਚ, ਵੱਡੀ ਛਪਾਈ ਵਿੱਚ ਜਾਂ ਟੇਪ/ਮੀ ਡੀ 'ਤੇ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ (Tees Valley Unlimited) ਨੂੰ 01642 524400 ਨੰਬਰ ਉੱਤੇ ਫ਼ੋਨ ਕਰੋ।

#### Tamil

இந்தத் தகவலை வேறு மொழியில் அல்லது வடிவத்தில் உதாரணமாக பெரிய அक्षர் அல்லது ஒலிவடிவத்தில் பெற விரும்பினால் தயவு செய்து மஸ் வேலி லிமிடெட்டை 01642 524400-இல் தொடர்பு கொள்ளவும்.

#### Urdu

اگر آپ ان معلومات کو کسی بھی اور زبان یا انداز، مثلاً بڑے پرنٹ/آڈیو ٹیپ وغیرہ میں حاصل کرنا چاہیں تو 'ڈایورسٹی ٹیم' (Tees Valley Unlimited) کو اس نمبر پر فون کیجئے 01642 524400

# Introduction

The Tees Valley is a contrasting area, home to some of the major economic drivers of the country whilst at the same time facing serious challenges resulting from our industrial legacy. One of the major challenges we face is re-balancing our housing markets to reflect the aspirations of existing and future residents, to create the right conditions to exploit our economic potential and address some deep seated social and environmental problems. Working together with our local authority partners and other stakeholders we formed Tees Valley Living to seek the funding and oversee the process of regeneration and renewal in our failed housing areas. Our ambitious 15 year programme was in the early years of transforming these areas and some real progress and achievements were becoming visible. However as economic circumstances changed the necessary finances were no longer available from central government and the programme has stopped in its tracks, resulting in some difficulties for residents remaining in these areas, together with large scale dereliction affecting the economic potential of the sub-region.

We are therefore delighted to be invited to bid for these resources and to be able to offer hope for some of those residents still remaining in unsatisfactory conditions. Our local authority partners have carried out thorough assessments of current conditions within the four former Housing Market Renewal areas and have produced a prioritised programme reflecting the scale of the problems faced together with detailed and realistic forward strategies for each of the sites concerned. We are confident that the bid is realistic and will enable our partners to complete those actions already commenced and allow us to move forward, seeking new methods and tools to create fit for purpose housing areas and a more prosperous economic future for all.



Alison Thain OBE

**Board member of Tees Valley Unlimited  
and Chief Executive Fabrick Housing Group**

# Section 1 - Programme Level Summary and Forward Strategy

This bid is for £6.1m of grant from a total programme cost of £13.8m (44.5%). It will result in 196 properties being acquired and a total of 536 properties, including some commercial units, cleared. Section 1 of this bid firstly summarises progress to date then highlights our programme level priorities and forward strategies. Section 2 contains the detailed forward strategies and proposals from the four local authorities. A series of Appendices at the rear of the document will contain for each local authority a map of the area and a letter confirming political support. Because of size the master and individual schedules will be sent as separate excel worksheets. It is not our intention to repeat the voluminous evidence base illustrating the depth and extent of the problems faced in our former HMR areas-these are already widely disseminated and in the possession of DCLG.

Between the commencement of our physical renewal activities in 2006 and the cessation of the programme in 2011 Tees Valley achieved the following outputs:

Property acquisitions	2,032
Demolitions (including social housing)	2,702
Relocation packages	289
New builds	1,405
Public investment	£143.28m
Private investment	£108.9m
Commercial investment	£56m

Whilst the above figures are, we believe, impressive, much remains to be done. Applying the strict criteria of this bidding regime over 200 households remain trapped in streets or blocks with less than 50% occupancy. In the wider former HMR areas the number approaches 350.

Our proposals therefore are, we believe, relatively modest but will allow us to draw a line under the previous HMR regime and allow us to move forward in seeking new ways to renew our failing housing markets.

## Tees Valley Priority Action Areas and Costs

Following a thorough visual and technical assessment and having due regard to the bidding regime criteria the following areas have been identified as our priority areas:

Local Authority	Sub-Area	Properties to Acquire	Properties to Demolish	Size of area covered (ha)	Grant Sought
Middlesbrough	Gresham, St Hildas	58	231	20.9	£2,389,900
Stockton-on-Tees	Parkfield	34	103	3.81	£1,521,908
Hartlepool	Carr/Hopps Street	98	189	2.06	£2,000,000
Redcar & Cleveland	South Bank	6	13	0.08	£266,796

The individual local authority submissions later in this document and the attached schedules and plans provide further information and justification for these areas.

## Programme Level Forward Strategy

The local authorities have no intention of abandoning these areas and are keen to explore alternative structures for completing the process without relying on central government funding.

Tees Valley Unlimited (TVU, the Tees Valley Local Enterprise Partnership), on behalf of the four local authority partners, is coordinating this bid and putting in place activity at the sub-regional level to ensure new ways of addressing failing housing markets and renewing neighbourhoods without relying on further central government resources are identified. To this end TVU was successful in obtaining transitional revenue funding from DCLG in May 2011. The key use of this resource will be to commission specialists to advise on how the new local authority freedoms, new revenue streams and existing assets can be used in innovative ways utilising new initiatives such as TIF and JVs to help remodel our identified regeneration areas. The findings of this piece of work will therefore form our programme level forward strategy and compliment the benefits this bid will bring.

In the interim the individual local authority forward strategies for the majority of these areas in the short-medium term is demolition followed by grassing over until market conditions improve. We are in early discussions with Groundwork North East to see if the money allocated for site remediation in this bid can be matched with other funding at their disposal to develop temporary open space/community type uses on the cleared sites in conjunction with the remaining local residents. See Appendix 6 for some initial ideas as to how this project could develop involving local groups. Longer term regeneration strategies for the cleared sites and adjoining areas will be prepared by the local authorities in conjunction with local residents and in relation to the programme wide studies discussed above.

In some circumstances the local authorities have identified interest from community groups or other organisations in taking over these sites or remaining housing areas. These are discussed in the individual local authority submissions.

## Value for Money Considerations

It should be noted that, because of the innovative forward strategies adopted by Hartlepool, the total programme level grant rate sought is only 44.5% of total costs, thus enabling the grant available to go further. The costs associated with acquisition and demolition of property are based on both experience and current market values and are considered reasonable and comparable to previous activity. Additionally the former TVL had commissioned a VFM study in response to the Audit Commission and the local authorities are now beginning to realise the benefits of this. In some circumstances compensation and disturbance packages offered are above statutory minimum requirements. This has been done on two grounds; firstly on the grounds of equity and natural justice it matches the packages given previously to residents in the same streets and secondly for minimal additional cost it can prove to be a cost effective solution in the long term, avoiding for example the need for lengthy and costly CPO procedures.

## Community Consultation

The individual local authorities have carried out extensive consultation with the residents who are to be re-housed as part of this bid and are confident of their support. The long term regeneration plans for the adjoining areas are being prepared and at the appropriate time the residents of these areas will be consulted-see the Section 2 below for individual local authority details.

# Section 2 - Individual Local Authority Submissions

## 2.1 Middlesbrough

### Introduction

Middlesbrough's HMR programme focused on the delivery of two strategically important projects in the Gresham and St Hilda's areas. The projects were part of a 15-year vision to tackle obsolete housing and stimulate economic growth in the town utilising funding from the Housing Market Renewal Fund and Single Housing Investment Pot. As a consequence of the cessation of the aforementioned funding streams, there are residents trapped in terraces where the majority of the properties have been stripped and boarded up. This bid will seek funding to acquire the properties of residents in the worst conditions and achieve a structured exit from the HMR programme.

### Progress to Date - Gresham

The Gresham project was announced in July 2005, as part of a 15-year vision for the town's older housing areas. The proposals included the demolition of 1453 terraced properties across three acquisition phases to be replaced with a variety of housing types and a mixed-use and commercial development to support the economic regeneration of the town.

