

ECONOMIC DEVELOPMENT COMMITTEE

12 SEPTEMBER 2018

OLLERTON & BOUGHTON NEIGHBOURHOOD STUDY

1.0 Purpose of Report

- 1.1 To provide the Committee with the final draft of the Ollerton & Boughton Neighbourhood Study.

2.0 Background Information

About Neighbourhood Studies

- 2.1 The role of a Neighbourhood Study is to provide a comprehensive assessment of an area focusing on the localities socio-economic characteristics (*people*), the built environment (*place*) and the opportunities and challenges these bring, with community involvement at the heart of this work.
- 2.2 The intention is to create a locally driven document that provides all local stakeholders (including the District Council) with a strategic and long-term plan to guide future decision making and investment requirements for a defined area. By engaging with local residents, a Neighbourhood Study presents opportunities, not only to gain a qualitative insight into local issues, but to also capture the voices of residents by including them at the start of the planning and development process.
- 2.3 When looking at the findings and options of a Neighbourhood Study in relation to local priorities, consideration of these will be set against the wider strategic priorities and objectives of the Council and have regard to the total resources available.

Delivery Model

- 2.4 A Neighbourhood Study is delivered through the following 3 key steps:

Step 1: Baseline Report

This activity is undertaken by the Council and sets out an initial appraisal of the existing data for the neighbourhood, including the historical context. It also presents the first stage of community consultation and local stakeholder engagement in order to identify emerging 'People' (socio-economic) and 'Place' (built environment) opportunities and challenges for locality. The information collected then informs the consultant's brief, covering the engagement programme and master planning exercise.

Step 2: Interim Report

This is consultant led, providing a comprehensive account of data from the resident and stakeholder engagement programme and identifies the emerging priorities. It provides a framework of initial 'People' and 'Place' options for consideration and invites all stakeholders to feedback on these.

Step 3: Final Report

This consists of collaborative work between the Council and Consultant, summarising all the activities undertaken through the themes of 'People' and 'Place', identifying the priorities and vision for the locality and provides a delivery plan setting out a detailed appraisal of the prioritised options, including who will action these, the resources required and a time frame to work within.

Governance

- 2.5 Governance is a crucial element of a Neighbourhood Study, in addition to Member scrutiny through the Committee process. In this respect each Study area forms a 'Neighbourhood Partnership' involving local stakeholders (statutory and voluntary) and residents who act as an advisory group and sounding board throughout the duration of the project, agreeing at its inception a terms of reference.
- 2.6 An internal Business Units Project Group is also established to ensure there is the appropriate understanding and information sharing across the Council during the Study.
- 2.7 The overarching project plan is managed and led by the Strategic Housing Business Unit, reporting to the Director – Safety.

Responsibility

- 2.8 At the commencement of the Study it is clarified to all stakeholders that although the District Council is leading the process it is very much seen as a 'community' document and there is a responsibility for all stakeholders (including the residents themselves) to recognise their role in considering how they might assist in meeting the required options, so to deliver better outcomes for local residents and the area. The Study is also there to be used to shape each stakeholder's strategic decision making, priorities and investment for the locality.
- 2.9 A Neighbourhood Study enables the District Council to meet a number of its proposed strategic priorities and objectives.

3.0 Ollerton & Boughton Neighbourhood Study

Scope of the Study

- 3.1 The Ollerton & Boughton Neighbourhood Study is examining two geographies:
 - a) **Outer Study Area - Ollerton & Boughton:**
This is the whole town and will consider wider strategic and physical issues through a desktop study, consolidating the existing Council and stakeholder knowledge base. According to the 2011 National Census the population of this area is 9840.
 - b) **Inner Study Area - Ollerton & Boughton:**
This is the area around the Stepnall Heights and Hallam Road estates, including the allocated site OB/MU/2 (HRA land). The study will focus on 'People' (socio-economic) and 'Place' (built environment/master-planning) opportunities and challenges, with a significant element of community engagement. The estimated size of this population is 1,427 and is predominantly Council housing (Housing Revenue Account - HRA).

