

POLICY & FINANCE COMMITTEE

28 NOVEMBER 2019

ESTATE REGENERATION - YORKE DRIVE ESTATE AND LINCOLN ROAD PLAYING FIELDS

1.0 Purpose of Report

1.1 To report progress on the Yorke Drive estate and Lincoln Road playing fields regeneration proposals and seek the necessary approvals to enable the project to move into the next phase of delivery.

2.0 Background Information

2.1 The Committee has previously received reports in September 2017, June and November 2018, April and September 2019, to inform Members of the key activities being undertaken to deliver the Yorke Drive regeneration project, which emanates from the Bridge Ward Neighbourhood Study (2012).

2.2 The proposals for the Yorke Drive estate and Lincoln Road playing fields have been developed to deliver extensive transformational change and investment to the area by:

- Building new mixed tenure homes for rent and sale.
- Raising money for new rented homes and improvements to the whole estate.
- Providing improved sports and leisure facilities for all (including a new sports pavilion).
- Improving road access and the road network in the area.
- Making the whole area a better and safer place to live.

3.0 Project Updates and Actions

Planning

3.1 Further to meeting two planning conditions relating to the completion of a bat survey and noise mitigation works, Planning Committee on 5 November 2019 formally approved the outline planning application for the Yorke Drive estate regeneration proposals and a Decision Notice has now been issued.

Procuring a Development Partner

3.2 Following soft market testing, which indicated an appetite amongst developers to be involved in the delivery of this regeneration proposal, external legal advice on alternative delivery models was sought. The Committee approved the use of Homes England's procurement framework: Delivery Partner Panel 3 (DPP3) at its meeting 27th September 2019.

3.3 DPP3 offers a public procurement compliant process with the benefit of a shorter timespan than a full OJEU tender does.

- 3.4 Following an initial sift of interested developers, four have been selected to proceed to the next phase of procurement and have been invited to tender for delivery of the project. To give adequate time for the developers to fully respond to the tender documents (*taking account of the Christmas period*) the deadline for completed returns is 24th January 2020.
- 3.5 As part of the procurement process, representatives from the Yorke Drive Resident Panel will be involved in interviewing the prospective developers. The Panel will focus on how a developer links with the community and approaches resident engagement. There will also be an opportunity for both residents and officers to visit regeneration schemes that the developer(s) has completed.
- 3.6 Following consideration of the tender returns by officers and external specialists, interviews will take place in mid-February 2020. Unfortunately, the procurement timetable being followed does not allow for a report to be presented to the Committee meeting scheduled for 20 February 2019, to advise on the outcome of the selection process and recommendation on the selection of preferred developer partner. Therefore, it is proposed that an additional meeting of the Committee is convened on 5 March 2020 to enable Members to fully consider this matter and make the necessary approvals.
- 3.7 If the report was held until the Committee meeting in April 2020, this would place further risk on the project timeline and ability for the Council to spend any grant funding received from Homes England, under the Small Site Infrastructure Fund, by its deadline of March 2021. Members should note that grant funding has not as yet been secured, but officers are now in advanced talks with Homes England to enable the formal submission of grant bids.

4.0 Decant Policy

- 4.1 Building on the principles of the 'Resident Offer', approved by the Committee at its November 2018 meeting, a Decant Policy has been drafted to set out how the council intends to manage the process of moving residents from their homes in order to facilitate the regeneration proposals. The final draft Decant Policy is at **Appendix A**
- 4.2 Some minor changes have been made to the original 'Resident Offer' and for ease these have been highlighted in yellow within the appended Decant Policy.
- 4.3 Financial provision for statutory 'Home Loss Compensation' and 'Disturbance Payments' was approved by the Committee in the Exempt Item (*Estate Regeneration – Yorke Drive Estate and Lincoln Road Playing Fields*) presented at the September 2019 meeting.
- 4.4 To support the Decant Policy, a 'Resident Payment Procedure' will be published separately to set out for residents how disturbance payments will be made, i.e. a lump sum payment per property type or individually receipted claims and what activities constitute reasonable costs. The finance required for 'Home Loss Compensation' and 'Disturbance Payments' will be set within the parameters of the approved budget and detailed within the 'Resident Payment Procedure', should further finance be required then Committee approval will need to be sought.

5.0 Proposal

- 5.1 The Committee is asked to consider the activities being progressed to deliver the regeneration proposals developed for the Yorke Drive estate and the Lincoln Road playing fields in Bridge Ward, and approve the Decant Policy set out at **Appendix A**, along with the date for an additional meeting of the Committee on 5 March 2019. This is so a report can be presented to inform Members on the outcome of the procurement process to select a preferred development partner.

6.0 Equalities Implications

- 6.1 Equality implications for this regeneration scheme have been considered and an Equality Impact Assessment approved by this Committee in November 2018. This will be reviewed once a development partner has been secured and an updated Assessment will be submitted to the Committee for consideration.
- 6.2 The community consultation and master planning programme is aimed at ensuring that the needs and priorities of the existing community on Yorke Drive are addressed in developing and then delivering the proposals.

7.0 Financial Implications (FIN19-20/1805)

- 7.1 It is envisaged that the cost of statutory home loss and disturbance payments will remain within the parameters of the existing approved budget as per the report to this committee on 26 September 2019, therefore there are no additional financial implications to approve at this time.

8.0 Community Plan – Alignment to Objectives

- 8.1 The rationale for the project has been clearly articulated in this and previous reports, its strategic importance is reflected through its inclusion in the Council's Community Plan. Following extensive and continued consultation with residents on the estate, the project is also supported by the overwhelming majority of residents.

- 8.2 The proposals directly relate to the following objectives with the the Community Plan:

- *Improve the cleanliness and appearance of the local environment*
- *Reduce crime and antisocial behaviour, and increase feelings of safety in our communities*
- *Reduce levels of deprivation in target areas and remove barriers to social mobility across the district*
- *Improve the health and wellbeing of local residents, with a particular focus on narrowing the gap in healthy life expectancy and other health outcomes*
- *Increase participation with the Council and within local communities*

With the objective to

- *Accelerate the supply of new homes including associated facilities;*

having the supporting action of

Direct delivery of homes:

- Progressing implementation of Yorke Drive regeneration scheme;

9.0 RECOMMENDATIONS that:

- a) the 'Yorke Drive Estate: Resident Decant Policy', set out at Appendix A, be approved; and
- b) the request for an additional meeting of the Committee on 5 March 2020 to consider the outcome of the procurement process to select a preferred development partner is agreed.

Reason for Recommendations

To progress the transformational project, focussing on the regeneration of the Yorke Drive estate and Lincoln Road playing fields.

Background Papers

Nil

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