

Delivering the ambition

One of the key challenges for Hartlepool Borough Council delivering development options as set out in this report relates to funding, and whether to invest in housing stock which has a finite lifespan. The cost / benefit of significant physical intervention, whether it be refurbishment, demolition or redevelopment must be carefully considered and balanced against revenue implications and the impact that intervention will have. Any physical redevelopment proposals need to be delivered alongside short and medium-term interventions which would support community buy-in to the future of the area.

In terms of long-term intervention, complete demolition and redevelopment is likely to be an unviable proposition, and demolition of 50% of the existing stock to create green spaces is also regarded as challenging, and likely to result in revenue implications for the Council in terms of managing and maintaining these spaces.

A more flexible approach would see the Council acquire properties incrementally to allow for small scale redevelopment in parts of the study area, alongside potential refurbishment of properties. Rather than identify any specific part of the study area for interventions this

approach could allow the Council to develop housing on a small scale to start with. As and when it is able to assemble a critical mass of 30-40 properties within a block. This will allow for a modest intervention and redevelopment package which might sit comfortably with an overall area regeneration programme.

Short/medium term intervention

The Council and its key partners have, since the consultation undertaken in March 2019, made progress in identifying some positive next steps in respect of engaging with the community and demonstrating their commitment towards addressing some of the key issues identified in Oxford Road/Cornwall Street. This will culminate in a day of action in the area in June 2019.

This will enable ongoing engagement and dialogue with the community which is important to securing a stable neighbourhood in the future.

The Council should maintain communication with key partners to identify further opportunities to tackle the socio-economic issues identified through the consultation

with residents. Further consideration should be given to:

- The possibility of using one of the Council owned void properties in the area as a 'Community Hub' or base for a range of service providers including in the police and possibly the Joseph Rowntree Foundation to enable a consistent presence in the area;
- Engaging fully with the JRF initiative which is focusing on Oxford Road/Cornwall Street to support its success;
- A focus on addressing street cleansing/fly tipping/dog fouling etc; and
- The future of selective licensing in Hartlepool and whether following the end of the current scheme in 2020, further selective licensing would be appropriate in Hartlepool.

Positioning to deliver long-term strategy

In terms of the long-term physical regeneration strategy for the area, Hartlepool Borough Council have a desire to increase the delivery of affordable housing and grow its housing stock across the borough. The Council have already made progress with this through a number of recent S106 agreements which have secured off-site affordable housing contributions. The Council have sought

to use these contributions to provide new opportunities to secure affordable homes which are retained as Council-owned stock.

This, already established approach, should be used by the Council in Oxford Road/Cornwall Street to target the acquisition of properties within this area. The Council should be led by the identification of the preferred long-term approach for the area which would determine the strategy for acquisitions. This would enable properties to be acquired by the Council when they become available which would underpin the long-term regeneration delivery strategy for the area, enabling the approach to evolve as it is rolled out.

The benefit of this approach is that in the long-term the provision of affordable homes benefits residents and also provides a revenue stream for the Council which can be used to support the delivery of wider Council services and initiatives.

Delivery Partner

Hartlepool Borough Council should look to identify an innovative approach to delivery which would support the Council's ambition to grow their affordable housing stock ownership across the borough. One such approach might be through working with Local Partnerships. The approach

taken by Local Partnerships is to help deliver new homes and maximise commercial opportunities available to the public sector.

Local Partnerships could help support Hartlepool Borough Council in the delivery of the preferred long-term regeneration strategy for Oxford Road/Cornwall Street, whilst supporting the Council's ambition to increase housing stock across Hartlepool. Working alongside Local Partnerships would negate issues which would be encountered by partnering with other housing providers who would look to either sale new homes or retain them as their own stock. Thirteen Housing Group also have a commitment to assist in the delivery of the area through the Consolidation agreement Delivery Plan.

This combined approach of the involvement of external support to bring forward development alongside a targeted acquisitions strategy would ensure the Council is in the strongest position to support delivery of regeneration in Oxford Street/Cornwall Street. Nationally there is a move towards encouraging Local Authorities to actively engage in the provision of housing through a wide variety of mechanisms and means. One approach which could work well in Hartlepool and within the study area is for the Council to become a developer of housing utilising s106 contributions from elsewhere across the Borough to fund and construct new housing which would be rented out by the Council to tenants on longer leases.

Next Steps

It will be important for Hartlepool Borough Council to identify their preferred long-term regeneration strategy for Oxford Road/Cornwall Street. All of the long-term physical options would need to be supported by a range of short and medium-term actions identified within this study (and ones already being implemented) which would support the community and improve the quality of life of residents whilst a long term strategy is implemented.

The options for physical intervention have potentially significant revenue implications. However, these could be set against the savings accrued through a reduced level of service requests in respect of street cleansing, fly-tipping and graffiti etc, which are likely to reduce as the wider regeneration strategy is implemented.

In relation to Oxford Road it is suggested the Council should work within the Oxford Road/Cornwall Street area to identify a first phase of redevelopment consisting of 50 or so new build properties which would be designed, developed and procured on behalf of Hartlepool Borough Council utilising Section 106 funding from new housing elsewhere in the Borough. This would form a pilot project for further housing development by the Council.

Section 8

Actions to Support Regeneration

Short Term Plan Quick Wins

During the resident consultation which was undertaken as part of this study, community liaison workers from the Joseph Rowntree Foundation (JRF) attended and discussed their work in respect of the JRF's Stronger Neighbourhoods initiative. JRF in Hartlepool, working with the Hartlepool Action Lab, have recently identified the Oxford Road/Cornwall Street area as a priority for their work under the Stronger Neighbourhood initiative. This will consist of community workers engaging with residents to help provide support for them to access the benefits they are entitled to, help them manage their finances and also link them to other agencies and services where there may be a particular issue identified. They will also look to build resident capacity in the area to provide community support.