Consultant Appointment

- 3.2 Set against the scope of the Study and information previously presented to the Committee at its meeting on 15 June 2016, a procurement exercise was undertaken in 2017 to appoint suitably qualified consultants to undertake the following work in two ‘packages’:
- **Work Package 1 (WP1)** covers the ***People (socio-economic)*** element of the Ollerton and Boughton Neighbourhood Study, which is primarily an engagement exercise with residents and stakeholders, with a focus on the Hallam Road and Stepnall Heights estates to identify needs, challenges and priorities. The outcome of the People report plays a key role in determining the approach for Place, informing the final Neighbourhood Study report.
 - **Work Package 2 (WP2)** covers the ***Place (built environment)*** element of the Study, setting out a master-plan for the allocated site OB/MU/2 (<http://www.newark-sherwooddc.gov.uk/adm/>) responding to the needs of local residents. The master-plan should present a clear vision for the future physical development of the site, be deliverable and fully integrated into the planning system. The master-plan should also identify small scale actions that could be quickly undertaken to improve the whole neighbourhood.
- 3.3 Importantly the two work packages are very much interlinked, though require a distinct skill set and capacity. An essential element across the two work packages is to ensure the appointed consultants form a constructive working relationship, providing the necessary interactions between the People and Place elements so to robustly inform the drawing up and key outcomes of the final Neighbourhood Study report.
- 3.4 For WP1 the consultant Planning for Real (<http://www.planningforreal.org.uk/>) was appointed to undertake the engagement work stream, which was carried out during July and August 2017. The initial findings and analysis of Planning for Real’s work was presented at the Committee meeting on 22 November 2017. **Appendix A** provides the Committee with the ‘Executive Summary’ of the final draft ‘People’ report highlighting the key outcomes of engagement work Planning for Real undertook.
- 3.5 For WP2 the consultant URBED (<http://urbed.coop/>) was appointed and through considering the findings of both WP1, working with Planning for Real and holding a series of interactive stakeholder/resident workshops they drew up proposed options for the development of the allocated site, which were presented to the Committee for consideration at its meeting in November.
- 3.6 Subsequent to the above work, URBED then commissioned a chartered surveyor to undertake viability appraisals on the proposed options to measure each option’s deliverability set against a local market appraisal, land value, construction and infrastructure costs, planning contributions and wider financial modelling.

Final Draft Neighbourhood Study

- 3.7 This has now enabled URBED to prepare the final draft of the Ollerton & Boughton Neighbourhood Study report, which amalgamates key elements of the Baseline Report (produced by the Council), the People report (WP1) and the Place report (WP2), and is attached to this report as **Appendix B**.

- 3.8 The outcome of each Neighbourhood Study is unique to the area and for this Study the emphasis has very much been on 'Place', through master planning the allocated site OB/MU/2 and proposing an emerging preferred design option informed by the findings of the engagement programme.
- 3.9 The Committee should note that further work is required to develop the 'Phasing and Next Steps' section of the Neighbourhood Study, along with prioritising the 'People' actions (*including who will action these, the resources required and a time frame to work within*) that can be taken forward independently of any development proposals.
- 3.10 These matters will be finalised subsequent to the comments of this Committee on the proposals being presented and following the stakeholder event detailed below.

