

RECORD OF EXECUTIVE DECISION

Tuesday, 16 December 2014

Decision No: (CAB 14/15 13966)

DECISION-MAKER:	CABINET
PORTFOLIO AREA:	HOUSING AND SUSTAINABILITY
SUBJECT:	TOWNHILL PARK REGENERATION- SCHEME APPROVAL TO DEMOLISH PROPERTIES IN PHASE 1 AND OTHER MATTERS
AUTHOR:	Sue Jones

THE DECISION

- (i) To delegate authority to the Director, Place, in consultation with the Chief Financial Officer to accept grant funding of £750,000 from the Affordable Housing Programme 2015 – 2018 from the Homes and Communities Agency to part fund phase one of the redevelopment of Townhill Park and enter into the affordable housing grant funding agreement as a member of the Wayfarer Consortium.
- (ii) To serve Final Demolition Notices on any secure tenants remaining in occupation of properties on the phase one redevelopment sites.
- (iii) To approve (once vacant possession and planning permission has been obtained) the demolition of the buildings and structures on the land hatched in black in Appendix 1.
- (iv) To authorise the Estate Regeneration Project Manager responsible for managing the Townhill Park Redevelopment project in consultation with the (Interim) Planning & Development Manager and the Highways Manager to make the necessary applications for highway/ footpath stopping up and/or diversion orders in respect of the Paulet Close / Meggeson Avenue footpath, the Roundhill Close / Townhill Way footpath and Roundhill Close and Townhill Way including footways, verges and carriageway within the site identified in the plan at Appendix 1.
- (v) To delegate authority to the Director, Place following consultation with the Head of Housing Services, Head of Development, Economy & Renewal and the Cabinet Member for Housing and Sustainability to submit a planning application for redevelopment of phases one, two and three of the Townhill Park regeneration.
- (vi) To authorise the Director, Place, following consultation with the Head of Legal and Democratic Services and the Chief Financial Officer, to take all lawful steps to effect the proposals in the report.

REASONS FOR THE DECISION

1. Estate Regeneration is a major programme of renewal which is part of a wider commitment by the Council to deliver sustained economic growth and tackle deprivation on Southampton's Council estates.
2. Redevelopment of Townhill Park will provide the opportunity to deliver improved modern local facilities to meet the needs of residents. It will also provide a mixed tenure environment and good quality accommodation, together with significant improvements in the public and private realm on site. This will promote a cohesive and sustainable community and provide a net gain of housing including affordable housing.
3. Selecting areas of the City such as Townhill Park which are the most deprived, but have the greatest potential for housing gain will also contribute to the city's priorities in terms of economic growth and the need for more homes in the city (the Core Strategy has a target to deliver over 16,000 new homes between 2010 and 2026 and the aim to deliver more affordable housing). Regeneration will provide the opportunity to tackle some of the socio economic challenges in the area.
4. Regeneration is supported by the community in Townhill Park. Consultation started in September 2011 together with further recent consultations held in September 2013 and September 2014. Future events will take place as proposals for the area develop. As the Townhill Park Master Plan proposals are implemented over a period of about ten years there will be many further opportunities for the community to engage with the proposals as they evolve and develop through the various stages of implementation.

DETAILS OF ANY ALTERNATIVE OPTIONS

1. The option of not approving the financial contributions to meet the cost of delivering the regeneration framework has been rejected as it would not enable the regeneration of Townhill Park to proceed beyond Phase
2. The option of doing nothing would not achieve the Council's objectives of creating successful communities on our estates.
3. There has been considerable community consultation with local tenants and residents at Townhill Park, which has raised community hopes and expectations.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

None

CONFIRMED AS A TRUE RECORD

We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 and is a true and accurate record of that decision.

Date: 16th December 2014

Decision Maker: The Cabinet

Proper Officer: Judy Cordell

SCRUTINY

Note: This decision will come in to force at the expiry of 5 working days from the date of publication subject to any review under the Council's Scrutiny "Call-In" provisions.

Call-In Period expires on

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*