

RECORD OF EXECUTIVE DECISION

Monday, 12 March 2012

Decision No: (CAB 11/12 7817)

DECISION-MAKER:	CABINET
PORTFOLIO AREA:	HOUSING
SUBJECT:	MASTER PLAN FOR ESTATE REGENERATION FOR TOWNHILL PARK
AUTHOR:	Sue Jones

THE DECISION

- (i) To approve the report of the Cabinet Member for Housing on the principles of the Townhill Park Regeneration Framework and Master Plan based on the modified Central Park option and to delegate authority to the Director of Economic Development to finalise the Townhill Park Regeneration Framework and Master Plan including commissioning and approving studies following consultation with Director of Environment, Head of Finance and IT and the Cabinet Member for Housing and Leader of the Council.
- (ii) To approve in principle the redevelopment of Townhill Park in three phases with the following zones in each phase:
 - Phase 1 comprising zones 1, 11 (interim uses), 25, 34, and 35
 - Phase 2 comprising zones 9, 11 (redevelopment), 12, 19, 20, 27 and 28
 - Phase 3 comprising zones 13, 14, 17, 24, 29, 30, and 33including additional open space improvements incorporated in the Master Plan
and to delegate authority to the Director of Economic Development, following consultation with the Director of Environment, Head of Finance and IT and the Cabinet Member for Housing to move or amend zones within phases following completion of the remaining studies and to decide when to implement the additional open spaces and highways improvements incorporated in the Master Plan.
- (iii) To approve the virement of £156,000 in 2012/13 from the uncommitted Estate Wide provision for Estate Regeneration to the Townhill Park Master Plan budget in 2012/13 to enable the remaining studies to be completed and to increase, in accordance with finance procedure rules, approved spending limits for Townhill Park by the same amount.
- (iv) To delegate authority to serve Initial Demolition Notices as appropriate on all 3 Phases of the proposed redevelopment to the Director of Economic Development following consultation with the Cabinet Member for Housing, Head of Legal, HR and Democratic Services and Head of Finance and IT.

- (v) Subject to the affordability assessment, the availability of relevant HRA and General Fund budgets and the completion of the assessment of the delivery options:
- To implement the current Decant Policy in relation to Phase 1 only,
 - To delegate authority to the Senior Manager Property and Procurement to negotiate and acquire by agreement any legal interests or rights held in respect of Phase 1, not held by the Council, using such acquisition powers as the Head of Legal HR and Democratic Services advises. In each case subject to confirmation from Capita, acting as independent valuers, that the price represents the appropriate Market Value.
 - To delegate authority to the Director for Economic Development, following consultation with the Director of Environment, Head of Finance and IT and Cabinet Member for Housing, and Senior Manager Property and Procurement to:
 - Produce a Development Brief for Phase 1
 - Undertake a procurement process using the Homes and Communities Agency's Delivery Partner Panel (HCA DPP) Framework for Phase 1.
- (vi) To note that there will be a further report to Cabinet in due course seeking authority to approve a preferred bidder and seeking consent to dispose of the sites in Phase 1.

REASONS FOR THE DECISION

1. Estate Regeneration is a major programme of renewal which is part of a wider commitment by the Council to deliver sustained economic growth and tackle deprivation on Southampton's council estates. The Estate Regeneration programme has grown from the Phase 1 pilot at Hinkler Parade through to an Estate Regeneration Framework for Townhill Park, which is focused on developing a strategic approach to delivery across the estate.
2. Redevelopment provides the opportunity to deliver improved modern local facilities to meet the needs of residents. Redevelopment will provide a mixed tenure environment and good quality accommodation, together with significant improvements in the public and private realm on site, to ensure a cohesive and sustainable community.
3. Selecting areas of the city which are the most deprived, but have the greatest potential for housing gain will also contribute to the city wide priority of economic growth, and the Core Strategy target of delivering over 16,000 new homes between 2010 and 2026. Regeneration will provide the opportunity to tackle some of the socio economic challenges in the area.
4. Regeneration is supported by the community.

DETAILS OF ANY ALTERNATIVE OPTIONS

1. The updated Housing Strategy 2011-15 and Housing Revenue Account Business Plan 2011-2041 approved by Cabinet on 4th July 2011 (and Council on 13th July 2011) confirm estate regeneration as a key priority for the Council.

2. This report proposes the delivery of the next projects within a programme of Estate Regeneration. The option of doing nothing would not achieve the Council's objectives of creating successful communities on our estates.
3. The option of doing nothing would result in a lack of strategic direction for the future of the area and a lost opportunity to meet the Council's objectives of economic growth.
4. The Estate Regeneration programme began with a pilot and one off sites, which has given the Council experience of regenerating housing, but is piecemeal. Taking a whole estate, as in Townhill Park, has allowed opportunities to deliver enhanced impact, which are not possible with a site by site approach.
5. Furthermore there has been considerable community consultation with local tenants and residents at Townhill Park, as part of the development of the regeneration framework, which has raised community hopes and expectations.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

None

CONFIRMED AS A TRUE RECORD

We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 and is a true and accurate record of that decision.

Date:
12 March 2011

Decision Maker:
The Cabinet

Proper Officer:
Judy Cordell

SCRUTINY

Note: This decision will come in to force at the expiry of 5 working days from the date of publication subject to any review under the Council's Scrutiny "Call-In" provisions.

Call-In Period expires on

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*