Stakeholder Event

- 3.11 In order to inform local stakeholders on the outcomes of the Neighbourhood Study and the emerging preferred design option from the master plan exercise a consultation event has been arranged for Tuesday, 2 October, which will be held locally. In terms of anticipated attendees at the event previous workshops have included representation from:
- ***Members & Officers***
 - District Council
 - County Council
 - Town Council
 - ***External***
 - Local Residents
 - Newark & Sherwood Homes
 - Nottinghamshire County Council
 - Active 4 Today
 - Local shop owner
 - Nottingham Community Housing Association
 - Dukeries Academy
 - Children's Centre
 - Local Churches
 - Police
 - Citizens Advice Bureau
 - Sure Start
 - Sherwood Forrest Education Partnership
- 3.12 Work will also be progressed with the relevant Business Units to appraise the outcomes of the Study and how they fit into their business plans to optimise delivery of the prioritised actions.
- 3.13 The work being undertaken on the proposal for a joint public service hub between health, the District and Town Council and other potential partners in Ollerton and the consideration of the local leisure offer that has taken place, further to closure of the swimming pool at the Dukeries leisure centre, have both been fully considered in the work and potential outcomes of the Neighbourhood Study.

3.14 Although the Study is a Council led document it is also intended to enable stakeholders to influence their future decision making and priorities for the locality on conclusion of the Study, in terms of the options and outcomes being presented.

4.0 Proposals

4.1 It is proposed that the Committee considers, makes comment upon and endorses the findings of:

- a. the Executive Summary of the 'People' report at **Appendix A** highlighting the key outcomes of the engagement programme; and
- b. the final draft 'Ollerton & Boughton Neighbourhood Study' at **Appendix B**, which amalgamates key elements of the Baseline Report, the People and Place report, focusing on the master planning of the allocated site OB/MU/2 situated between the Stepnall Heights and Hallam Road estates.

4.2 Subject to the comments of the Committee and on the conclusion of the Stakeholder event on 2 October, a further report will be presented to:

- Provide feedback from the event.
- Finalise the 'Phasing and Next Steps' section of the Study.
- Prioritise the 'People' action plan.

5.0 Equalities Implications

5.1 According to the 2011 National Census Ollerton and Boughton is a relatively homogenous community. Of a population of 9840, 9640 people classified themselves as White, British. The next largest ethnic group was White other (99 people). 7 people identified as White Gypsy or Irish Traveller. The Census recorded 46 people who have been resident in the UK for less than 5 years.

5.2 The engagement techniques undertaken as part of the study have been delivered to ensure as far as is feasible that there is a gender, ethnicity and age balance, along with being accessible for people with physical and learning disabilities. Any options emanating from the study will need to be subject to equality reviews, including equality impact assessments, preferably undertaken with the local community.

6.0 Impact on Budget/Policy Framework

6.1 The Ollerton & Boughton Neighbourhood Study has been formulated set against the Council's and other statutory stakeholder's policy frameworks, along with considering relevant national policies and guidance.

6.2 Any Council capital projects that emerge as an option from the Study will need to be appraised in detail to assess their priority, viability and deliverability set against all other capital schemes.

6.3 It is also important to ensure that all HRA related options are fully appraised and the impact on the Housing Revenue Account Business Plan is modelled, in order to maintain the viability of the Business Plan at all times.

7.0 Comments: Business Manager and Chief Financial Officer – Financial Services FIN18-19/6206

7.1 The Committee approved a budget of up to the value of £48,000 to undertake the Ollerton & Boughton Neighbourhood Study and the consultants appointed to undertake WP1 and WP2 have been awarded contracts within the budget set. As at 1 April 2018 £35,530 had been spent. From the remaining £12,470, there has been £3,200 spent in the current financial year as at 31 July 2018.

8.0 RECOMMENDATIONS that:

- a) the Committee considers, makes comment upon and endorses the findings of the Ollerton & Boughton Neighbourhood Study as detailed at paragraph 4.1 and in Appendices A and B of the report; and
- b) a report be submitted to a future meeting of the Committee detailing feedback from the Stakeholder event on 2 October, finalising the 'Phasing and Next Steps' section of the Study and prioritising the 'People' action plan.

Reason for Recommendations

To develop a Neighbourhood Study approach so to inform current and future policy development for a study area, to the benefit and prosperity of its residential and business community.

Background Papers

Nil

For further information please contact Rob Main, Strategic Housing – Business Unit on 01636 655930.

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