The subsequent change of Government and the strong indication of future funding cuts given in the Emergency Budget on the 22nd June 2010 led the Council to announce the formal removal of the 634 properties in Phase 3 from the demolition programme on the 17th August 2010. The decision was taken to enable the Council to provide as many residents as possible with certainty about the future of their homes.

Acquisitions have been focused in Phase 1 of the area. The Council has to date acquired 372 and demolished 153 of the 418 properties in Phase 1.

### Programme Exit Strategy - Gresham

#### Bid for relocation funding

HMR Transition Fund resources are sought to enable the acquisition of the remaining 46 properties and the demolition of a further 198 properties in Phase 1 of the project (see Appendix 2, Plan 1). All of the properties to be acquired are in blocks where more than 50% of the homes are empty and the resources will enable the remaining residents to be appropriately re-housed. A block of 67 properties is to be retained for a private sector led refurbishment scheme. The cleared site will be grassed over until assembly of Phase 2 is complete.

#### Commitments transferred to successor regeneration activities

The plans for Gresham have been scaled back with 634 properties removed from the clearance programme. However, to bring the required economic growth requires a site

larger than Phase 1. The Council and the HCA Regional Team therefore remain committed to the redevelopment of Phase 2 of the project.

Successive strategies for the town centre have identified that the existing estate, which occupies a strategic gateway position close to the town centre, acts as a major impediment to private sector investment. The Council is therefore committed to finding the funding to complete the acquisition and demolition of Phase 2, without the requirement for financial assistance from Government, and will contribute available Council resources.

The vision for the Gresham area is for the Council and its private sector partners to deliver a transformational mixed-use development in order to achieve our mutual ambitions to stimulate private sector led economic growth in Middlesbrough Town Centre.

### Funding being pursued or recently obtained

The Council was awarded £2.2m from the Regional HCA's Planning and Regeneration budget to progress site assembly in Phase 1 of Gresham. The resources were fully defrayed in accordance with the funding agreement.

### Resident consultation

Extensive resident involvement has been in place since 2004. Residents were consulted with during April/May 2010 on alternative options for the future of the area as part of a review of the Gresham scheme. All options included demolition in Phases 1 and 2 but an overall reduction in the clearance programme and were widely supported by the community. Residents and owners of Phase 1 properties are aware of the Council's plans to complete acquisitions in the area and will be informed of the timescales once the outcome of this bid is known.

Residents and owners of properties in Phase 2 will be informed of the Council's plans to take the project forward as a non-HMR project, using available Council resources, after a meeting of the Executive in August/September 2011.

The Council and the Regional HCA are working with local community groups in the area to consider the establishment of a Community Land Trust to improve the retained properties.

### Plans for acquisition and refurbishment of former HMR housing

A block of 67 properties is to be retained for an innovative private sector led refurbishment scheme in the Wentworth and Waverley Street area of Phase 1 (see Appendix 2, Plan 1). The block would be comprehensively improved, and returned to housing stock through rent or sale. The block would form a natural bridge between the new development planned for Phase 1 and the existing terraced housing stock.

### Progress to Date - St Hilda's

St Hilda's forms part of the Greater Middlehaven site adjacent to Middlesbrough Dock. In 2004 a master plan was produced that provided a vision for the future of Greater Middlehaven, which totals over 100ha. The proposals included comprehensive clearance in order to regenerate and reposition Middlesbrough and to provide impetus for a comprehensive revitalisation of the sub-region.

Significant redevelopment has commenced but the removal of the remaining housing is critical to the completion of the overall scheme and attraction of investment.

When the project was announced there were 61 privately owned and 230 Council/RSL owned dwellings. The Council has acquired all but 11 of the privately owned dwellings and only one RSL tenant has yet to be re-housed.

## **Programme Exit Strategy - St Hilda's**

### **Bid for relocation funding**

HMR Transition Fund resources are sought to enable the acquisition of the 12 privately owned dwellings and the demolition of the remaining 33 properties (See Appendix 2, Plan 2). The 12 properties to be acquired are located in two streets where more than 50% of the homes are empty. The cleared site will be grassed over in advance of future redevelopment.

### **Successor regeneration initiatives**

The cleared site at St Hilda's forms part of the Greater Middlehaven area. St Hilda's is a key arrival and transitional area, including the railway station and key routes between the town centre and the wider Greater Middlehaven area. It is also the home of the Boho Zone, a creative industries and digital technologies quarter.

The completion of the clearance programme will unlock sites for private sector investment, create a critical mass of development activity and help address the area's negative perceptions as an area of housing market failure.

Should the remaining residential properties remain, the area will continue to be associated with housing market failure, developer confidence and development momentum in Greater Middlehaven will be jeopardised, and the vision of the Greater Middlehaven partners will not be realised and existing investments undermined.

### **Sources of funding pursued or obtained**

The Council's plans for Greater Middlehaven are supported by the Regional HCA office. Funding has been sought from the former Planning and Regeneration Budget and indications from the HCA are that the completion of site assembly at St Hilda's is considered to be a priority for future funding.

### **Resident consultation**

The St Hilda's Liaison Group was established in 2004 shortly after the announcement of the plans to clear the area. The group included residents, Middlehaven Ward Members, Tees Valley Regeneration, Erimus Housing and Council Officers. The group continued to meet regularly until 2010 when number of remaining households was so few that there was no representation from residents. Residents are aware of the Council's plans to complete acquisitions.

## Political Approval

The prioritisation of HMR Transition Fund resources for the completion of acquisitions in St Hilda's and Gresham Phase 1, to assist those households trapped in the worst conditions, is supported by the Elected Mayor of Middlesbrough (see attached letter, Appendix 2).

The Mayor also supports the proposal to complete the redevelopment of Phase 2 of Gresham using the Council's own resources in order to stimulate the economic growth of the town centre and deliver new sustainable jobs in the town. The Council's Executive will formally consider the proposal in August/September 2011.

## Value For Money

The residents of Gresham and St Hilda's have previously been offered enhanced relocation packages to bridge the gap in affordability between their homes and a replacement property. This bid therefore includes a realistic estimate of enhanced relocation packages where appropriate. By offering an enhanced package the risk of incurring the expense of a CPO is mitigated by encouraging residents to take up the offer of relocation assistance.

Middlesbrough Council has implemented value for money (VFM) measures on HMR projects as part of the adopted sub-regional VFM strategy. The Council has been able to demonstrate a 24.8% saving on basic controllable costs including legal, valuation and security fees. Other additional savings on project costs, along with joint working measures, have also been implemented in order to achieve another 10% (minimum) saving in the next 12 months.

## 2.2 Stockton-on-Tees

### Background

The Parkfield/Mill Lane regeneration/renewal project is located directly adjacent to the Boroughs main commercial/town centre in the 'Stockton Town Centre' ward. As DCLG/HCA is aware the area is one of pre 1919 terraced housing in poor quality and low value, providing cramped accommodation with poor amenity space. A significant proportion of the stock is in a poor state of repair and has historically been vacant or let to a transient population.

Since the outset of our HMR project in 2006, we have secured the full support of local residents. Following detailed and ongoing phases of consultation we collectively agreed an ambitious plan to deliver economic change to the Parkfield/Mill Lane area, change which would support the Council's broader strategic aims of town centre economic regeneration.

With the assistance of HMR funding we have made significant progress towards our HMR objectives. To date 227 domestic and 2 commercial premises have been purchased and in total 158 properties have been demolished. We operate an innovative 'Equity Loan' scheme which enables property owners (who wish to do so, but are unable to secure the necessary private sector finance) secure alternative accommodation through owner occupation. This scheme has proved attractive to local residents and is cost effective to the Council in terms of enabling owner occupiers to move as quickly as possible and minimising the potential for CPO action. In order to ensure 'equity' for remaining residents the costs of the loan scheme are included within the financial information provided (we have estimated 5 further loans will be required and included these costs in the separate excel spreadsheet attached to this bid).

The Council has consistently driven forward value for money as part of our HMR programme and this approach is integral to our Transition Fund submission, for example:

- Where possible we jointly procure, most recently we have partnered with a local RP to drive down removal costs.
- Project management costs are not included within our submission and evidence our desire to assist as many isolated households as possible.
- We have also secured the services of Community Payback, who for no charge regularly undertake site tidy ups and maintenance. This arrangement will continue whilst a longer-term solution for the site is sought.

