

HOMES & COMMUNITIES COMMITTEE
14 SEPTEMBER 2020

YORKE DRIVE REGENERATION UPDATE

1.0 Purpose of Report

1.1 To provide an update to the Committee on progress within the Yorke Drive Regeneration Project.

2.0 Background Information

2.1 The Yorke Drive Regeneration project emanated from the Bridge Ward Neighbourhood Study undertaken in 2012 and has the following objectives:

- Transformation of the estate and area through selective demolition and building of new mixed tenure homes for rent and sale
- To achieve a cross subsidy from the sale of market properties to support delivery of new affordable 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
- Providing an economic stimulus to the Newark and Sherwood Economy

2.2 In September 2019, the Councils Policy and Finance Committee approved the use of Homes England's Procurement Framework: Delivery Partner Panel 3, as the method to procure a development partner. Through this process, Lovells (through their regeneration arm Compendium Living) were chosen as the successful partner.

2.3 The exempt report presented to P+F in Sept 2019, approved the maximum financial capital commitment from the council and the appointment of Lovells.

2.4 Outline planning permission was secured in November 2019. This was made possible through a grant of almost £1m from the Ministry of Housing, Communities and Local Governments Estate Regeneration Scheme which allowed the council to commission consultants Campbell Tickell to undertake master planning, financial modelling and coordinate the planning submission.

3.0 Project Update

3.1 Since April 2020, officers have been working with Lovells to agree an Enabling Agreement, a form of contract to cover enabling works before the full Development Agreement is entered into.

3.2 The Enabling Agreement prevents delays to the programme by progressing site investigations, surveys, design and reserved matters application whilst the detailed Development Agreement is drafted. The Council has been represented by Freeths solicitors in the drafting of the agreement (and in the drafting of the projects Heads of Terms) which are now agreed.

3.3 A timetable of expected works on site will be provided to residents and Ward Members before any onsite delivery begins (expected in September 2020).

3.4 An update against key areas of the project is presented below

Key actions	Update
Land Assembly through acquisition of privately owned properties.	<p>Fourteen privately owned properties fall within the demolition zone and the Council has begun the process liaising with owners with a view to purchasing these through an agreed voluntary sale.</p> <p>One property has been purchased with an additional four in the conveyance process.</p> <p>A compulsory purchase order will be sought as a last resort to ensure land assembly and Weightmans Law has been appointed to support the Council through this process if necessary. A further Committee Paper for approval to submit a CPO will be brought forward in due course.</p>
Acquisition of 1-9 Lincoln Court from Paragon Asra Housing Association	<p>The Council is looking to progress this acquisition with PA Housing Group, for which approval has already been obtained at the Committee meeting of 5th April 2018. The Council has also secured the agreement of Homes England to permit the grant attached to the properties to be put back into the scheme or into a Recycled Capital Grants Fund. Due to the delay in acquisition, PA are currently re-consulting with tenants.</p>
Development of Shared Equity Product	<p>As part of the Councils 'Resident Offer', the Council is providing the option of a shared equity purchase to owner-occupiers whose home falls within the demolition area. Working with Freeths, the project team is currently finalising the most effective mechanism to deliver shared equity. It is anticipated that this offer will be taken up by approximately 6 households.</p>
External funding (HE) secured	<p>Officers continue to liaise with Homes England to discuss funding opportunities to support delivery of the project, whilst also maximizing alternative opportunities e.g. D2N2 funding where appropriate.</p>
Preparedness for decant and move of 130 households	<p>The project phasing has been designed such that disruption to residents is minimized with one move only as far as is practicably possible. It is also anticipated that some households will choose to move off the Drive rather than be rehoused in the new development. The Councils Decant Policy was approved at Policy and Finance November 2019 with the Resident Compensation Guide approved in April 2020.</p> <p>To date five properties within the first six due for demolition have been decanted. In addition, natural voids (where a resident has chosen to leave of their own accord) are being held in the first phase.</p>
Management of vacant properties	<p>The Project Board considered the benefits and challenges of holding naturally occurring voids in Phase 1 on rent loss, the potential of ASB versus additional costs of statutory compensation payment and risks to the programme from delayed decant. It has been agreed that naturally occurring voids in Phase 1 will be held rather than re-let. Void properties have been shuttered and made secure with</p>

	additional patrols from Community Protection Officers and Tenancy Officers to manage any potential ASB and fly tipping.
Reserved Matters Planning Phase 1 secured	The current programme anticipates a reserved matters application in December 2020 following resident consultation.
Community and resident involvement	<p>The project has continued to have a high level of community involvement and this is now evolving to reflect new ways of working in response to Covid-19 and include:</p> <ul style="list-style-type: none"> • Resident Panel meeting – first virtual meeting held 26th August 2020 • Newsletter – produced every 2 months – next due beginning of September following resident panel sign off • Facebook – regularly updated and utilized for a virtual ‘Meet the Developer’ on Facebook Live in July • Specific consultation with residents on: Procurement, Design, Pavilion and community facilities • Direct liaison with Ward Councillors
Pavilion stakeholders	A separate consultation exercise on the pavilion provision as part of the S106 has begun including internal stakeholders e.g. Environmental Services, Health Improvement and Community Relations and external users e.g. Fernwood Foxes and local residents. Further consideration is required on the future management of the facility and maximizing the benefit from this alongside other community facilities in the area.

4.0 Equalities Implications

4.1 Equality implications for this regeneration scheme have been considered with an Equality Impact Assessment presented to Policy and Finance Committee November 2018.

5.0 Financial Implications

5.1 The project remains within the approved cost envelope.

5.2 Once enabling works have been carried out, updated costs will be fed into the HRA Business Plan to ensure the project is still affordable as well as modelling in some options around affordability with less or no grant if necessary.

6.0 Community Plan – Alignment to Objectives

6.1 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.

6.2 The proposals directly relate to the following objectives within 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;*

With the supporting action of

Direct delivery of homes:

- Progressing implementation of Yorke Drive regeneration scheme;

7.0 Comments of Director(s)

7.1 This reports sets out strong progress so far on the regeneration of Yorke Drive, in particular reaching the enabling stage and amending resident consultation to account for current circumstances. This is significant project for the Council and the district.

8.0 RECOMMENDATION(S)

8.1 That progress on the delivery of the Yorke Drive Regeneration Project is noted.

Reason for Recommendation(s)

To keep Homes and Community Committee apprised of progress.

Background Papers

Nil

For further information please contact Cara Clarkson on Ext 5923

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