

TELFORD & WREKIN COUNCIL

CABINET - 25 APRIL 2013

REGENERATION OF BROOKSIDE CENTRE

REPORT OF DIRECTOR OF DEVELOPMENT, BUSINESS & CUSTOMER SERVICES

LEAD CABINET MEMBER – CLLR SHAUN DAVIES

PART A) – SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

1.2 In January 2012, Cabinet agreed to carry out a programme of public consultation with the Brookside Community and, working with residents, public sector partners and businesses as part of the Co-Operative Pilot, to fully develop a masterplan for the regeneration of Brookside Local Centre. Cabinet approved the necessary capital and revenue estimates subject to their being in accordance with the Council's Budget Strategy following Budget Consultation. This report summarises the position on the masterplan and budget position.

2. RECOMMENDATIONS

- 2.1 That Cabinet endorses the design masterplan proposals that have been developed in partnership with the residents of Brookside and other public and third sector partners and that have been endorsed through the planning process.
- 2.2 That Cabinet endorses the actions taken to negotiate and finalise terms for the acquisition and disposal of land, buildings and third party interests required to deliver the scheme.
- 2.3 That Cabinet delegates authority to the Director of Development, Business & Customer Services to take all actions necessary to facilitate the delivery of the Local Centre masterplan, including the letting of tenders and commissioning of further design works.
- 2.4 That authority be delegated to the Assistant Director: Law, Democracy & Public Protection to seal or sign any documents required to give effect to the resolutions above.

3. SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Priority Plan objective(s)?	
	Yes	<i>Housing, Regeneration & Prosperity</i>
	Will the proposals impact on specific groups of people?	
	Yes	<i>Residents of Brookside</i>

TARGET COMPLETION/DELIVERY DATE	<i>On-going with phased delivery due for completion late 2014.</i>	
FINANCIAL/VALUE FOR MONEY IMPACT	Yes	The approved capital program includes an allocation of £6.155m for the Brookside regeneration scheme. The design masterplan proposals are within this approved allocation. Expenditure will be monitored and reported as appropriate.
LEGAL ISSUES	Yes	The Resolution of the Cabinet (CB-88 of 26 January 2012 refers) required that a further report be brought back to Cabinet to confirm the design proposals and to provide a budget update following public consultation. Endorsement of the design proposals and approval of the above recommendations will allow the Authority to enter into the necessary agreements and contracts to implement the regeneration master plan for the Brookside Local Centre.
OTHER IMPACTS, RISKS & OPPORTUNITIES	Yes	<i>See 'risk and opportunities' below.</i>
IMPACT ON SPECIFIC WARDS	Yes	<i>The proposals are within the Brookside Ward.</i>

PART B) – ADDITIONAL INFORMATION

4. INFORMATION

4.1 Brookside is the Council's co-operative pilot ward and the Council wished to work closely with residents to deliver major improvements across the estate. In keeping with this commitment it was agreed in 2012 that a scheme for the redevelopment of the Local Centre would be drawn up with the active participation of residents and stakeholders.

4.2 Consultation would lead to a planning application for a masterplan for the regeneration of the Local Centre and subsequent further applications for the different phases of the regeneration scheme.

Community Engagement

4.3 A proposal for community engagement was developed with the support of the Brookside Co-operative Pilot Steering Group which is made up of key stakeholders including representatives from Brookside Improvement Group (B.I.G), the Parish Council, Council for Voluntary Services, WHT and public sector partners.

4.4 The key elements of the community engagement strategy which has been on-going since February 2012 have been:

Open sessions: residents from across the Estate have been invited (by letter, flyer, website promotion and local press coverage) to attend open sessions at Brookside Community Centre where they have engaged in

identifying resident priorities for the regeneration of the Centre and in giving feedback on proposals as they have been developed.

Design Workshops: resident volunteers have participated in design workshops, led by the Council's design team, and assisted the team to draw up a masterplan for regeneration which addressed resident priorities.

Exhibitions: a number of exhibitions have been held at the Community Centre over several days, giving residents an opportunity to comment on both draft proposals and planning proposals.

One to one consultation: one to one consultation has been held with the proprietors of the existing Brookside shops (the supermarket, post office, chip shop) and with the Wrekin Housing Trust who operate an area office from the Local Centre based in one of the shop units. One to one consultation has also been held with the owners and tenants of the flats that lie within the Project boundary.

- 4.5 Attendance at all of the engagement sessions has been very positive, reflecting the importance to residents of the improvement of the Local Centre.

Local Centre Masterplan

- 4.6 The key elements of the masterplan (**appendix 1 attached**), developed with the community to address their priorities for action are as follows:

New shopping facilities with flats above: Brookside Local Centre was been constructed in the form of a dark covered square of inward facing shops and community facilities. It is viewed by residents as unattractive and unsafe and it is a focus for many of the social and community problems in the area. The masterplan allows for the construction of new shops on an area of open space immediately adjacent to the existing Centre and the subsequent demolition of the old shops. The ownership of these new shops will be retained by Telford & Wrekin Council and they will be let to the existing shop operators. Two flats are to be constructed above the new shops which will improve the security of the retail units and provide overlooking of adjacent open space. These flats will be sold at market value.

Refurbishment and extension to the Community Centre: the Community Centre is a priority for residents who value the facility and want it to become the hub of the community. Whilst the structure of the existing facility is sound, it requires complete refurbishment, with action taken to address security issues around the roofline, and it will be extended in order to provide an attractive entrance and space for a community cafe and new Wrekin Housing Trust shop, as well as new outside space for the Brookside Nursery. The Council is in the process of acquiring the Pastoral Centre and this will be refurbished and adapted to provide accommodation for a new youth centre.