Given the issues identified through the resident consultation, this work could prove invaluable in the short term in tackling some of the complex issues identified. It will also provide visible support to the area in which residents currently feel let down by agencies and service providers.

The Council should engage with JRF and the Stronger Neighbourhood Initiative to increase inter-agency working and ensure any issues raised are fed through into the Council.

The council have already taken positive steps to continue engagement with residents through organising a 'Day of Action'. this will be an cross-agency day in Oxford Road / Cornwall Street to show commitment to improving the current quality of life in the area

Estimated
Completion
Date

2022

Short Term Interventions

Management and Civic Pride

1. CCTV
2. Improved Cleaning/Street Cleansing
3. Increased Police Presence
4. Greening of Streets/Tree Planting
5. Address Fly Tipping
6. Improved Street Lighting

Community

1. Regular engagement between the Council and Oxford Road Residents Association.
2. Working with community worth workers.
3. Multi-Agency approach to tackle anti-social behaviour.
4. Zero tolerance policing.
5. Jobs and Skills Fair
6. Landlord License
7. Use of social media to encourage community cohesion/engagement.
8. Stabilise Property Prices

SHORT TERM

Improved Lighting

The quality of street lighting was raised during the public consultation by residents as an issue which could be addressed. Improved street lighting can have a positive impact on reducing crimes such as burglary and theft. Street lighting is successful; it can reduce crime, improve the public's feelings of security and requires no intrusive surveillance or other barriers to crime, and does not impinge on aspects of civil liberties. It is also a highly cost-effective approach. Senior police officers should therefore feel confident in lobbying for improved lighting as a



CCTV

Many residents who attended the public consultation suggested police use CCTV as a regular part of their everyday policing. In town centres, where cameras are extensively used, police report regular use of images to deal with public order offences, theft and assault.

CCTV can also be used as a tool for deploying officers more effectively, to monitor incidents and suspicious behaviour allowing early interventions to reduce the severity of incidents, and to provide guidance for officers on the scene



Cleaning \ Street cleansing

Many attendees at the consultation event identified the appearance and cleanliness of Oxford Street\ Cornwall Road as an issue which could be addressed with assistance from the Council. Back lanes present a number of challenges for refuse collection there may be an opportunity to introduce shared bins to be used by all residents in the back lanes rather than domestic bins. These could

- Improve the appearance of those lanes where a large number of household bins are frequently left out
- Reduce the amount of 'side waste' left out beside bins
- Help keep lanes clear of abandoned bins so mechanical sweepers can access them and keep them clean
- Reduce the costs of replacing lost bins
- Provide more opportunities to recycle
- Reduce collection times for refuse and recycling

Shared bins are large, metal wheeled bins which are shared by all the residents in a particular back lane. They replace the separate domestic bins currently used by each household. There are separate shared bins for recycling and household waste. Creating a clean environment for residents is an important part of demonstrating a commitment to the Oxford Street.



Increased Police Presence

There is a perception amongst many residents that there is very limited police presence in the areas. The provision of local policing no longer resides solely with the police but has become increasingly fragmented and multi-tiered. Those involved in policing activities now include sworn police officers, special constables, community support officers, neighbourhood wardens, private security guards and active citizens. Responding to public demands for a patrolling presence is one of the most difficult challenges facing policing today. Initiatives in the Yorkshire and Humberside region demonstrate the diversity of approaches taken to the provision of a visible reassuring presence. This is influenced by different sources of funding, including central government programmes (such as the New Deal for Communities fund, neighbourhood wardens programme and Single Regeneration Budget), local authority and housing association sources, and private financing as well as a combination of these.



- Neighbourhood warden schemes tend to emphasise work with residents and environmental improvements as ways of revitalising neighbourhoods. Generally, neighbourhood wardens are more concerned with problem-solving and regeneration than with law enforcement or overt policing, albeit that these are understood to be inter-related. They work well in areas where there is a low level of trust or confidence in the local police and where the police find it difficult to get information from residents about crime matters.
- Contracted CSO initiatives emphasise patrols and provide reassurance through increased visibility. Patrols are conducted on foot allowing greater interaction with the public. They work well where public reassurance is a central issue.
- Contracted sworn police officer schemes tend to work best where the full skills and powers of a police officer are likely to be needed. They may draw upon officers' capacity to enforce the law. This can involve work in partnership with other agencies where police officers' powers are supplemented by those of others.

- special constables provide an alternative police resource that works alongside sworn police officers. They have full police powers but are generally unpaid.
- Private security patrols commonly emphasise reassurance and information gathering. Patrols tend to be vehicle-based and periodic. Generally, there is greater reliance on technology, such as mobile CCTV cameras. They work best where residents' reassurance is a key concern

Some of the practical ways of engaging local communities include:

- providing residents with accurate and understandable data on local crime and policing activities;
- informing residents about the local personnel, as well as about the initiative, its realistic aims and limitations, through meetings, newsletters and leaflets;
- providing an accessible operational base from which patrol officers work, preferably in conjunction with other local service providers in a 'one-stop shop';
- enabling residents to provide confidential information to patrol personnel on problems, 'hot spots' and potential solutions, such as a well-publicised dedicated telephone

number or 'tasking box';

- organising activities that seek to involve the community alongside policing personnel, such as 'community clear-up' days and other events with younger people;
- involving personnel in key activities with vulnerable groups, such as victim support and witness assistance programmes.