In terms of delivering further VfM in this submission options have been explored and exhausted. For example we have received no interest from community groups/potential partners regarding the transfer of vacant assets, nor have we appointed a private sector partner (as the site is not yet 'market ready'). On this basis we are unable to further reduce our costs by transferring some elements such as property demolition costs to other partners.

DCLG are asked to note that a significant proportion of the costs incurred in our submission are related to property 'demolition', this is due to the significant progress we made with property acquisition with allocated HMR funding, however the cessation of funding has prevented actual demolition. Funding to demolish properties in our priority blocks is vital both to address the concerns of our local community and to ensure a structured 'exit' to our programme.

In summary our Transition submission focuses on:

- Assisting trapped/isolated residents to move out of our stalled HMR programme.
- The demolition of purchased properties in our priority areas. Empty properties are a major concern for the local community and place a financial strain on other public services such as the police, fire brigade and other Council services as a result of frequent call outs following incidents of anti-social behaviour and arson attacks etc.
- Completing the purchase and demolition of pepper-potted derelict/empty properties. Without purchasing these properties we are unable to conclude full street demolition programmes.
- Unwinding the area not eligible for Transition funding (80 properties) through a structured and viable Exit Strategy.

**The total cost of the SBC 'bid' is £3,043,815**, a summary of what would be achieved with this resource is detailed below. DCLG/HCA are also asked to note that whilst 5 of our 6 blocks fall within 'Category 1', occupation in the remaining block is significantly less than the 'Category 3' 50% level at 15%. Overall the occupancy level for our 'priority area' is 8%:

	Isolated / occupied to purchase	Empty to purchase	Total to demolish	Potential 'Equity Loans'	Other
BLOCK A Category 1 6% occupancy	6	1	23	2	
BLOCK B Category 3 14% occupancy	7	4	28	1	
BLOCK C Category 1 10% occupancy	4	5	27	1	
BLOCK D Category 1 0% occupancy	0	0	4	0	Remedial party wall work vital
BLOCK E Category 1 0% occupancy	0	1	4	0	Remedial party wall work vital
BLOCK F Category 1 10% occupancy	4	2	17	1	Remedial party wall work vital
Totals	34		103	5	

## Compliance with the Transition Funding Bid Guidance

The following sections illustrate our compliance with the bid criteria. We have obtained political endorsement from Councillor S Nelson, Cabinet Member for Housing and Community Safety - see letter attached in Appendix 3 and set out our programme exit strategy below.

### Political consultation and sign-off

The Council's submission and Exit Strategy has been agreed in full consultation with our Cabinet Members (for Housing and Community Safety and Regeneration and Transport) and the Stockton Town Centre ward members. Due to time restraints it has not been possible to seek Cabinet approval prior to the bid submission date, however using the Council's Urgency Procedure the submission has been approved (by both the Mayor and the Cabinet Member for Housing and Community Safety). Formal bid endorsement will be sought from the Council's Cabinet on the 14.7.11.

### Community Consultation

As detailed above we propose to unwind 80 properties from the current HMR programme. We have remained in regular contact with residents in these properties (our most recent correspondence was dated March 2011) and as such they are aware that the demolition of their homes was subject to the Council securing additional HMR funding. As we have maintained regular communication we are confident that we will secure full community agreement. Immediately following Cabinet we will commence a detailed programme of community engagement and consultation. This will include:

Timescale	Action
18.7.11	<p>A letter drop to all residents in the current HMR area and surrounding properties:</p> <p><b>Letter 1 to residents in the area included within this Transition Fund Submission</b></p> <ul style="list-style-type: none"> <li>■ To explain that the Council has sought additional funding and confirm our ongoing commitment to complete this phase of the HMR project.</li> </ul> <p><b>Letter 2 to residents owners in the area to be 'unwound'</b></p> <ul style="list-style-type: none"> <li>■ To explain that the Council no longer intends to proceed with the purchase and demolition of properties and to explain the 'Facelift' proposal (see further detail below).</li> <li>■ Residents in 'buffer' properties to be provided with additional details regarding the wider implications for their properties and how the Council will assist/move this forward.</li> </ul> <p><b>Letter 3 to residents of surrounding/neighbouring homes</b></p> <ul style="list-style-type: none"> <li>■ To address current concerns regarding the 'stalled site'</li> </ul> <p>All letters</p> <ul style="list-style-type: none"> <li>■ To include an invitation to a drop-in consultation event. To be held wc 25.7.11.</li> <li>■ Offer of home visits to be offered to vulnerable and/or disabled residents.</li> </ul>
wc 25.7.11	<p>Resident drop-in/consultation event – to be staffed by experienced regeneration officers.</p>
Once outcome of submission is known	<p>Residents in the area included within this Transition Fund Submission</p> <ul style="list-style-type: none"> <li>■ Letter to be hand delivered to explain the outcome of the bid/immediate next steps (including invitation to drop-in session to be respond to any individual/bespoke questions).</li> </ul> <p>Residents in the area to be 'unwound'</p> <ul style="list-style-type: none"> <li>■ Letter to be hand deliver to explain the outcome of the bid/immediate next steps. Assuming successful bid outcome, Facelift investment consultation to commence.</li> </ul>

## Successor locally based initiative

As detailed previously 80 properties included in our original HMR programmes are not eligible for Transition Funding and are to be unwound.

In previous presentations and information supplied to Henry Clearly OBE (in February 2011) the Council did highlight that if property demolition was not a viable option then it was vital that we 'held the line' and protected the £16.5m investment made to date. Our longer term intention is to bring a viable development site to the market, a site that will be attractive to the private sector and not disadvantaged by the condition of surrounding properties. To achieve this aim further investment is vital, therefore subject to a successful Transition Fund bid the Council proposes to fund a programme of external property improvements (a 'Facelift' scheme), to the 80 'unwound' properties. **This local programme would be funded solely by the Council.**

A Facelift scheme would include the renewal of guttering, brickwork cleaning and re-pointing and the painting of stone cills, wood facia, windows and doors etc. and will be offered to all property owners with the aim of maximising both impact/participation. Funding for private landlords will be conditional on joining/maintaining membership of the Councils Landlord Accreditation scheme and Tenant Referencing Service. We have extensive experience of delivering such projects (370 properties have benefited in the Borough to date) and in ensuring maximum local support and buy in. We are confident based on past experience that this proposal will be supported by residents in this area.

## Sources of funding

To deliver the programme detailed above the Council will provide £1.52million in match funding and a further £901,455 for non eligible expenditure required to bring the programme to a successful conclusion. Cabinet at its next meeting on the 14.7.11 will be asked to endorse the use of council resources for this purpose.

## Future site options (the 'bid' site)

In conjunction with the HCA (North East, Yorkshire and The Humber) the Council has recently commissioned DTZ Consulting to undertake site master planning for the Parkfield/Mill Lane HMR Area. This will include a detailed market appraisal which will examine immediate and longer term potential site opportunities, constraints and options. As part of this exercise soft market testing with potential private sector developers has taken place and indicated that at this time a traditional 'house builder' is unlikely to consider this site a viable option due low new-build sale values that properties in this local market would attract and the competition from surrounding new build sites. As stated previously our longer term ambition is to redevelop the site, however in the interim/short term we will 'green' and maintain.

Whilst demand from private house builders is not evidenced at this time, there is clear and evidenced demand in the Borough for affordable rented accommodation and intermediate sale options. On this basis the Council is progressing a phased approach to site development, the initial phase to 'kick off' with an RP provider. The Fabrick Housing Group has recently made a 'firm' bid (supported by the Council) to the HCA for Affordable Housing Programme resources for 40 properties on a cleared area of the wider site. We are confident that these 40 units will be delivered and this will enable a phased programme of development to occur.

