

Cheltenham Borough Council

Social and Community Overview & Scrutiny Committee

23rd February 2009

St Paul's Regeneration Project Update

**Report of the Cabinet Member for Community Development
and Housing**

1. Executive Summary and Recommendation

1.1 The Issue

1.1.1 Since the last report to Committee further significant progress has been made in respect of decanting residents and with demolition of properties under the second phase of works. Work continues in respect of design option development and a planning application is programmed for October 2009. the regeneration of St Paul's is supported by a range of community development and social regeneration initiatives.

1.2 I therefore recommend that Committee:

1.2.1 Notes the content of the report and further progress made;

1.2.2 Provides any feedback that it would wish to see considered by Cabinet as part of the ongoing decision making and project delivery processes.

2. St Paul's Regeneration Project Update

This report outlines the activities which have been delivered in St Paul's since Committee were last updated in September 2008, details progress to date and outlines future activities planned over the next few months.

Resident Consultation and Communication

Community consultation and communication remain integral parts of the project and ongoing consultation with the community and other stakeholders is planned. CBH and the Cabinet wish to work with an

established group of residents who can be kept closely informed and involved in developments.

Decanting

The decanting of tenants from Crabtree Place, Manser and Hudson Streets is now complete with the last tenant being accommodated in alternative accommodation in January 2009.

Adapted Housing Provision

Following a successful partnership between CBH, CBC (Decent and Lifetime Homes Team) Care and Repair, Cheltenham and Occupational Therapy services, and more than a year of planning, preparation and refurbishment works, a property in St Paul's has been fully adapted to meet the needs of a family who have now been successfully re - housed.

Demolition

The demolition of all properties in Crabtree Place (with the exception of one occupied property and an adjoining empty property) is now complete.

In Manser Street three blocks (of six properties) have been demolished and the remaining block is now empty. Service disconnections are underway and the demolition of the remaining block is programmed for April 2009. In Hudson Street two blocks, (consisting of ten properties), have been demolished and service disconnections to the remaining properties are in progress. These will be demolished in conjunction with the Manser Street properties.

Cleared sites have been secured by perimeter fencing in order to prevent access and comply with health and safety requirements

Urban Design

Following the Cabinet approval of a recommendation in September 2008 to adopt the master plan as a basis for developing options for more detailed urban designs, there have been ongoing discussions regarding appropriate designs. There are design details to be resolved and Committee will be updated when these have been concluded. In the meantime work continues towards concluding design by June 2009 with a planning submission being worked up over July to

September with a view to a full planning application being submitted in October 2009.

Social Regeneration and Community Development Initiatives

The Community House continues to be an important resource in the heart of St Paul's and is the focal point for local service delivery, social activities and a range of community regeneration initiatives.

Weekly Activities

Children and Young People :

- Junior Wardens
- Youth Forum (in partnership with Gloucestershire Youth Service)
- Football Project (in partnership with Gloucestershire Police, Youth Service & CCP)
- Early Worms and Next Steps Clubs (in partnership with University of Gloucestershire Students Union & CCP)

Older People

- Coffee mornings and Lunch clubs (in partnership with CCP)

These activities have been complemented by:

- Credit Crunch workshops
- Family Fun day including employment and debt advice (in partnership with Job Centre Plus)
- Resident led visits and trips
- Promotion of volunteering opportunities (in partnership with Cheltenham Volunteer Centre)

Tenancy Management

The project team are in the process of undertaking a detailed inspection of every CBH managed property in St Paul's. This has been an invaluable process and has resulted in the identification of support needs and tenancy enforcement issues. CCP are delivering family support services in St Paul's and these services are increasing as a result of the needs identified during the inspection process. As an integral part of the inspection process, residents are being consulted on their preferred method of consultation and involvement in the regeneration of St Paul's. The process has also been an invaluable opportunity for the team to support residents in addressing issues of overcrowding or under occupation.

Addressing Anti - Social Behaviour

After months of intensive work, the project team were successful in obtaining possession of a property in Manser Street where drug dealing and anti social behaviour were causing significant problems. The removal of this family and the demolition of empty properties in Manser and Hudson Street has resulted in a reduction in anti - social behaviour in the St Paul's neighbourhood.

Fly tipping and damage to fencing remain a cause for concern and the team are working closely with the police to identify the perpetrators and address these issues.

Future Projects and Initiatives

The project team are continually developing projects and initiatives to address issues of deprivation and improve quality of life. Currently these include:

- activities for children under 7
- a second volunteering project to enable residents to learn new skills
- increased range of resident led social activities

Discussions are also in progress to develop additional services to address the serious issue of child poverty in St Paul's.

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Scrutiny Function	Social and Community