Experiences suggest that additional visible patrols in residential areas:

- raise expectations over the nature and quality of service provision;
- heighten demands for greater local ownership of the policing resource;
- enhance the demand for direct accountability to individual residents;
- give residents a greater investment in their local policing



Regular Engagement Between the Council and Oxford Road Residents Association

In order to demonstrate to residents within the area that the Council is genuine in finding ways to improve the area it is important that regular meetings with the Oxford Rd resident's association takes place. It is often the case that failure to engage communities makes sustainable regeneration challenging and less likely to result in positive outcomes. Ongoing dialogue between communities and local services that identifies neighbourhood priorities; action to address them and a means to do this and to report on and monitor progress is the key.



Greening of Streets/Tree Planting

Currently Oxford Road\Ladder Street have few if any green spaces and there is no planting which helps soften the built environment. There are significant social benefits associated with green spaces and street trees and they have the capacity to generate social interaction among local community members. Street trees located adjacent to the highway also have a particular value bringing opportunity for interaction and aesthetic value. Trees create a more pleasant walking environment bring about increased walking, talking, pride, care of place, association and therefore actual ownership and surveillance of homes, blocks and neighbourhoods.



Working With Community Youth Workers

Intensive Supervision and Support Programmes (ISSPs) designed for persistent young offenders and used as part of community-based rather than custody-based sentences, is a multi-modal approach that includes family group conferences, individual mentoring and skill building. Youth Inclusion and Support Panels (YISPs) also employ a multi-modal design and target young people already engaging in youth offending. Programmes can include family group conferencing, parenting support and mentoring coordinated by a dedicated key worker.

Youth Inclusion Panels (YIPs) employ skills training that lack the social, emotional and cognitive focus of effective child skills training programmes. In addition the mentoring offered as part of this intervention reflects a simple role-model based approach as opposed to the intensive mentoring.

Multi-Agency Approach to Tackling Anti-Social Behaviour

The challenges of multiple deprivation require a comprehensive and multi-agency approach at the level of the neighbourhood. Anti-social Behaviour (ASB) can have a significant influence on victim's lives and wider communities; it can impact an individual's feelings of personal safety, make a neighbourhood an unpleasant place to live or work and greatly reduce quality of life.

Tackling ASB and its causes can be very complex and requires strong local partnership arrangements. Partnership working and the effective use of resources is vital for identifying and responding appropriately to the diverse problems communities face. Improving and developing a consistent way of monitoring, reporting and tackling ASB can improve the borough's understanding of local problems, help to prevent offences from being committed and get better results for victims regardless of the agency they report to.

Hartlepool Borough Council could look to set up an ASB panel to facilitate a multi-agency discussion on ASB within the Oxford Street\ Cornwall Road area and agree an intervention plan for the area.



“...Acting in a manner that caused or was likely to cause harassment, alarm or distress to one or more persons not of the same household as the defendant....”

Policing

01

Everyone should have access to, information about and an opportunity for dialogue with the police and the other local services that have a role in improving community safety and quality of life in the place where they live.

03

The evidence-base supports selective, targeted deployment of embedded, place-based practitioners, with a remit to develop and maintain a deep understanding of the problems that underlie local risk in context, and to develop, implement and review creative, tailored interventions to impact on them.

02

In line with the Policing Vision 2025, police forces should seek to deliver ‘proactive preventative’ local policing. They should do so by adopting structures and models designed to deliver the types of activities that are known to be effective in preventing crime, harm and demand. Where the evidence is lacking, these models should follow a clear preventative logic.

04

Locally embedded preventative proactivity should be delivered by functionally distinct teams and personnel.

Policing

0 5

Dedicated, embedded preventative resource should be provided where it is most needed and to the extent that resourcing allows, while also maintaining a balanced local policing model that can adequately respond to reactive demand.

0 7

Multi-agency casework relating to individuals should be undertaken in addition to, rather than as a substitute for local problem-oriented proactivity.

0 9

Police forces should adopt (and inspectors and overseers should ensure) clear and transparent labels for job roles, teams and units that clearly convey what those in them spend their time doing.

0 6

(While adhering to Principle 5), police forces and local partnerships should seek to incrementally shift resources into local proactive prevention.

0 8

Efforts should be made to improve the status of neighbourhood policing/ embedded local prevention as a field of practice; this should begin with establishing a body of professional knowledge and recognised training packages.



Landlord Licensing

Hartlepool Borough Council have already used their powers through the Housing Act 2004 to introduce selective licencing across particular areas of Hartlepool, including a scheme which currently exists in Cornwall Street which comes to an end in 2020.

During the consultation a number of residents and landlords were critical of the management of the current licencing scheme which they felt was not well managed despite landlords paying a fee for having properties in a selective licensing area.

Despite these criticisms, it is considered that the nature of issues in Oxford Road/Cornwall Street would benefit from a wider Council-led strategy including selective licencing alongside a range of other types of intervention. It is recognised that implementing a selective licensing would require resources from the Council. However, it would help to, more effectively, manage private landlords in the area.

Concentrating resources to help support improvement of the management and physical conditions of private rented stock and taking enforcement action where appropriate could over a period of time address many of the problems with these properties.

Selective licensing is intended to be just one of many tools available to the Council to address low demand and anti-social behaviour, not a stand-alone panacea for every issue affecting a neighbourhood. Therefore the 2004 Act requires the Council to identify how selective licensing will work alongside other measures by showing how it forms part of an overall strategic approach, contributing to existing policies and underpinning future plans for the area.



Use of Social Media to Encourage Community Cohesion/Engagement

Innovations in social media have made a huge difference to local communities, catalysing neighbourhood co-operation and social action.

Your Square Mile (YSM) is designed to help people get involved and make the changes they want in their community. Part of the site is aimed at signposting people towards community activity already taking place in their community. But there is also an area for posting their ideas for community projects.