## Community, RSL or commercial acquisition and refurbishment options

As referenced previously the Council has received no interest from any third party organisation to progress on this basis. Taking into account the factors detailed below we do not consider this situation likely to change:

- Due to the nature of demolition undertaken to date a significant proportion of remaining properties are 'isolated', this does not facilitate a coherent street refurbishment option.
- Properties have been subject to extensive and ongoing vandalism. In an attempt to prevent continuing problems for remaining/surrounding residents vacant properties are 'stripped', refurbishment is therefore a very costly option.
- The properties in question are not popular (very low demand) due to their size and lack of external amenity space.

## 2.3 Hartlepool

### Background

Obsolete terraced properties and associated issues have been prevalent in the central area of Hartlepool since the late 1990's. Problems such as anti social behaviour, abandonment and sharp decline in owner occupation led to severe decline in some neighbourhoods and attracted large scale speculation in the property market with buy-to-let and buy to leave empty. In response to these issues Hartlepool introduced a housing regeneration strategy and collaborated in the Tees Valley Living partnership to implement a 15 year programme of Housing Market Renewal. The programme has had a significant positive impact to date with in excess of 700 obsolete private sector properties being demolished followed by the delivery of two successful new build schemes, Headway and Trinity. The schemes have resulted in multi-million pound investment and successfully attracted owner occupiers back into the central area of the town creating mixed tenure developments, sustainable communities and enhancing localism through community driven regeneration. The Council is currently delivering the second phase of housing regeneration on the sites of Perth Street and Belle Vue. Demolition and re-development has commenced at Belle Vue and the Council has achieved a successful CPO on the Perth Street scheme. The Carr/Hopps street regeneration area is the last piece in a jigsaw of incremental housing regeneration and this site must be tackled to prevent the regeneration successes reversing into a rapid spiral of decline, protect the investment made in surrounding regeneration sites and to help people trapped in properties that are in the poorest physical stock conditions in the town. This funding will allow a structured exit from the HMR scheme by completing acquisition of properties and relocation of residents remaining on the site and demolition of properties in preparation for new build housing development, achieving a planned exit to the programme.

## Scheme Master Planning and Consultation

The Carr/Hopps street area originally formed part of the New Deal for Communities Programme in Hartlepool and therefore a massive amount of consultation has taken place with residents since 2002 through the development and implementation of the NDC Community Housing Plan. Investment took place in the streets by the NDC programme which supported and encouraged owner occupiers to take up grants and loans to relocate to the area, this was choice based and few took up the offer and the scheme failed to make any impact against the backdrop of massive property speculation by out of town investors intent on waiting for capital values to rise, to make a profit. Properties within the 'central block' of the site (Carr Street Block in Appendix 4) were identified for acquisition and clearance to create 'green' open space within the area; however this could not be achieved by NDC as a few owners did not wish to sell by agreement. Further research and consultation was undertaken in 2007 (this included individual visits to all occupants) which highlighted that the area had not improved following the NDC intervention, the area had declined significantly and a more substantial area of intervention was identified. Resident consultation highlighted that 90% wanted more significant intervention with 76% overall supporting the boundary that is identified in Appendix 4.

## Current Position

The boundary at Appendix 4 includes 2.06 hectares of land for acquisition, clearance and redevelopment as part of the Councils housing regeneration programme and is the subject of this bid. Following the consultation and boundary changes pressure built from owner occupiers who felt trapped within a failed area therefore the Councils Cabinet made a decision to purchase properties by agreement from owner occupiers only, in 2008. Currently only 11 owner occupiers remain in the area of which 5 have agreed sale and await alternative accommodation. The Council and partners Endeavour Housing Association and Housing Hartlepool currently own 52 % of the site. These properties have been stripped internally, disconnected and secured awaiting demolition and manifest severe dereliction. In addition to the empty properties held by the Council a large proportion of the privately owned properties are vacant which results in an overall vacancy level of 70% across the site. Landlords are unable to let their properties due to poor condition, desirability, better housing offers elsewhere in Hartlepool, high levels of anti-social behaviour and abandonment and remaining tenants living in the streets feel trapped and extremely vulnerable. This area continues to have the lowest house prices within Hartlepool which are historically lower than Tees Valley and Regional averages; the continuation of a failed housing market is having a negative impact on surrounding areas. Each of the blocks identified within this bid meet and exceeds the 50% empty threshold. Due to the nature of the site, property condition and empty property levels the Council considers there is no alternative but for full scheme acquisition and demolition and without central government funding the Councils plans will continue but over an extended period of 10 years dependant on the Council's resources. Intensive neighbourhood management is required in this area and the recent introduction of selective licensing aims to tackle problems associated with some occupied private rented stock. The costs of managing decline will be approximately £100,000 a year with the additional cost of any blight claims. The Council will not be able to bring any of the properties within this area back into use due to financial viability, no Registered Provider has expressed interest neither has any other party in taking over the properties to bring back into use, across the rest of Hartlepool over 800 properties are currently empty over 6 months and these are being tackled by an empty property strategy.

## Exit Strategy

The exit strategy proposed provides a solution for this scheme to prevent any future dependence on central government funding. It combines grant funding with match funding from the Council with an innovative approach of joint working with partners Housing Hartlepool and Endeavour Housing Associations and a developer partner in the future by the use of this fund and match funding to unlock the potential of the site and securing maximum benefits in terms of numbers of residents re-housed. The delivery of the exit strategy will be completed in two phases.

Phase 1 – acquisition by agreement of remaining privately owned properties on the Carr Street, Rodney Street, Richardson Street South and Hopps/Blake Street blocks. This will be delivered through the transition/exit funding (£2m bid submission, this is significantly less than the figures submitted to DCLG in January 2011, cir £6m) and Councils match funding (£2m). The acquisition will be completed on a block by block basis prioritised by the number of empty properties within each block and the vulnerability of occupants. Demolition will be taken forward when a full block has been acquired.

Phase 2 – acquisition by agreement of remaining privately owned properties on the Jobson Street East and Hart Lane Blocks. This will be funded partly by the transition/exit funding and match funding but also by a developer partner through land value of other Council owned sites. The acquisition and demolition of phase 1 unlocks the potential of the full site which will provide 2.06hec of development land. A developer partner will be procured to facilitate redevelopment and the acquisition of the final block, cross subsidy of other Council owned sites will also contribute to the delivery of phase 2. (Match funding will be achieved by a combination of Section 106 funding, New Homes Bonus, land receipt from the sale of Council owned land and funding brought in through a developer partnership)

## Delivery Arrangements

A delivery partnership is in place with Housing Hartlepool and governed by a memorandum of understanding, two dedicated members of staff carry out the on-the-ground delivery with additional staff when required. The Councils estates and legal teams deal with each individual acquisition. It is the intention of the Council to acquire properties by agreement and relocate residents without legal enforcement. Detailed and continuous engagement will continue, with occupants, with weekly street surgeries and individual visits.

## Assumptions and Value for Money

The financial appraisal has assumed an average property cost of £40,000 across the scheme with the exception of properties on Hart Lane where £45,000 has been assumed given their larger size. These figures have been calculated based on comparable properties across the central area and also recent sales figures within the site. The statutory amounts for Home Loss for tenants and Basic Loss for owners have been assumed and no relocation above the statutory minimum will be provided. Costs for clearance, security and demolition are procured as part of a larger contract in partnership with Housing Hartlepool who provides the on-the-ground management of the scheme, economies of scale are therefore delivered and local contractors are used. (See spreadsheet for details)

## Cost Savings

Ongoing management and maintenance of this scheme currently costs £100,000 a year, these costs are associated with security, screening properties, fire call outs and ongoing management of scheme and liaison with occupants. Intensive neighbourhood management is required to protect occupants and reduce the detrimental impact of the empty properties to surrounding areas.

Given the poor property condition it is anticipated that that properties would require investment of a minimum of £50,000 per property to bring them to a habitable standard with an additional financial requirement to bring them to decent homes standard. This is a significant financial burden for the Council and private owners are unwilling to bring their properties up to a decent standard due to financial unviability. The scheme provides value for money as acquisition and demolition will be cheaper than improvement and a development site will be provided which will create an opportunity for new build affordable homes for local people which meet modern aspirations and are energy efficient.

