

JOINT MEETING OF THE ADULTS AND HOUSING AND PLACE SCRUTINY COMMITTEES

26 November 2015

PRESENT – Councillor Carson, Culley, Kane, Lyonette, Mills, S Richmond, T Richmond, Storr, Tostevin and Wright. (10)

APOLOGIES – Councillors Baldwin, Donoghue, Kelly, Knowles, Lister, M Nicholson, and York. (7)

ALSO IN ATTENDANCE - Councillors I Haszeldine and L. Haszeldine (2)

OFFICERS – Pauline Mitchell, Assistant Director Adults and Building Services, Hazel Neasham, Head of Housing, Steve Petch, Place Strategy Manager and Tim Crawshaw, Build and Natural Environment Manager.

AHP1. DECLARATIONS OF INTEREST – Councillor Carson declared an interest in Minute AHP3 below as a trustee of Red Hall Community Centre. There were no other declarations of interest reported.

AHP2. CHAIR – RESOLVED - That Councillor S Richmond be appointed as Chair of this Joint meeting for this meeting only.

AHP3. RED HALL REGENERATIONS PROPOSED MASTERPLAN AND NEIGHBOURHOOD RENEWAL STRATEGY – The Director of Economic Growth and the Director of Neighbourhood Services and Renewal submitted a report (previously circulated) requesting that consideration be given to the proposals to regenerate Red Hall; to consider the responses from the community following the consultation exercise; and to make recommendations thereon to Cabinet.

The submitted report outlined the background to the programme of regeneration on Red Hall which had commenced in January 2015, following consultation with residents; the longer-term proposals for the area which were being brought together in a Masterplan; and the development of the Neighbourhood Renewal Strategy, which sat alongside that Masterplan, and which set out a framework and action plan to develop a much more resilient community.

The Build and Natural Environment Officer reported that Groundwork North East had arranged a stakeholder event on 17th September, 2015 for residents to discuss the proposed projects with Officers from the Council and that that event had been well attended with a number of changes being made to the Masterplan following the comments and feedback received. A summary of the comments received was appended to the submitted report.

It was reported that the draft Masterplan had been based on seven draft core values and that these values had been used to identify a number of proposed projects for delivery from 2016 onwards, which included the consolidation of the central area around an extended school that would serve the wider area, the provision of a new convenience shop and revitalised community centre as part of proposals to expand the wider residential area within the Eastern Growth zone and to improve the image of the area from the B6297; improve connectivity in and around Red Hall and improve links to Haughton Village for the shops, schools and services and to integrate with future bus services between the proposed Burdon Hill development and the Town Centre. It was also proposed that public spaces would be rationalised and re-balanced across the area to provide a variety of play and leisure opportunities and a new focus in the centre of the estate would be created through the creation of a 'Village Green' to complement the centre of the Estate.

Reference was also made to the funding for the various projects which was likely to come from various sources over a period of years and it was noted that, whilst funding and programme was uncertain beyond the Housing Revenue Account commitment, the integrated approach to the regeneration of the neighbourhood would greatly improve the opportunities for external funding and resource opportunities.

The Scrutiny Committee heard the views of one of the Ward Councillors who, although he spoke in support of the core values and principles of the draft Masterplan, requested that further consideration be given to the proposed location of the shops in view of concerns expressed in relation to deliveries, parking and the traffic risks to residents; and to the reinstatement of the proposed changing room facilities associated with use of the Community Centre and the existing football playing field which was located adjacent to the Community Centre.

The Scrutiny Committee also heard the views of a representative of the football team which spoke in relation to the future maintenance and levelling of the playing field.

Discussion ensued on the need for additional parking to be provided around the school and particularly around the community centre to enable it to continue to be commercially viable and successful, and for this to be addressed as a priority; to the problems with the existing playing field pitch and the need to look at longer-term options to improve its condition; and to the need to re-instate the changing room facilities.

RESOLVED – That the following recommendations be forwarded to Cabinet from this Joint Scrutiny Committee :-

(a) that the Masterplan and Neighbourhood Renewal Strategy be agreed as the framework for neighbourhood renewal at Red Hall;

- (b) that a budget of £200,000 be allocated from the Housing Revenue Account for the works to create the parks within Red Hall and that the community, supported by Officers, continue to explore external funding opportunities;
- (c) that the Director of Neighbourhood Services and Resources be given delegated powers to agree the design and execution of the park proposals following community participation in both the design and maintenance proposals;
- (d) that Officers continue to seek external resources for other elements of the projects identified and that those projects be executed subject to available funding;
- (e) that Officers re-visit the proposals for the location of the local convenience shopping offer taking into account the comments and feedback of local residents;
- (f) that, subject to the outcome of (e) above, Cabinet agree to the marketing and disposal of the site identified for new mixed commercial and housing development and the Red Hall stable site for market housing;
- (g) that the Director of Economic Growth be given delegated powers to progress land disposals in liaison with the relevant Portfolio holders;
- (h) that Officers consider how the car parking for the school and the community centre might be advanced ahead of the enabling development in order to support the early delivery of the Community Centre Business Plan;
- (i) that Officers continue to look at the longer-term options to improve the existing football playing field and the re-instatement of the changing room facilities; and