The site encourages people to turn ideas into action by getting involved and it provides mechanism support people in their community activities. Anyone who pays the £10 subscription to become a member of the YSM Mutual gets access to a range of benefits including public liability insurance, personal accident insurance, a legal advice line and discounted printing.

The site operates in parallel with the YSM Communities, a series of workshops running in 16 locations across the UK. Lessons from these workshop influenced the development of the website and the YSM Mutual

Streetlife has similarities with Facebook. As with Facebook, there are privacy settings that limit who you connect with, but in this case it is limited to your neighbours rather than the people who you accept as friends.

The site provides a way for locals to share practical information, advice, opinions, skills and resources. People sign up using their postcode, and customise their settings to control the areas they're interested in, and what they share about themselves.

Streetlife was piloted in the London Borough of Wandsworth, and is now available nationwide. The main uses of the site include discussing news, sharing local information, advice and recommendations, finding people nearby with common interests, organising events and groups and campaigning on local causes



Address Fly Tipping

Many residents raised problems in respect of fly tipping in the Oxford Road/Cornwall Street. Fly tipping is the illegal dumping of waste. It can cause serious pollution of the environment, be a risk to human health and harm wildlife and farm animals. It spoils local neighbourhoods impacts on quality of life and costs to clean up. It also undermines legitimate waste management companies who are undercut by illegal operators

There are a range of measures aimed at tackling fly-tipping, including the Clean Neighbourhoods and Environment Act 2005 (CNEA) which gives regulators more powers to tackle fly-tipping and the courts the ability to impose tougher penalties. The CNEA increased the penalties for dumping waste in England and Wales. Fly-tippers can now be fined up to £50,000 in Magistrates' Courts and face unlimited fines in higher courts, as well as community punishment orders or prison sentences of up to five years.

Those convicted of fly-tipping offences can now be made to pay the costs of enforcement and investigation, as well as the clean-up costs.

Environmental Protection Act 1990

“It is illegal for any person to deposit controlled waste, knowingly cause or knowingly permit controlled waste to be deposited in or on any land unless a waste management licence is in force and the deposit is in accordance with the licence.”

HBC could target the ladder streets as a priority area to tackle fly tipping for a period of time to send out a clear message.



Stabilise Property Prices

Stabilising property prices will be linked to a range of interventions and will take a period of time. A programme of co-ordinated interventions in the area including block improvements and grant schemes to improve properties is likely to assist with this.



Medium Term Interventions



Residential

1. Improvements to properties - windows, external render or exposing brick.

2. Targeted Acquisition

3. Selective Demolition

4. Conversion

5. Property Improvement Scheme

6. Offshoot Improvements

7. Rear balconies to provide amenity space.

8. Home Zones/Play Streets

9. Highway works to restrict vehicular movement and improved parking/remodelling of streets.

10. Energy/Photovoltaics to reduce energy bills

11. Use of s215 interventions on a street widebasis

Estimated
Completion
Date

2024

MEDIUM TERM

Improvements to Properties - Windows, External Render or Exposing Brick

The Council could consider a programme of block improvements offering private owners and landlords the opportunity to improve their properties with a Council appointed contractor to undertake works

- Replacement windows
- Repointing
- Replacement doors
- Replacement guttering
- Exposing brickwork
- External render to rear of properties and offshoots
- Loft Insulation

This approach requires a standard design detail for improvements and for each property which has signed up for improvements to be surveyed and inspected to allow for a schedule of works to be prepared and costed. Limited choice in respect of door colours and requirement to use council approved design details will ensure consistent design approach.



Examples of refurbished terraced properties

Target Acquisition and Selective Demolition

Target acquisition is likely to be a key component of any regeneration programme for the ladder streets. This will involve the Council considering where it can target acquisition in order to implement the first phase of either demolition and redevelopment or improvement to existing blocks. This strategy is likely to be of critical importance in light of reduced funding opportunities.

Property Improvements

Potential options for property improvements have been identified above.



Conversion

Diversifying the existing housing stock by creating a broader range of housing both larger and smaller could be achieved by either combining properties or sub dividing properties. The images below show examples of how this could be achieved. Long term this will be an important element of making the ladder streets more attractive to a wider range of people and trying to bring families back to the area.



Offshoot Improvements/Rear Balconies to Provide Amenity Space

All the terraced properties have rear off shoots and there is scope to consider improvements to these offshoots with external rendering to improve thermal efficiency and the introduction of first floor balconies to provide some form of private external amenity space.



Home Zone Streets/Play Streets

Home Zones are an urban design led concept for residential developments, where streets are intended for a range of activities and are primarily places for people, not places for vehicles. The aim is to improve the quality of life for residents and this takes priority over ease of traffic movement. Streets in Home Zones will include seating and play areas, shared surfaces, parking spaces and areas of planting as well as indirect traffic routes. The streetscape should be aesthetically pleasing and co-ordinated and should promote a sense of unique identity

By reducing the dominance of cars and increasing use of streets for other activities, Home Zones aim to:

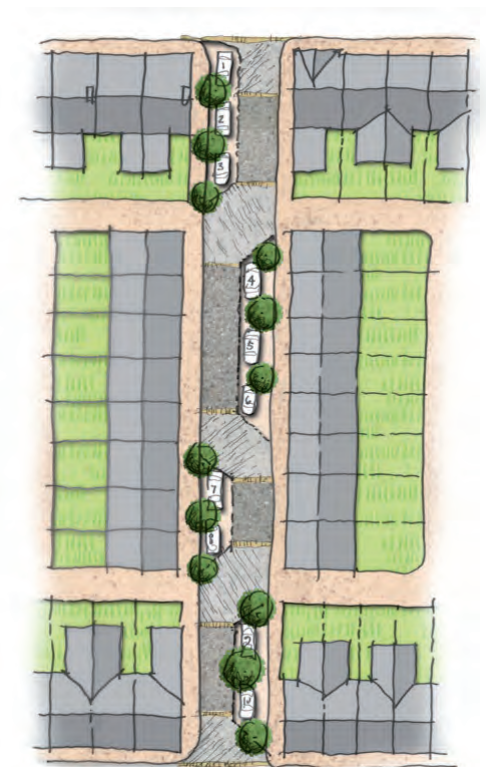
- Foster a sense of community
- Increase social interaction
- Increase play opportunities
- Improve the quality of the built environment
- Increase natural surveillance, deterring casual crime