## Consultation and Political Endorsement

As explained above consultation with residents and stakeholders has occurred on a regular basis since 2002 and residents fully support the scheme and have driven forward the intervention taking place within this area, no commitment to residents is being unwound. Further consultation is taking place from July 2011 which will consist of individual visits to each occupant and contact with property owners to further endorse the exit strategy plans for this area. The exit strategy has already been given political endorsement but will be ratified by the Council's Cabinet on the 1st August 2011. (Please see the letter of support from Hartlepool's elected Mayor, Appendix 4)

## Impact on Adjacent Areas

The delivery of the Carr/Hopps Scheme will have significant impact on adjacent areas. The blight caused by the level of dereliction is evident in surrounding areas due to the decrease in property values. Confidence will be restored to surrounding areas (which have different and more sustainable house types) following the implementation of the exit plan. It is anticipated that approximately 90 new build units will be delivered on site. These will be a mix of affordable and private sale units with a mix of 2 and 3 bedroom homes and two bedroom bungalows. A development brief has been produced for this area for marketing purposes. This scheme will also contribute to protecting the multi-million governments and private sector funding already delivered in surrounding areas, completing the Council's housing market renewal strategy.

## 2.4 Redcar & Cleveland

### Overview

Redcar and Cleveland is situated within the Tees Valley and is the southernmost authority in the North East region, covering nearly 25,000 hectares. 139,500 people live in the borough, spread mainly across the urban conurbations of Greater Eston and Redcar.

The geographical focus of our bid is South Bank, which is within the Greater Eston area.

Greater Eston has a population of 38,735 which accounts for 28% of the borough. It is a predominantly urban area and experiences high levels of crime, unemployment, poor health and low educational attainment.

South Bank as an area faces a number of challenges and suffers from concentrated levels of deprivation. With a population of 6,830, 10% of households are single parents and 51% of children are in lone parent families. 10% of households claim job seekers allowance, with a worklessness rate of 44%.

## Progress to Date

In 2004, the council developed the South Bank Housing Renewal Plan to address housing market failure which was evident with high levels of abandonment, vandalism and obsolete stock. Following extensive community consultation, a preferred approach was agreed and a total of 437 properties have been acquired and demolished using £12,041,293 of HMR funding and £8,505,899 of SHIP funding.

Following on from the South Bank Housing Renewal Plan, the Greater Eston Masterplan was prepared in 2008 as a framework to guide future regeneration initiatives in the Greater Eston area over the next 10-15 years. This has been distilled into 'A New Perspective – Greater Eston Delivery Plan' which was adopted by the council's Cabinet and outlines our ambitions for South Bank and the wider Greater Eston area.

A programme of regeneration initiatives in South Bank is underway. These include house building, improvements to commercial premises, improving the public realm and landscaping works.

The council has been successful in attracting private sector investment into the ward with a £17million investment in Low Grange District Centre. This includes a Health Village and library, which opened in 2010, and a Tesco supermarket and retail units which are due to open in 2012.

The South Bank Eco Village development of 15 new homes and 11 refurbished terraces, being built by Gentoo Homes, started on site in March 2011. The Eco Village is an exciting development which will act as a catalyst for transformational change in South Bank and responds directly to the wishes of the community who have told us they want to see new homes in their town.

## Programme Exit Strategy

The council identified £1.4m from its Capital Programme to substantially complete Phase 2 of the agreed HMR programme within South Bank. As such, the two blocks identified within our bid are the only ones remaining which require acquisition and clearance as part of a long-term sustainable solution for the area. In order to provide the necessary match funding for this bid, the council will identify further resources as necessary from our Capital Programme.

The acquisition and clearance of these two blocks will successfully conclude the agreed HMR programme in South Bank. Locally agreed regeneration initiatives will be introduced to address the remainder of the older housing in the area. However, none of the properties that will remain were part of existing commitments through the HMR programme.

The Victoria Street site will be soiled and seeded to create a grassed area and this will be considered for future housing development. This will provide a sustainable long-term solution for these properties. The site, together with the wider HMR area in South Bank, will be brought to the market to facilitate new residential development at an appropriate time in the future. As such, the Victoria Street block is the council's main priority through this bid.

Following demolition of the Redcar Road East properties, the site will be landscaped to create an attractive, low maintenance area with improved access to the car park at the rear of the shopping parade. Again, this will provide a sustainable solution for these properties, which are currently blighting efforts to facilitate further regeneration in this part of the town.

The council operates a Neighbourhood Management approach which enables us to tailor services to the needs of particular communities. South Bank has a neighbourhood team that incorporates clean and green operatives, Neighbourhood Manager, officers and inspectors who work solely in South Bank.

An 'Invest to Save' programme is being developed to manage the council's approach to the remaining older housing area in South Bank. These properties were not included within the existing commitments of the HMR programme. However, whilst HMR funding has now ended, South Bank as an area continues to require additional support and resources in terms of enforcement, cleansing, investment in the public realm and community facilities.

The council's Cabinet will be considering the 'Invest to Save' programme for South Bank in September 2011. This will include a bid to the council's Capital Programme which will define the approach to this area over the over the next five years.

## Successor Regeneration Initiatives

The 'Invest to Save' programme builds on 'A New Perspective' and proposes a programme of initiatives around the themes of housing, public realm, and creating the right environment for private sector investment. This will be presented to the council's Cabinet in September 2011, along with a report detailing how the cleared sites will be offered up for development.

The South Tees area, including South Bank Wharf, is part of Tees Valley Unlimited's Enterprise Zone bid which will be submitted to Government for approval. If successful this could have the potential to create new jobs, businesses and generate capital investment for the area.

## Future Community Asset Transfers

Although the current housing market is depressed, the council is continuing to develop and implement initiatives to create attractive housing sites in South Bank that are ready for the market. Community Asset Transfer is being considered for council owned premises and open spaces in South Bank, however no such approaches have been received to date.

At this point in time, there are no set timescales in place for consideration of such initiatives. They will be developed in partnership with local community groups as appropriate.

## Value for Money

The council has a long track record of delivering acquisition and demolition of properties within tight VfM considerations. This includes substantial benchmarking and sharing of best practice with the other Tees Valley local authorities in the HMR programme.

An explanation of costs associated with both acquisitions and demolitions is broken down on the Transition Funding spreadsheet. The two blocks included within our bid have particular factors associated with them which, inevitably, increase the costs of demolition. This is particularly the case given that both blocks adjoin other properties which will be retained as part of the long-term sustainable future for South Bank.

15 Victoria Street is a large, three-storey property, whose demolition involves Party Wall Act provisions and reinstatement of the gable wall to the adjoining Cromwell Road property. It is estimated that the demolition costs for this property will be approximately £50,000.

In Redcar Road East, a commercial unit will be retained at the end of the block, which will require Party Wall work to reinstate a gable wall and extensive structural work to the roof which is on a corner with a hip and valley. It is estimated that the demolition costs of the adjoining property will be approximately £22,000.

Relocation costs will only apply to one resident within the Victoria Street block. The council operates a Tenure Switch product which enables such occupiers to relocate across a range of tenure options. We have estimated £7,500 for this particular occupier, which represents excellent Value for Money when compared with the cost of a CPO.

As several of the properties are already within our ownership, it must also be recognised that we have more properties to demolish than to acquire. Similarly, the extent of demolition will be greater than that for the relocation of residents. These two blocks, however, are essential to both the completion of, and a structured exit to, the agreed HMR programme.

## Outcomes and Benefits

The demolition of the properties on Redcar Road East and Victoria Street will remove a blight on the area, which drain council resources through continual acts of vandalism and fly tipping. The vacant properties continue to act as a magnet for anti-social behaviour and create an atmosphere of decline and neglect in the heart of a regeneration area.

The properties in question are already targets for anti-social behaviour, metal thefts and are vulnerable to arson. Cleveland Fire Brigade estimates that, between 1 April 2010 and 31 May 2011, the costs to the economy of property related fires in South Bank ward were £190,000.

Both sites will be considered for housing and development in future years. However, in the interim the Victoria Street site will be grassed and the Redcar Road East site will be landscaped with structural trees and low level shrubs. The surrounding area will benefit from the removal of the blight which creates an atmosphere of neglect and decline, and acts as a barrier to private sector investment.

