

Cheltenham Borough Council

Social and Community Overview & Scrutiny Committee

9 November 2009

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 last report to Committee significant progress has been made in respect of determining a preferred urban design option for the St Paul's regeneration project. Following extensive community and stakeholder consultation, this has been developed into a planning application which was submitted to CBC on 10th October 2009.

1.2 I therefore recommend that Committee:

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

1.2.2 Notes the actions planned over the next six 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 23rd February 2009, details progress to date and outlines actions planned over the next six months

2.1 Demolitions

Only two properties remain in Crabtree Place, a single owner occupied property and an adjoining empty property. Discussions continue in

respect of seeking a mutually acceptable acquisition of the freehold interest in this property.

In Manser Street and Hudson Street the final three blocks of properties have been demolished and the redevelopment site is now fully cleared.

2.2 Urban Design

In May 2009 Nash Partnership were appointed to finalise the urban design for St Pauls and to submit a detailed planning application in respect of the Phase One site at Manser Street and Hudson Street. This follows a decision in conjunction with CBC to proceed with a phased redevelopment under which the site at Crabtree Place would be deferred, until such time as the housing market recovered sufficiently for housing for sale to be developed.

Nash based their initial proposals on the concept of retaining pedestrian permeability but excluding traffic through routes. Their design incorporates a new community facility in Manser Street and a shared communal area running between both streets and overlooked by new housing on either side, perpendicular to the existing street pattern.

The design team has met regularly throughout the design development process with community representatives, Councillors and CBC officers, in order to incorporate the perspectives of all stakeholders. This has included comprehensive review of requirements in respect of urban design, highways and community safety.

The planning submission includes proposals in respect of the transformational improvement of the retained housing, including elevational treatments (windows, doors and render) and external works (walls, railings and paving).

These works will incorporate design features and materials in common with the new build housing, in order to achieve a sympathetic and comfortable transition in streetscape.

2.3 Community Involvement and Consultation

Community consultation and communication have remained integral parts of the process and regular design reviews took place with all stakeholders over the months up to the submission of the planning application supported by newsletters and drop in events.

CBH have continued to provide support services from the community house and regular update newsletters have been distributed to the community. Weekly projects for young people have continued to be delivered and the range of activities at the Community House has been expanded to cover a wider age range.

2.4 Forward Actions

The forward programme for St Pauls will be driven in part by the successful completion of the planning approval process. Whilst approval is awaited, CBH are working with Bromford Housing Group (Development Agents) to procure a contractor through a competitive tender process.

Once approval has been received, CBH will be able to submit a bid to the Homes and Communities Agency (HCA) for social housing grant support to the scheme. The HCA are aware of this intention and await confirmation of planning approval which is a prerequisite for allocating grant.

CBH will be returning to Cabinet over the coming months to confirm overall support for the bid and for the project (subject to proven viability). Cabinet will also be asked to approve prudential borrowing requirements, to confirm the transfer of land at nil cost and to approve the necessary capital subsidy.

Whilst these matters are being determined, CBH will be dealing with the necessary Road Closure Notice processes and statutory authorities regarding service mains diversions. Subject to conclusion of the road closure process, redevelopment works are anticipated to commence on site by June 2010.

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Scrutiny Function	Social and Community