In previous years a number of retrofit Home Zones have been delivered across England and Wales as part of the Department for Transport Home Zone Challenge Programme which came to an end in 2005. There may be scope to remodel streets to retrofit homezones thereby providing the opportunity for landscaping, planters, improved and more secure parking arrangement and lighting.



Highway Works to Restrict Vehicular Movement and Improved Parking/Remodelling Street

Alongside the introduction of homezones consideration could be given to restricting vehicular access from one end of specific terraced streets thereby allowing for the concept of play streets and a 20mph zone to be introduced.



Energy/Photovoltaics - To Reduce Energy Bills

Given the socio economic profile of the neighbourhood any measures which can reduce energy bills such as external render to improve thermal performance or provide the means for reduced energy bills. In July 2015, the Government announced that there would be no further funding for the Green Deal Finance Company and that the government would stop any future funding releases of the Green Deal Home Improvement Fund.

However new technology and the cost of solar is likely to make it more viable in the future. Household batteries such as Tesla's Powerwall enable people to consume rather than export their solar electricity, which makes more financial sense. Solar panel costs have come down by about a fifth in the past year which is expected to filter down to cheaper systems for consumers. A typical 4KW array of solar panels costs about £6,000, down from £12,000-£14,000 when the feed-in tariffs began. That price can come down even more for bulk purchases potentially to as low as £3,200 making such technologies more viable as a retrofit solution.



s215 interventions on a street wide basis

Section 215 (s215) of the Town & Country Planning Act 1990 (the Act) provides a local planning authority (LPA) with the power, in certain circumstances, to take steps requiring land to be cleaned up when its condition adversely affects the amenity of the area.



Long Term Interventions



Management and Civic Pride

1. Creation of Village Green Spaces.

2. Improved Parking Arrangements

3. Long Term Management

4. Stabilise and Raise Property Values



Community

1. East west route through the ladder streets.



Residential

1. Compulsory Purchase Order

2. Selective Demolition

3. Much larger redevelopment and wholesale clearance to create and diversify housing stock.

Estimated
Completion
Date

2026

LONG TERM

Block Redevelopment

Large scale redevelopment of entire blocks is likely to have a significant impact however it will take time to gain control of entire blocks and may be dependent on CPO unless the Council can over a period of time acquire sufficient properties to remove an entire block.



Compulsory Purchase Order

A local authority may for the purpose of its functions, including the implementation of the development plan or housing strategy, acquire land temporarily or permanently, by agreement or compulsorily.

There are two compulsory purchase powers that can be used to acquire land required for development. One is contained in section 226(1)(a) of the Town and Country Planning Act 1990. This provides for the compulsory acquisition of land to facilitate its development, redevelopment or improvement, provided that this will secure social, economic or environmental benefits. The other is contained in section 226(1)(b) of the 1990 Act. This provides for the compulsory acquisition of land where it is required for a purpose which it is necessary to achieve in the interests of the proper planning of the area. The DCLG online CPO guidance provides as follows: The [planning] power is intended to provide a positive tool to help acquiring authorities with planning powers to assemble land where this is necessary to implement proposals in their Local Plan or where strong planning justifications for the use of the power exist. This is strong encouragement for councils to take an interventionist role.

A compulsory purchase order should only be made where

there is a compelling case in the public interest. Factors to take into account when deciding whether to compulsorily acquire an allocated site are

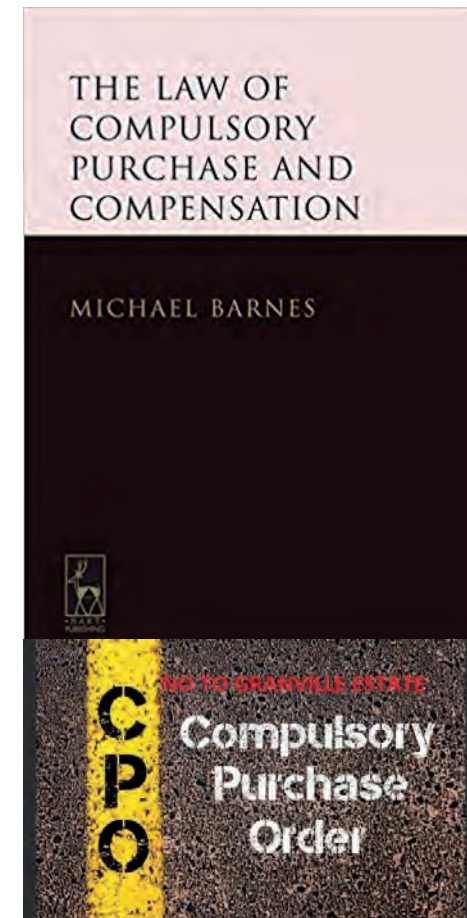
- Is the local plan up to date
- Why isn't the owner bringing the site forward
- Could the council do anything to bring forward the development of the site, short of a CPO
- What are the consequences of the site not being developed
- Are there appropriate developers who would purchase the land from the council following its compulsory acquisition, and then develop it in a timely manner.
- Is the funding in place to deliver this scheme

The challenge for any LPA using CPO powers are the costs associated and the need for the CPO to be backed by robust development plan policies. Historically, Hartlepool Borough Council have been successful in using its CPO powers to deliver regeneration across other parts of central Hartlepool including:

- Mayfair Street
- Mildred Street
- Perth Street

- Chester Road

This demonstrates their ability and commitment to deliver comprehensive redevelopment over a long time period.