## Community Consultation

As stated previously, the proposals within this bid will facilitate the completion of the agreed HMR programme. For the older housing that will remain, this did not form part of any existing HMR commitment. As such, local regeneration initiatives, such as the 'Invest to Save' programme will be developed for the housing which remains.

The proposals for the demolition of the properties would follow an agreed consultation process with individuals directly affected by the scheme, Registered Providers, elected members, community groups, retailers and partner organisations. Much of the bid has already been proposed and agreed with the community previously.

South Bank ward members and the Leader of the Council were consulted in June 2011 and support this bid. The Registered Provider that owns two properties on Victoria Street has been consulted and is also supportive.

The community will be consulted with at a Residents forum meeting which will be held in August 2011. They will be afforded the opportunity to view and comment upon the proposals within both this bid and the 'Invest to Save' programme.

## Section 3 - Concluding Comments

The continued presence of failed housing market areas has had a marked impact on the economic prospects of the Tees Valley sub-region and is creating difficult living conditions for some of our citizens. The above proposals represent a realistic and cost effective means of helping these residents whilst at the same time introducing the opportunity to continue the process of regeneration in new ways. In terms of resources our highly prioritised bid for a relatively modest £6.1m, represents a significant reduction from the £45m identified in January this year and is a realistic means of drawing a line under the previous HMR activity thus allowing the process of achieving a sustainable end state for the remaining communities to commence.

# Appendix 1

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## Master Schedule Summary

## Tees Valley Summary Sheet

Local Authority	Blocks in Cat1	Blocks in Cat2	Blocks in Cat3	Blocks in Cat4	No. To Acquire	No. To Demolish	Acquisition Cost	Demolition Cost	Relocation Costs	Total Costs	Grant Sought	% Grant Rate
Middlesbrough	7	0	3	0	58	231	3,120,100	1,019,700	640,000	4,779,800	2,389,900	50.0%
Stockton	5	0	1	0	34	103	1,984,750	535,511	523,554	3,043,815	1,521,908	50.0%
Hartlepool	1	0	5	0	98	189	4,085,000	720,000	706,800	5,511,800	2,000,000	36.3%
Redcar and Cleveland	1	0	1	0	6	13	385,412	130,080	18,100	533,592	266,796	50.0%
<b>Totals</b>	<b>14</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>196</b>	<b>536</b>	<b>9,575,262</b>	<b>2,405,291</b>	<b>1,888,454</b>	<b>13,869,007</b>	<b>6,178,604</b>	<b>44.5%</b>

Please refer to separate Excel Workbook Submission for full details

# Appendix 2

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Middlesbrough

# St Hilda's





- Private Empty - to acquire
- Private Occupied - to acquire
- Property Acquired
- Properties Demolished

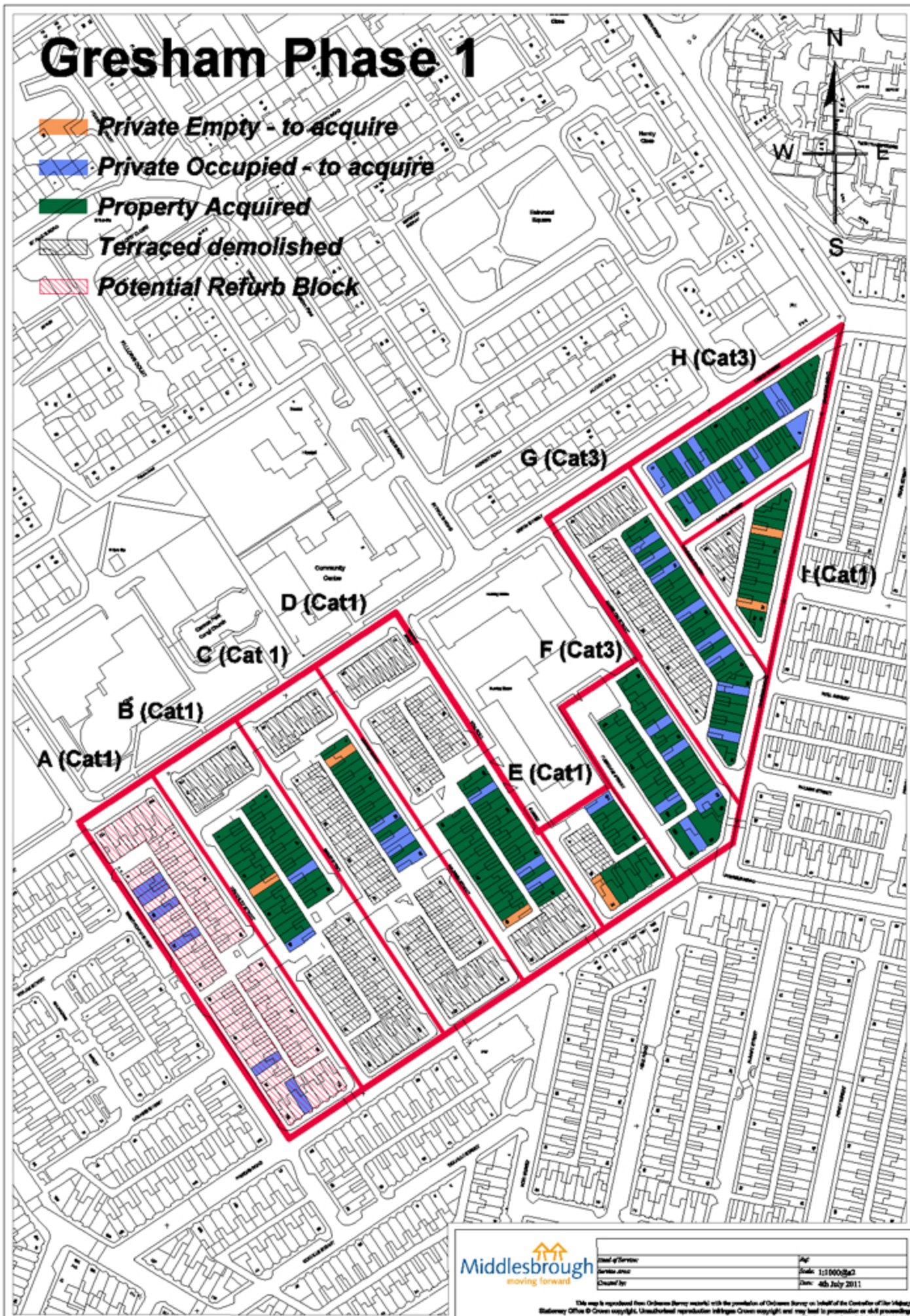


<b>St Hilda's</b>	
Head of Service: Sharon Thomas	PM: Housing Regeneration
Service Area: Regeneration	Scale: NTS
Created by: Chris Skelton	Date: 30th June 2011

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# Gresham Phase 1

-  Private Empty - to acquire
-  Private Occupied - to acquire
-  Property Acquired
-  Terraced demolished
-  Potential Refurb Block



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Ray Mallon  
Mayor of Middlesbrough

PO Box 500, Town Hall, Middlesbrough, TS1 9FT

**Tel:** (01642) 729701

**e-mail:** [ray\\_mallon@middlesbrough.gov.uk](mailto:ray_mallon@middlesbrough.gov.uk)

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Our Ref: RM/rd

1 July 2011

Ms Yasmin Fearon  
Department for Communities and Local Government  
Eland House  
Bressenden Place  
London  
SW1E 5DU

Dear Ms Fearon

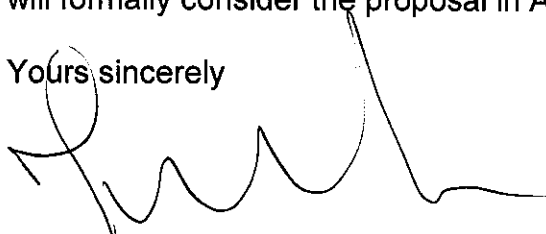
**HMR TRANSITION FUND**

As the Elected Mayor of Middlesbrough, I wish to endorse Middlesbrough Council's bid to the HMR Transition Fund.

