This note contains information to keep Members informed of matters relating to the work of the Cabinet but where no decisions from Members are needed.

If Members have questions relating to matters shown, they are asked to contact the Officer indicated.

**St Paul’s Regeneration Project**

The purpose of this briefing is to update cabinet members on progress in delivering the St Paul’s regeneration project, outline project activities planned and also to inform members on the range of community regeneration initiatives undertaken and being developed for the future.

**Project Achievements**

- 100 homes improved to Decent Homes standard
- £750,000 has been invested in improving homes in St Paul’s
- 16 empty properties have been refurbished and let to residents in St Paul’s
- 91% of tenants have been re housed through the delivery of the decant programme
- 33 newsletters have been delivered to local residents
- More than 100 junior warden sessions have been provided for young people in the neighbourhood
- Community consultation meetings (more than 20 residents attend) have been taken place fortnightly at the Community House.
- 2 owner occupied properties have been purchased by negotiation
- more than 200 residents call into the Community House each week to access services, support or information and advice

**Regeneration Project Progress**

**Decent Homes Investment**

Decent Homes works have been completed to all retained housing in St Pauls. This investment has provided residents with an opportunity to choose the new kitchens and bathrooms fitted in their homes.

**Decanting of Residents**

The decanting of residents from both Crabtree Place and the central blocks of Manser and Hudson Streets is nearing completion

- 16 (out of 17) tenants have been decanted from Crabtree Place
- 26 (out of 29) tenants have been decanted from Manser & Hudson streets
- 80 properties have been identified for regeneration
- Decanted tenants have been re housed in accordance with assessed needs and within their area of choice
Purchase of Owner Occupied Interests

Significant progress has been made with obtaining owner occupied interests within the redevelopment areas:

- 2 (out of 3) properties have been purchased

Demolition

The demolition of Crabtree Place is nearing completion. Only four vacant properties remain and these will be demolished in the next couple of weeks.

Service disconnection works have commenced in Manser and Hudson Streets. A community consultation exercise is planned to involve residents in the decision regarding the demolition of a number of blocks in Manser Street as these blocks could potentially be removed ahead of schedule.

Urban Design

Following the appointment of the urban designer (BM3) in December 2007, a range of options for the provision of new housing, street layouts, and environmental works in St Pauls have been developed. This is an evolving process and is being developed in consultation with a broad range of stakeholders and a group of St Paul’s residents.

A decision has been made that CBH will assume the client role for the urban designer and present proposals to the council.

CBH is in the process of procuring a development partner and is exploring a range of funding options for both the provision of new housing and the external improvement of existing housing and the local environment in St Paul’s.

Ongoing development of links with the Pitville Park Project (HLF), refurbishment of leisure@cheltenham and the Midwinter Development are integral part of this regeneration project.

Key Project Milestones

The project team are working towards the following key milestones:

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Target Date</th>
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<tbody>
<tr>
<td>Completion of urban design phase</td>
<td>Sept 2008</td>
</tr>
<tr>
<td>Submission of outline planning application</td>
<td>Sept 2008</td>
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<tr>
<td>Cabinet Approval of scheme/funding</td>
<td>Oct 2008</td>
</tr>
<tr>
<td>Planning approval</td>
<td>Jan 2009</td>
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<tr>
<td>Procurement of contract</td>
<td>Jan 2009</td>
</tr>
<tr>
<td>Contractor appointed</td>
<td>Apr 2009</td>
</tr>
<tr>
<td>Start on Site</td>
<td>May 2009</td>
</tr>
<tr>
<td>First completions</td>
<td>2010/2011</td>
</tr>
</tbody>
</table>

Every opportunity will be taken to advance the project ahead of these target dates.

Challenges
The following challenges need to be addressed as this regeneration project progresses:

- Determining tenure mix
- Establishing the delivery mechanism for new housing
- Securing funding to deliver regeneration aspirations
- Ensuring that existing homes and the new developments are complementary
- Funding enhanced community facilities

Community Regeneration

The considerable progress made in delivering a range of project activities to support the physical transformation of the St Pauls neighbourhood has been complemented by a broad range of community involvement and development activities:

- 33 newsletters have been delivered to residents over the last two years. The project team have welcomed the support of local residents in delivering recent newsletters.
- A local residents group of more than 20 residents have been involved in the urban design process and have been meeting fortnightly with the urban designer and the project team over the last four months
- Weekly social activities have been delivered for residents at the Community House and have recently been increased due to popular demand. These are being delivered with the support of local volunteers in St Pauls.
- Weekly junior warden activities have been delivered over the last two years
- St Pauls youth forum have met regularly over the last 18 months and opportunities for young people have been further enhanced by the provision of Gloucestershire Youth Service activities at Agg Gardeners Pavilion.

These activities are supported by the presence of a local project team delivering intensive tenancy management and support services in the heart of the community.

Work has started on the following activities to continue to support the social regeneration of St Pauls:

<table>
<thead>
<tr>
<th>Activity</th>
<th>Target Completion date</th>
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</thead>
<tbody>
<tr>
<td>Equality Impact Assessment</td>
<td>April - May 2008</td>
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<tr>
<td>Lettings Plan</td>
<td>April 2008</td>
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<tr>
<td>Completion of St Pauls Neighbourhood Handbook (with locally agreed action plan/ priorities)</td>
<td>April 2008</td>
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<tr>
<td>Consultation regarding Neighbourhood Policing priorities in St Pauls (in partnership with Gloucestershire Police)</td>
<td>April 2008</td>
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<tr>
<td>Development of Neighbourhood policing coordination panel (in partnership with Gloucestershire Police)</td>
<td>May 2008</td>
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<tr>
<td>Launch of Digital Art project material (in partnership with Cheltenham in Bloom and Cheltenham Art Gallery and Museum</td>
<td>May 2008</td>
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<tr>
<td>Football project (delivered by Gloucestershire Police in partnership with CCP &amp; CBH)</td>
<td>March- May 2008</td>
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<tr>
<td>Commencement of Volunteering project (in partnership with Cheltenham Volunteer Centre)</td>
<td>April – Sept 2008</td>
</tr>
</tbody>
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Contact Officer: Caroline Walker, Partnership Manager
Cheltenham Borough Homes Ltd

☎ 01242 775318
✉ 01242 264308
✉ caroline.walker@cheltborohomes.org