Creation of Village Green Spaces & Selective Demolition

Selective removal of housing blocks or smaller groupings of terraced housing would allow the opportunity to creating a sequence of village green spaces or a single main green space. This has successfully been achieved at Jobson Street in Hartlepool where working with the Victorian heritage of the neighbourhood the area has been remodelled to overlook a new garden square. The park forms the centre piece of this development and is known as 'The Green'.

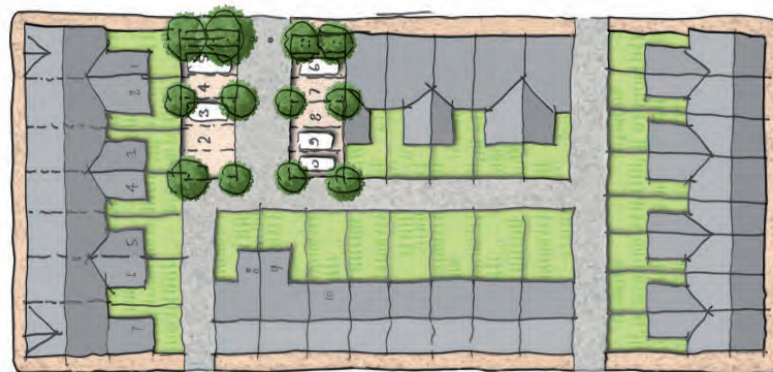


East west route through ladders streets

Introducing east west routes through the area with a modest amount of demolition and as a part of a wider strategy to create a sequence of green spaces

Improved parking arrangements Removal of some housing stock as part of a wider strategy

The sketch plan below shows how small secure parking areas could be introduced at selective locations in the study area.



Much larger redevelopment and wholesale clearance to create and diversify housing stock

Comprehensive redevelopment of the entire ladder streets area would require a significant acquisition programme and may also require CPO. It is considered that whilst this could be a long term strategy is unlikely to be viable. If the all the properties could be acquired the Council would be able to work with the existing registered provider in the area and other developers to bring forward an entire new development for approximately 300 units.



1. Pocket Parks

Smaller pocket park that can provide green space to soften area but also accommodate car parking



2. Village Green

Central green space providing main area of interaction play and outdoor amenity space located in the middle of the study area

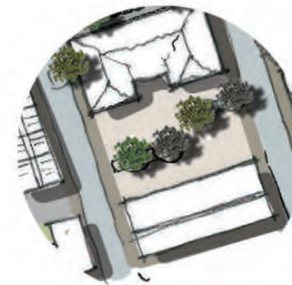


Further consideration has been given to the type of spaces option 3 would create and how this can form a sequence of spaces create new east west routes through the study area



3. Pocket Parks

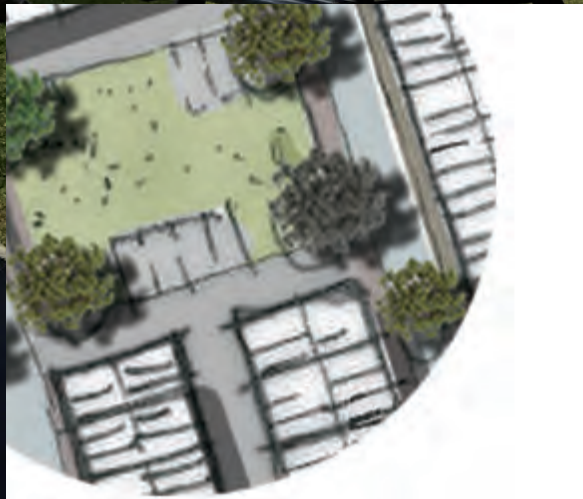
A different type of pocket park with more emphasis on seating and sensory experiences through planting and trees



4. Routeways

Creating green east west routes through the study area

Example of village green created at Carr and Richardson Street in Hartlepool with selective clearance.





