

North East Derbyshire District Council

Cabinet

18 July 2024

Stonebroom Regeneration Update – July 2024

Report of Councillor N Barker, Leader of the Council and Portfolio Holder for Strategic Leadership and Finance with responsibility for Housing

Classification: This report is public

Report By: Jayne Dethick, Director of Finance and Resources (S151 Officer)

Contact Officer: as above

PURPOSE/SUMMARY

To update Cabinet on progress at Cleveland Road, Stonebroom

RECOMMENDATIONS

1. That Cabinet agrees to progress with the development of the replacement community facility at Cleveland Road Stonebroom subject to Council approval of funding.
2. That Cabinet recommend to Council the approval of additional borrowing of £0.650m for the development of the community facility at Stonebroom
3. That Cabinet recommend to Council the inclusion of the changes to the scheme in the HRA Capital Programme

Approved by the Leader of the Council - Cllr Nigel Barker

IMPLICATIONS

Finance and Risk

Yes ✓

No

The overall budget for the main regeneration of the bungalows at Stonebrook remains as approved. However, at the time of approval, proposals for a replacement community building were not included. This work is now complete and should Cabinet agree to the proposals the additional cost needs to be funded.

On Behalf of the Section 151 Officer

Legal including Data Protection

Yes ✓

No

There will be legal considerations as the schemes progress. Any specialist advice required in relation to the scheme will be procured as required

On Behalf of the Solicitor to the Council

Staffing

Yes

No ✓

There are no staffing issues arising directly from this report.

On Behalf of the Head of Paid Service

DECISION INFORMATION

Decision Information	
Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: NEDDC: Revenue - £125,000 <input type="checkbox"/> Capital - £310,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No

Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
District Wards Significantly Affected	Shirland & Stonebroom,
Consultation: Leader / Deputy Leader <input type="checkbox"/> Cabinet <input type="checkbox"/> SMT <input checked="" type="checkbox"/> Relevant Service Manager <input checked="" type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	Yes Details:
Links to Council Plan priorities, including Climate Change, Equalities, and Economics and Health implications.	
<ul style="list-style-type: none"> • Protect the most vulnerable people in our communities. • Ensure residents have safe and good quality homes. • Increase the number of homes for rent in the district. • Reduce the environmental impact of housing in the district 	

1. **REPORT DETAILS**

- 1.1 This report is to update Cabinet on the progress achieved to date on the regeneration projects at the Cleveland Road area of Stonebroom.

Stonebroom Regeneration

- 1.2 In November, Cabinet approved the proposal to replace 50 prefabricated homes at Stonebroom with 74 new bungalows and in March agreed to consider including a proposal to include the area of Council land occupied by a community building into the layout and the option to construct a new community building on Council land at Cleveland Road. The existing community building needs substantial investment and relocating makes better use of the available land from a wider regeneration perspective, but further work was needed to assess the practicalities of doing so.
- 1.3 Feasibility and consultation work has now been completed regards inclusion of the land and the community facility into the scheme. Consultation on the plans was positive and the benefit of relocation as part of the wider scheme confirmed. The development cost of the community building was not included in the original scheme costs of £17.9m as further work was needed at the time of approval. This has now been costed at £0.650m, increasing the overall scheme cost to £18.55m.
- 1.4 RHL have now entered into a preconstruction services agreement with a contractor for the main site and a planning application is due to be submitted in November. Phase 1 of the redevelopment is due for completion in June 2025 with the further two phases scheduled to complete by spring 2028. This is a complex regeneration scheme with many residents remaining on site whilst works are undertaken and requiring temporary and permanent moves as the phases complete.
- 1.5 The redevelopment of the community building and 7 bungalows on the garage site are being separately procured through a compliant framework and separate planning applications are being submitted. It is expected that works on the garage site will commence in December.
- 1.6 In March, Cabinet also approved the next steps in the plan to support existing customers of the bungalows due for demolition. The customers remaining on site wishing to permanently transfer (8 at the end of June 2024) now have priority 1 banding for any Council homes they choose to bid for through the allocations process. One customer has already been successful in relocating to a new home in Clay Cross with this priority. Should all customers requiring a permanent move be rehoused there will remain 29 customers in situ, who will be supported to be temporarily decanted during construction works. There are currently 13 void homes on the site.
- 1.7 Demolition notices have been approved for the occupied homes and the legal steps to publicise and issue these is underway. This status facilitates the statutory home loss payment for each home and residents are also entitled to a disturbance allowance to assist with the cost of moving home.
- 1.8 Some customers will be required to move on twice to facilitate the phased construction programme. RHL are working very closely with each customer and their families/friends to support them through the process and wherever possible will minimise the number of

moves customers will be asked to undertake. Construction of the 7 bungalows on the garage site ahead of the main programme will assist with this process.

2 Reasons for Recommendation

- 2.1 The regeneration scheme at Stonebroom supports the Council's commitment in its Council Plan to build, acquire and facilitate the delivery of more high-quality social housing for rent in the district.

3 Alternative Options and Reasons for Rejection

- 3.1 Not to build the community facility. This was rejected due to strong community support for the facility and the regeneration benefits to the wider scheme.

DOCUMENT INFORMATION

Appendix No	Title
Background Papers	