I would like to offer my specific support to the prioritisation of Transition Fund resources to assist those remaining residents of St Hilda's and Phase 1 of Gresham to be re-housed from their unacceptable living conditions. The Council can confirm the required match funding, in recognition of the scale of the problems being experienced by the remaining households in the areas.

I can also confirm that the Council is committed to the proposal to complete the redevelopment of Phase 2 of Gresham and will contribute available Council resources in order to stimulate the economic growth of the town centre and deliver new sustainable jobs in the town. The Council's Executive will formally consider the proposal in August/September 2011.

Yours sincerely



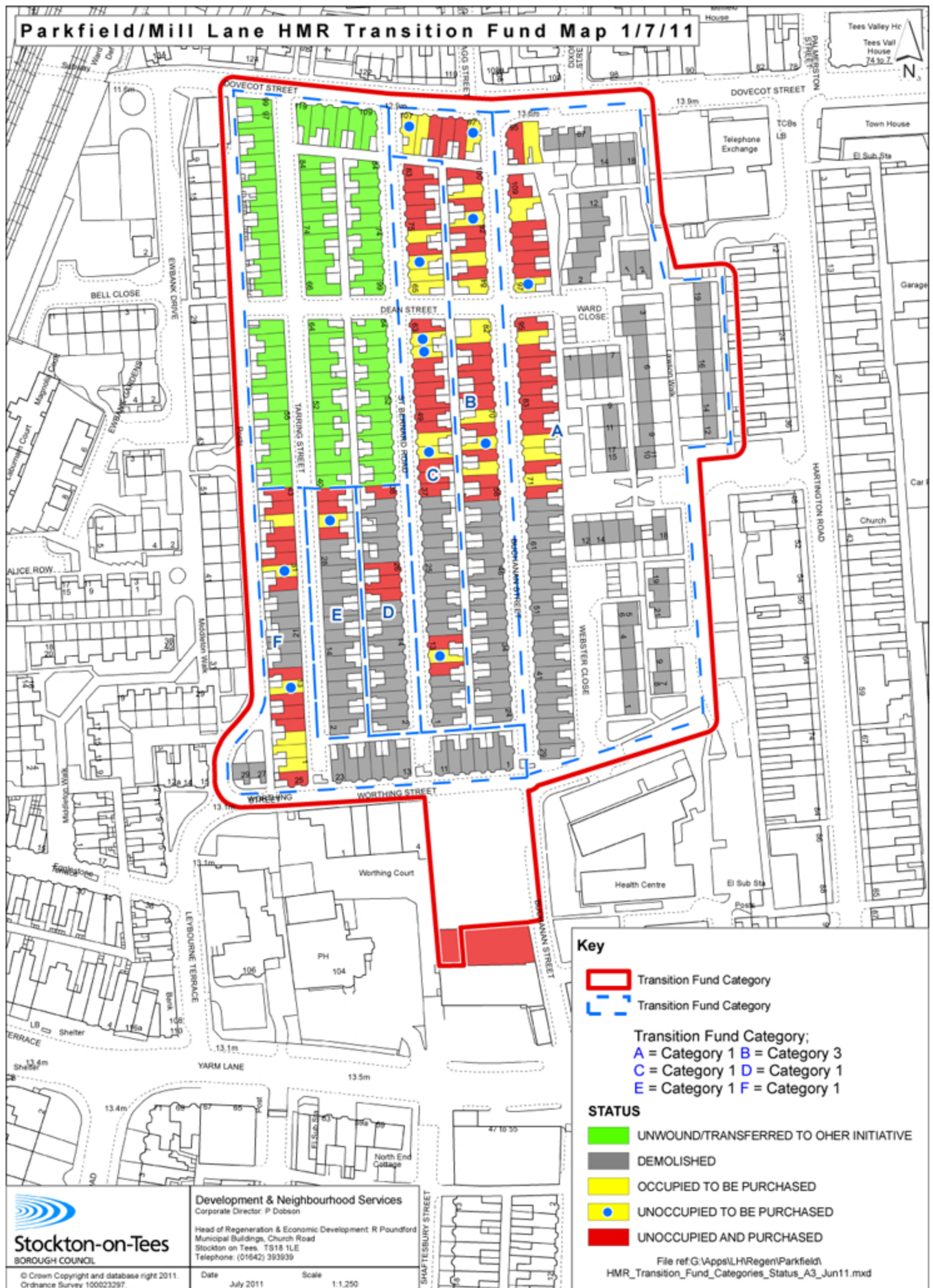
**RAY MALLON**  
**MAYOR OF MIDDLESBROUGH**

# Appendix 3

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Stockton-on-Tees

# Parkfield/Mill Lane HMR Transition Fund Map 1/7/11





**Stockton-on-Tees**  
BOROUGH COUNCIL

**Julie Nixon**

*Head of Housing*

**DEVELOPMENT & NEIGHBOURHOOD SERVICES**

[www.stockton.gov.uk](http://www.stockton.gov.uk)

16, Church Road, Stockton-on-Tees TS18 1TX  
Tel: (01642) 527072 • Fax: (01642) 528483 • DX60611

**My Ref:** HMR Transition Funding  
**Tel:** 01642 534417  
**Email:** [steven.nelson@stockton.gov.uk](mailto:steven.nelson@stockton.gov.uk)

4 July 2011

To whom it may concern

**HMR Transition funding submission – Stockton on Tees Borough Council (Parkfield/Mill Lane)**

On behalf of Stockton Council, please accept this correspondence as formal endorsement for the Authorities submission to DCLG/HCA for Transition Funding.

In accordance with the bid guidance/criteria the Authority has undertaken a detailed assessment of its current Parkfield/Mill Lane HMR programme giving due regard to the requirement to deal with the 'worst' areas. In summary our bid proposal details our intention to:

- (i) Phase back our current HMR programme area, with the aim of resolving the housing situation of residents living in the worst conditions and addressing the blight caused by empty (and often vandalised) properties to directly adjacent/neighbouring residents.
- (ii) Implement a structure Exit Programme and remove 80 properties from the existing HMR programme. These properties are to be 'unwound' as HMR commitments. Pending the successful outcome of our submission we propose to undertake a Facelift (external property) investment programme on these properties. We are confident that a Facelift improvement programme will be fully supported by the local community. The Council is not seeking funding for this purpose.

The Housing Regeneration Team has extensive experience in undertaking community engagement and will implement a community consultation programme (as detailed in our submission), copies of correspondence and the outcome of meetings can be provided to DCLG/HCA (by the end of July 2011) if required.

The total value of the Councils submission is £3.04million.

***Department of Communities and Local Government  
Housing and Growth Team***

It has not been possible to gain Cabinet approval before the submission deadline; however I can confirm that this submission has the support of both myself and the local ward councillors. Formal Cabinet endorsement will be sought for both this bid and the ringing fencing of £1.52million from Council resources for use as match funding at the next Cabinet meeting on the 14.7.11 (a copy of the minutes of this meeting can be provided as evidence if required).

Should you require any further information regarding the Councils submission that in the first instance you contact Jane Edmonds on:

Email: [jane.edmonds@stockton.gov.uk](mailto:jane.edmonds@stockton.gov.uk) or tel. 01642 526682

Yours sincerely



Steve Nelson  
Cabinet Member for Housing and Community Safety

# Appendix 4

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Hartlepool

# Appendix 1- Carr/Hopps Street Regeneration Area



**Stuart Drummond**  
**Mayor**

Civic Centre  
Hartlepool  
TS24 8AY

Tel: 01429 266522  
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Our Ref: CEMS/SD/OA  
Your Ref:

Contact Officer/Email:  
[Stuart.drummond@hartlepool.gov.uk](mailto:Stuart.drummond@hartlepool.gov.uk)  
Direct Line: 01429 523702



23 June 2011

Department for Communities and Local Government  
Eland House  
Bressenden Place  
LONDON  
SW1E 5DU

Dear Sir/Madam

**HOUSING MARKET RENEWAL PROGRAMME**

I am writing to endorse the bid to the Department for Communities and Local Government for £2 million to take forward Hartlepool Borough Council's exit plans from the Housing Market Renewal Programme.