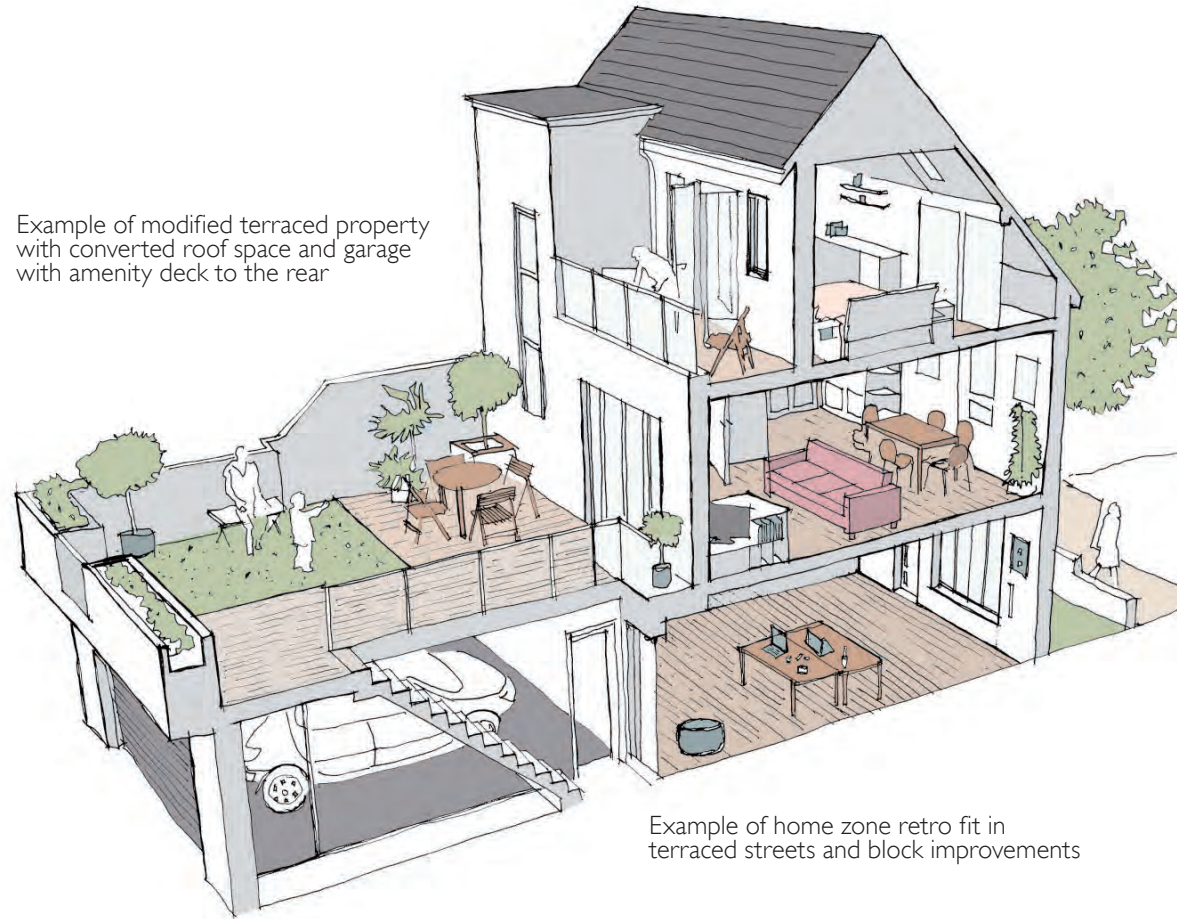
Remodelling the existing housing stock

At present there is an over provision of two up and two down terraced properties within the area evidenced by . There are some larger properties three

bedroom properties located on Rossal Street, but this represents a small percentage of the overall housing stock throughout the study area. There is scope to remodel the existing housing stock to diversify the offer creating both larger and smaller properties thereby ensuring that the area appeals to a broader market. Examples are provided to show how properties can be remodelled both external and internally to improve and diversify the current stock.

The following page shows example floor plans where living / dining spaces have been reconfigured, entrances repositioned etc to create modern living arrangements that are more appealing to a more discerning consumer and prospective tenant.

Example of modified terraced property with converted roof space and garage with amenity deck to the rear



Example of home zone retro fit in terraced streets and block improvements



Rossall street Hartlepool

Approximate Gross Internal Area
779 sq ft - 72 sq m

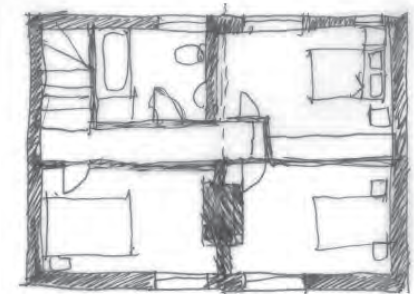
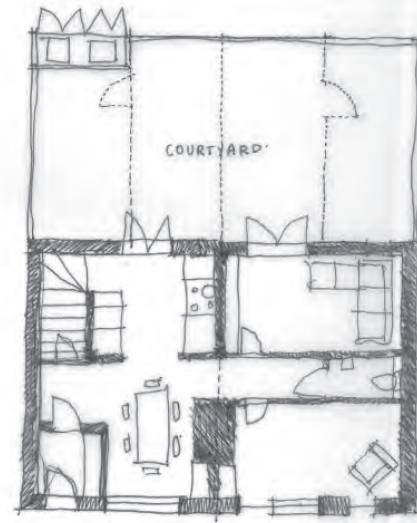


GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being representative for the actual property.



Remodelling the existing housing stock

Limited internal re configuration can make a significant difference to how a property functions and the benefits this gives to those living within them.



3 Bedroom House



2 Bedroom House



Remodelling the existing housing

Conversion of existing housing stock can be coupled with some redevelopment or selective clearance to create green spaces that break up the rigid geometry and dense urban fabric of the area. This also presents an opportunity for new development to be introduced at different locations to front onto these spaces and to offer different house types and plan forms





Remodelling the existing housing stock

The images above show the Carr and Hopps Street development in Hartlepool and the potential to transform conventional terraced housing. Rear elevations have been rendered, windows replaced and internal configurations remodelled with a modern refit to create a highly desirable



Indicative massing model showing potential development option



'Village green'

Converted and improved terraced

pocket park

New build housing

Indicative massing model showing potential development option



Case Study - Bensham and Saltwell

Bensham and Saltwell is located close to Gateshead town centre. The neighbourhood has a diverse population, with large Jewish and Muslim communities. Bensham and Saltwell is the largest centre for Jewish education in Europe and attracts Talmudic students from across the world. The neighbourhood has local shopping areas on Coatsworth Road and Saltwell Road, many primary and Jewish schools, and lots of parks and open spaces.

Bensham and Saltwell has a mixture of homes. These include different styles of houses built between the late 1890s and 1980s, and many terraced, Tyneside flats built before 1919. There is also a large amount of private rented accommodation in the area.

