

Cheltenham Borough Council
Social and Community Overview and Scrutiny Committee

8th September, 2008

St Paul's Regeneration Project Update

Report of the Assistant Chief Executive (Service delivery)
Cheltenham Borough Homes

1. Executive Summary and recommendation

1.1 The issue

- 1.1.1** Since the commencement of the regeneration project in 2007, considerable progress has been made in delivering key elements of the project to support the transformation of the St Paul's estate. Demolition of one area of the estate is nearing completion, with the second phase planned to commence in September 2008 and the majority of residents from the areas of the estate identified for redevelopment have been rehoused in accommodation of their choice. A draft urban design masterplan has been prepared. This is supported by an outline cost plan and landscape architecture strategy

1.2 I therefore recommend that Committee :

1.2.1 Notes the contents of the report and progress made to date;

1.2.2 Notes the actions planned over the next three months;

1.2.3 Provides any feedback that it would wish to see considered by cabinet as part of the ongoing decision making and project planning processes.

2. St Paul's Regeneration Project Update

This update outlines the activities and developments which have occurred in St Paul's since Committee were last updated on 18th February 2008, details progress to date and outlines actions planned over the next three months.

Resident Consultation and Communication

Community consultation and involvement has been integral to the delivery of the Regeneration Project. Regular community meetings have been held supported by the delivery of a newsletter to every resident on the St Paul's estate.

Urban Design

The urban designer, BM3 Architecture has explored a number of options for the provision of new housing, street layouts and environmental works in St Paul's. This has included the development of a range of external improvements to the retained housing stock.

A preferred option has been developed in consultation with local residents and a wide range of stakeholders and this has evolved into a Masterplan, outline proposals (to R.I.B.A. Stage C) complemented by an Outline Cost Plan and Landscape Architecture Strategy.

The consultants report incorporating the Masterplan, outline cost plan and landscape strategy will be presented to the Council's Cabinet in Sept 2008 with a request for approval to explore funding options for the proposed redevelopment.

Demolition

The demolition of Crabtree Place is nearing completion (35 properties demolished). Only five vacant properties remain and four of these will be demolished as part of the second demolition phase, leaving two semi-detached properties to be removed when the purchase of the one remaining owner occupied interest is resolved.

In Manser and Hudson Streets, service disconnection works on properties to be demolished are nearing completion. Following a community consultation exercise, preparations to start the demolition of empty blocks in Manser and Hudson Streets are due to commence in September 2008. The removal of these properties will reduce the potential for vandalism and anti-social behaviour which is a significant issue at the present time.

Community Regeneration

The Community House has developed into an important resource in the community and has become the focal point for local service delivery, social activities and a range of community regeneration initiatives. In addition to a wide range of community events and holiday activities, the following initiatives have been delivered:

- **Volunteering Project**

the successful completion of a volunteering project in St Paul's in which a group of residents worked together to create a mosaic which will be on permanent display at the Community House . This project was the result of a successful partnership between CBH, People and Places, Cheltenham Volunteer Centre, Stronger Communities Partnership and CCP and was funded by Neighbourhood Learning in Deprived Communities. A second project is planned to continue to develop skills and experience.

- **Adult Learning Opportunities**

A number of taster sessions have been delivered in St Paul's in partnership with adult education as part of adult learners' week. These focussed on the importance of healthy eating and keeping fit.

- **Heart of England in Bloom Neighbourhood Award**

In partnership with Cheltenham in Bloom, St Paul's residents and young people have taken part in the neighbourhood awards for the second year and are currently awaiting the result after a recent visit from the Heart of England in Bloom judges.

- **Junior Wardens**

Weekly junior warden activities continue to be delivered and are enabling young people to gain access to a wide range of opportunities, new skills and experiences.

- **Social Activities**

Weekly activities including coffee mornings, lunch clubs and trips continue to be very popular with local residents.

Contact Officer

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Accountability

Councillor John Webster, Cabinet Member – Community Development and Housing

Scrutiny Function

Social and Community