Yours sincerely



STUART DRUMMOND  
ELECTED MAYOR

# Appendix 5

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Redcar & Cleveland



## Regeneration

### HMR Transition Fund Bid

Date: 27/06/2011

Drawn by: AR

Scale: 1:2,000

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**Regeneration Directorate  
Housing Services**

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Telephone: 01287 612444  
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Henry Cleary  
Department for Communities and  
Local Government  
Eland House  
Bressenden Place  
London. SW1E 5DU.

Our Ref:  
Your Ref:  
Contact:  
Date:

Dear Sir

Housing Market Renewal Transition Fund

As Leader of Redcar and Cleveland Borough Council, I fully support the HMR Transition Fund bid for funds to carry out remaining acquisition and demolition works in South Bank.

The council remains committed to the regeneration of South Bank and has invested in projects to create new homes and improve the quality of the environment. The South Bank Neighbourhood Team will continue to underpin capital investment in the area by delivering services at a neighbourhood level that respond to the needs of the community.

As Leader of the Council, I am confident in the area's future and look forward to seeing new development including new homes, improvements to the highway network and the development of an Enterprise Zone for the Tees Valley. I fully endorse this bid.

Yours sincerely

Councillor George Dunning  
LEADER OF REDCAR AND CLEVELAND BOROUGH COUNCIL

# Appendix 6

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Groundwork North East

## Introduction

Tees Valley Unlimited, currently part funds the Groundwork North East, Green Infrastructure Team, a team dedicated to creation and enhancement of greening projects and developments in the Tees Valley in order to improve quality of place. Tees Valley Unlimited was a partner in the Tees Valley Green Infrastructure Strategy 2008 and which recognises the benefits of green spaces in creating high quality environments in urban areas.

Groundwork North East through the Green Infrastructure Programme Manager are in early discussions around the Forward Strategy for the former HMR area of Tees Valley and in particular the potential for creating temporary Green Infrastructure or community green projects on those demolished sites in order to add significant value to this bid.

## Green Infrastructure Interventions on Demolished Sites : Context

A business as usual approach, in terms of simply seeding and basic management is not an option given the opportunity to seek additional funding and create genuine improvements to the local environment, as well as a commitment to ensuring high quality of place in the Tees Valley. For this reason a strategic and proactive approach is required in order to achieve the most benefits with limited funding available on HMR sites. Temporary Green Infrastructure projects have been successfully implemented across locations in the UK , not dissimilar to the Tees Valley and it is thought with the appropriate leadership, that they would be successful here.

Taking a strategic Green Infrastructure approach to the remediation of demolished sites, will ensure a range of social, economic and environmental benefits, reinvigorating those sites for temporary use by those local communities most affected by demolition. New projects on these sites could play an important role in the physical and social improvement of urban environments and the perpetuation of regeneration activities, tying in closely with the contemporary flourish political drive towards localism and community empowerment.



Taken from CABE Space 'Public Spaces Lessons, Land In Limbo' 2008

## The Issues and Constraints

Vacant urban land can become a blight, when sites are neglected, especially in times of limited local authority budgets for maintenance and where a lack of sense of community ownership is allowed to prevail. With direct community consultation, considered landscape intervention via the creation of temporary GI, can provide a rewarding community centre which may become partly or self sustaining. The issues around vacant land are particularly acute when considered in the light of the social conditions of the HMR status of the areas.

Vacant urban spaces presently pose immediate and cumulative problems to owners, developers, local authorities and nearby communities and the cost of addressing these proactively is often much more cost efficient than increased policing, fencing, maintenance, environmental health issues etc. Decline may occur due to difficulties in managing the vacant site, unauthorised access, fly tipping, fires, use of unattractive boundary markers and problems with seeding and recovery.

In order to deliver enhanced GI on these sites, it is crucial to recognise that community ownership of a site will require significant community consultation where the community is involved in project inception, implementation and management over time. Design of projects may need to be carried out by a landscape architect in order to realise functionality, and construction may need to be carried out by an appropriate contractor depending on the type of project. It is likely that developers would need to carry out decommissioning in order to allow development to take place which should be detailed as part of an exit strategy.

Other considerations that will need to be made are:

- Site Constraints
- Financial Constraints and possible funding streams
- Planning and Land Use
- Health and Safety
- Public Liability and Site Management
- Ongoing Community Consultation regards decommissioning



Attractive temporary annual flower planting for a cleared site in East Lancashire

CABE

## The Benefits of a Multifunctional Approach

Vacant urban space and any projects that attempt to reinvigorate that space will be most successful and create most benefits for communities when they are multifunctional. Those sites that contain a number of green infrastructure 'functions' often have increased value both in direct economic terms (raised property values, increased expenditure in area or savings in capital costs and revenue) and also for local communities. For example a site could simply be landscaped as a high quality managed green space that might include biodiversity zones, however it may also serve as a wetland to mitigate flooding, as an outdoor education space or as a park for recreation and health benefits. A Green Infrastructure approach to this land would ensure that functionality was at a premium to ensure buy in from a range of potential funders.

Some of the potential benefits and functions are listed below:

Function	Benefit
Pop up Park (traditional recreation space)	Increased land values, health benefits, developer and local business continued investment, community space, educational area
Ecological/Urban Food Functions	Tree Nurseries, Green Corridors, Urban Allotments, Wild Space Areas, Outdoor classrooms, healthy play
Temporary Commercial Uses	Farmers markets, Allotment Food sales, community event spaces
Environment/Climate Change	Water management and bioretention, Biomass production, Bioremediation, Shading from high temperatures

## Funding and Policy Setting

It is understood that arrangements would be made for a small fund that allowed for the creation of new GI projects based on the costs for remediation and demolition, which would be welcomed as a potential match funder for community/green projects. This allocation may also act as a catalyst to create a set of projects that further enhance the demolished sites, by utilising traditional GWNE project officers who may support a community group to apply for funding for materials for landscaping operations for example. If a community group can be identified or can be established then a number of small community grants can be applied for directly that might be tailored to the requirements of the site or project management.

By working with the GWNE GI Programme Manager and wider GWNE staff, TVU and the individual local authorities will be able to more effectively secure funding as a partnership, by ensuring wide ranging buy in to projects. The GWNE GI team is currently preparing a GI Funding Brief, which will detail a number of funding streams and mechanisms that might assist funding green projects as part of the Forward Strategy.

There are at present a number of private and public sector bodies working on enabling transfer of sites from permanent to temporary usage. CABE, CLG and the Federation of City Farms and Community Gardens have all attempted to facilitate urban vacant land use either through practical works or through advisory documents.

## Examples

A number of projects across the UK have been carried out on vacant urban land through collaborations between private developers, local authorities, community groups and social enterprises. Temporary parks for example have played an important part in regeneration especially during periods of low economic growth.

- Pocket Parks, large scale administrative move during 1980s embraced by a number of local authorities including Sunderland and funded through a centralised 'Derelict land grant'
- Wonderwood Leeds, an art park constructed on a delayed building site in 2009 with a lifespan of 3 months
- Kings Cross Central Skip Garden, self sustaining community vegetable garden on an ongoing development site
- Newcastle Quayside Pocket Green Space, currently in existence, a 15m pocket park created by NE1 development company at 57 Quayside, a prime development location. ( Click here for more information <http://www.newcastlene1ltd.com/our-programmes/operations/pocket-parks.aspx>)

## Conclusions:

Tees Valley Unlimited and Groundwork North East believe that a proactive, Green Infrastructure approach to the demolition and regeneration of former HMR sites in the Tees Valley will yield significant benefits for local people, the environment and the economy in these areas. GWNE can provide a dedicated resource to ensure that budgets for remediation are used efficiently by community groups where possible and matched against a range of other funding streams to maximise the benefits.

It is crucial to elucidate the societal benefits of this type of project through the relative value of creating high quality urban public spaces. These considerations would include increases in land value due to improved quality and aesthetics, improved perception and confidence in the area and health and environmental benefits for the wider community. Interim Green Infrastructure provides an ideal model to ensure that local communities in the former HMR areas are given an opportunity to experience high quality public space, and we believe adds value to this bid.



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