Neighbourhood Action Plan

The Bensham and Saltwell Neighbourhood Action Plan identified the main challenges facing this neighbourhood as:

- not enough housing choice because of the large number of terraced properties (mainly Tyneside flats)
- poor conditions at many homes
- very hard street environments and back lanes
- not enough good-quality open space

The Council developed a number of projects to tackle these problems and improve conditions in the wider neighbourhood. These projects included:

- external block improvements
- neighbourhood management
- selective demolition of a small number of Tyneside flats
- new build houses to offer larger family homes
- better regulation of private sector landlords and tenants
- conversion of flats into larger houses
- new and improved open spaces

So far the Council has

- transformed more than 1,100 properties through the block improvement scheme
- relocated over 80 households to new homes
- created four pocket parks and added greenery throughout the community

- renovated Avondale Park and Bewick Road Park
- converted some small Tyneside flats into large family homes
- started the clearance of empty Tyneside flats to make way for new build homes
- worked with local Street Representatives to improve the quality of life in the neighbourhood
- worked with landlords to improve the management of private rented properties and tenants
- improved shops on Saltwell Road and started work to improve shops in the Coatsworth Road Conservation Area using heritage grants
- built nine new eco-homes
- carried out Decent Homes works on many properties

This was achieved using pathfinder funding.





Case Study - Bensham and Saltwell



Before and after - New housing replacing tyneside flats in Bensham

Case Study - Scotswood



Location: Scotswood, Newcastle upon Tyne
Client: New Tyne West Development Company
Status: Phase 1 partially complete, Ongoing
Project Value: £265 million

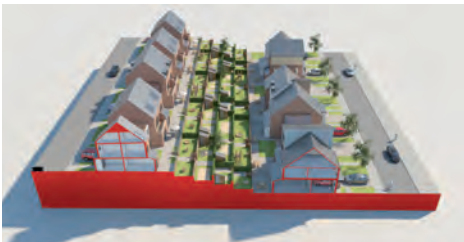
Description:

The Scotswood Regeneration project is an innovative collaboration between the private sector; Keepmoat and Barratt, and the public sector; Newcastle City Council, as well as local residents, in the delivery of area wide regeneration. This 60 hectare site is located approximately 2.5 miles to the west of Newcastle City Centre, occupying a unique location with an enviable southern aspect overlooking the Tyne Valley. Predominantly a former pre-war housing estate, the site has been cleared and remediated.

In February 2012, planning approval was received for the first phase of the 1800-home Scotswood regeneration project. Phase One comprises 377 homes, of which 52 are affordable. This ground-breaking decision enabled new housing and public facilities to proceed on the site, bringing to fruition a 16 year programme of dialogue and discussion with local people. The development replaces a large swathe of terraced housing that was identified for redevelopment through the Housing Market Renewal process.



The Rise has started to revitalise the west end of Newcastle as an attractive, convenient, and competitive housing location. The development won a national RTPI Planning Excellence Award in July 2015 under the 'Excellence in Planning to Deliver Housing' category. Earlier in 2015, the development won a RICS North East Renaissance Award in the Residential category, and was shortlisted in the Regeneration category. This is in addition to being accredited as 'Outstanding' by Building for Life – The industry standard for the design of new housing.



The Rise

- Overall, it is intended that the Scotswood Regeneration Project over five phases will deliver:
- Up to 1800 new homes of mixed type and tenure, with a focus on family housing;
- Development of a new neighbourhood park and high quality civic spaces and public realm; and
- Exemplary design with high levels of environmental sustainability.
- All new homes are designed to HCA Design and Quality Standards and Lifetime Homes requirements. The whole development is planned to be environmentally sustainable. A new energy centre will initially allow dwellings to meet Code for Sustainable Homes Level 4 progressing to levels 5 or 6 in later phases.

Phase One Development

- Development Phase One build involves:
- 377 new homes set within 5 unique character areas;
- A mix of one, two, three and four bedroom homes and apartments for sale and rent.
- A sales village of 6 new homes, together with a new temporary marketing pavilion and associated car parking;
- Layout has been designed to maximise south facing Tyne Valley views working with the steeply sloping typology for this site;
- A primary, secondary and tertiary road network has been designed to adoptable standards and linked by the existing road network.
- Hodgkin Park extension and enhancement works.



Case Study - Amytis Gardens

Location: Bolingbroke Street, South Tyneside

Client: Cussins Limited

Status: Completed 2010

Description:

Successful places have unique characteristics that stem from the way the built form responds to the site setting, combined with providing high quality, sustainable and attractive family homes for 21st century living. The housing proposals achieve maximum benefit from their site locality, whilst the use of materials, built form and boundary treatment, create an integrated terraced infill to complement the existing popular residential location.

Amytis Gardens is a sustainable development of 24, three and four bedroom, family homes in keeping with the local surroundings. The proposal was, therefore, to be built using a traditional terrace block format, developing the use of modern materials and style to give a contemporary twist to the Tyneside terrace. The development replaces several blocks of terraced housing.

The homes were designed to enhance and reflect the existing terraced housing on Bolingbroke and Berkeley Street, whilst complementing the proposed Registry Office to the north of the site.

...



Amytis Gardens

...

The terraced housing utilises the ground floor space for bedroom accommodation, so that at the first floor level, a spacious living, dining and kitchen space is provided, opening up onto a private garden terrace area. Underneath the garden terrace there is space for integrated car parking. These are accessed by an internal mews street accessed from Erskine Road, running through the centre of the development. A tree-lined boulevard is featured to both Bolingbroke Street and Berkeley Street, and boundary walling complements the surrounding street pattern.

It is hoped that by maximising the potential offered by the site's unique character, the development will preserve the urban and terraced character of the location, and creates an uplifting and sustainable family orientated place to live.

The development has been awarded the RICS Residential Building of the Year 2011.

