

DECISION-MAKER:	OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE
SUBJECT:	LORDSHILL MASTERPLAN
DATE OF DECISION:	13 SEPTEMBER 2012
REPORT OF:	CABINET MEMBER FOR RESOURCES
STATEMENT OF CONFIDENTIALITY	
None	

BRIEF SUMMARY

This report has been requested by the Chair of the Overview and Scrutiny Management Committee. It provides a summary and update of how the draft Lordshill Masterplan is progressing with regards to options for the redevelopment of the Lordshill District Centre.

RECOMMENDATIONS:

- (i) That the Committee considers and notes the report.

REASONS FOR REPORT RECOMMENDATIONS

1. To assist the Committee in understanding the council's current thinking with regards to the redevelopment potential of the Lordshill District Centre.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

2. None.

DETAIL (Including consultation carried out)

3. Policy CS3 of the adopted LDF Core sets the planning policy framework for a comprehensive redevelopment of the Lordshill District Centre, and seeks to improve its design and expand the range of services to serve the north-western areas of the city.
4. A plan of the defined Lordshill District Centre is attached to this report at ***Appendix 1***.
5. Lordshill is one of the more deprived communities in the city. Located at the northern edge of the city it suffers from poor facilities, high levels of unemployment and poor educational attainment compared with the rest of the city and sub-region. Lordshill is, however, also potentially well-located to benefit from new investment; it has a commercially strong District Centre with a good community offer, is close to the regional road network, and new investment in school facilities is underway.
6. To assist in the delivery of this vision the Council has appointed David Lock Associates (DLA) to prepare a draft Lordshill Masterplan. This document will, once adopted, establish the broad planning principles against which a planning application can be measured. It provides the opportunity for affected stakeholders to engage in the process ahead of a formal planning application.
7. With the closure of the Oaklands School and Pool site DLA have been advised to explore their redevelopment potential as part of the wider Masterplanning options.
8. The draft Masterplan has to date identified four key drivers for change. These are:-

- (i) Estates Regeneration – the Council is investigating existing economic deprivation and social disadvantage across all of its housing areas. A significant proportion of housing within Lordshill remains within the public sector. The aim of the Estates Regeneration Programme is to provide more and better homes in mixed tenure communities, by upgrading council housing stock and creating quality places which instil civic pride.
 - (ii) Co-Location of Community Based Services – Increasingly local authorities and the voluntary sectors have to deliver their services for less money and more efficiently. There are opportunities for innovative practices and methods of working which can include collocating services into single buildings which are shared by a range of service providers thereby helping reduce capital, running and maintenance costs.
 - (iii) Education – The Council has initiated the replacement of the existing Oaklands and Millbrook Secondary Schools with a new academy at the Five Acre Field recreation ground site.
 - (iv) Private Sector Inputs and Partnerships –While large areas of housing stock and some local facilities are within the Council’s ownership and control, it does not own commercial properties in the centre. It does own the freehold of the car park but this is on a long-leasehold, which may constrain change, and as highways authority it also owns the surrounding road system. Major change within Lordshill will depend on attracting private sector investment and this will require the Council to use its own land to unlock opportunities for large-scale private sector investment and provision of new facilities. With this in mind officers have engaged representatives from British Land and Sainsburys to discuss the opportunities for redevelopment of their land within the Centre.
9. Officers have set up a cross-directorate steering group to assist DLA in the preparation of the draft Masterplan. This document is not yet ready for public release as the form of the final options for redevelopment is dependent on the outcome of ongoing discussions with British Land as the major landowner. Wider public engagement is planned in due course, assuming that a number of commercially viable options can be developed with British Land.
10. A successful masterplan would need to have the support of all existing landowners and stakeholders, including the existing community, but would need to be realistic and its delivery. If a viable scheme can be progressed, it may be possible to accelerate delivery by progressing a planning application, rather than adopt a separate masterplan as an intermediate stage.
11. It is unlikely that any redevelopment proposals will be implemented in the immediate-short-term, as the pre-planning and application stages are likely to take at least 18 months to 2 years to complete. Temporary solutions are, therefore, being explored by the affected departments and SCC Property Services.

RESOURCE IMPLICATIONS

Capital/Revenue

12. The DLA work is nearing completion and has been funded within existing budgets. As a key landowner in the District Centre, the Council's ability to secure additional private investment to facilitate the delivery of the project is strengthened for the reasons outlined above.

Property/Other

13. The City Council owns a significant land portfolio in and around the Centre which it will need to release and redevelop in order to secure investment from the private sector.

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

14. The duty to undertake overview and scrutiny is set out in Section 21 of the Local Government Act 2000 and the Local Government and Public Involvement in Health Act 2007.

Other Legal Implications:

15. None.

POLICY FRAMEWORK IMPLICATIONS

16. None.

AUTHOR:	Name	Stephen Harrison	Tel:	023 8083 4330
	E-mail	Stephen.harrison@southampton.gov.uk		

KEY DECISION? No

WARDS/COMMUNITIES AFFECTED:	Coxford
------------------------------------	---------

SUPPORTING DOCUMENTATION

Non-confidential appendices are in the Members' Rooms and can be accessed on-line

Appendices

1.	Defined Lordshill District Centre
----	-----------------------------------

Documents In Members' Rooms

	None
--	------

Integrated Impact Assessment

Do the implications/subject of the report require an Integrated Impact Assessment (IIA) to be carried out.	No
--	----

Other Background Documents

Integrated Impact Assessment and Other Background documents available for inspection at:

Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
------------------------------	--