Public realm: the masterplan allows for the creation of a new public square to create a focus and enhanced setting for the new shops and the new entrance to the community centre. The public square will incorporate parking for the shops/community centre as well as space for community use. Further improvement to the public realm will include extensions to existing car parks by the community centre and school, general landscaping improvements and new street lighting provision.

Acquisition and clearance of flats: consultation showed that the number of flats in the immediate vicinity of the Local Centre, create a feeling of enclosure and an imbalance in the social mix of the area. Residents supported the acquisition and demolition of the 37 flats within the project boundary.

Youth Centre clearance and re-provision: the existing youth centre provision is isolated from the Local Centre and is a very poor building. Consultation with young people from the Centre showed that they feel that the location is unsafe and that the existing building does not provide them with the facilities they need. The masterplan allows for the demolition of this building and the incorporation of a new youth centre within the community centre (see above).

Housing development: the masterplan allows for the construction of new housing in the form of a low density development of bungalows. This is in response to a strong desire expressed by residents to see more housing for older people, closer to the Local Centre, allowing residents to take advantage of the new facilities to be developed.

Planning Approval and Works Phasing/Timetable:

- 4.8 The masterplan for the regeneration of Brookside Local Centre was submitted and granted planning approval on 10th December. Delivery of the masterplan will take place in phases, dictated by the acquisition and clearance required to facilitate the scheme. Broadly the phases/timescale for delivery is as follows:

Acquisition & decanting of 37 flats for redevelopment	February 2012 – on-going. Only one tenant remains to be re-housed with positive re-housing options and property swaps having been secured for all other property owners/tenants with no requirement for compulsory purchase.
Acquisition of the Brookside Pastoral Centre	A replacement property, suitable for use as a church, has been identified from the Council's property portfolio. Terms of exchange have been agreed and the matter is now with solicitors for completion.
Design & Construction of new retail units	The design of new retail units was carried out in consultation with existing shop operators and the supermarket has been extended to accommodate an enhanced post office facility (appendix 2 attached). A planning application was approved on 21 st December 2012 and following a formal tender process contractors Paveaways were appointed with work starting on site in April 2013. Completion is expected in November 2013.
Demolition of flats and youth centre	Diversion of services from the demolition site will take place during Summer 2013 with demolition scheduled for Autumn 2013.
Design of community centre and public realm	A series of resident workshops commenced on the 24 th April and through these architects will draw up plans for the refurbishment/extension of the community centre and for the improvement of the public realm. It is anticipated that a planning application will be submitted in late Summer to allow for a start on site early in 2014.

Demolition of old shops	The shops will be relocated into the new retail units in December 2013/January 2014, immediately followed by the demolition and clearance of the old shop units.
Completion of works	Late 2014

5. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

Previous Minutes

CB88 26th January 2012

Risks and Opportunities

There will continue to be risks to the timetable from the acquisition of property and particularly the acquisition of the Pastoral Centre.

6. BACKGROUND PAPERS

None

Report prepared by Kathy Mulholland, Funding & Investment Team Leader, Tel: (01952) 367572

DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT, CONSULT A/E.

At Discretion In Wall/Window

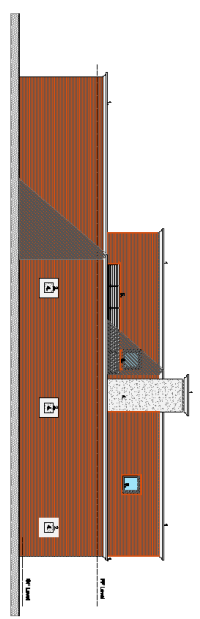
Dimensions shown to structural frame, NOT finished surfaces. The drawing shows grid and wall to be used in conjunction with wall and structural framing. All dimensions are approximate and subject to change. All dimensions are to be confirmed by the contractor and approved by the architect.

The drawing and notes shall be used in the field in conjunction with the specifications. All dimensions shall be confirmed by the contractor and approved by the architect. All dimensions are to be confirmed by the contractor and approved by the architect.

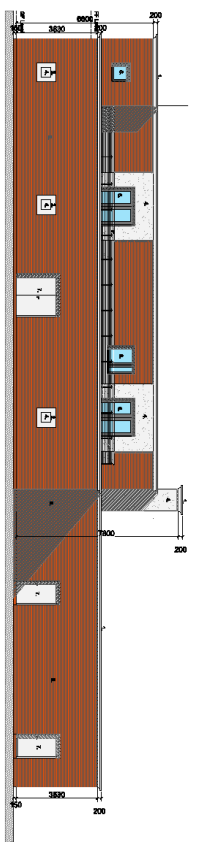
- Key:**
1. Reconstituted Stone coping
 2. Reconstituted stone surround
 3. Red Metal Shaker
 4. Red Metal Shaker
 5. Stainless steel feature beltmade
 6. Powder coated aluminum windows
 7. Powder coated steel security doors
- All materials to the complete satisfaction of the Planning Department.



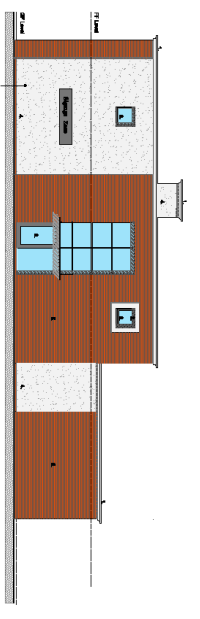
Proposed Elevation 1
(Market Square)



Proposed Elevation 2
(Side Elevation)



Proposed Elevation 3
(Service Yard)



Proposed Elevation 4
(Burford Road)

1.	Reconstituted Stone coping
2.	Reconstituted stone surround
3.	Red Metal Shaker
4.	Red Metal Shaker
5.	Stainless steel feature beltmade
6.	Powder coated aluminum windows
7.	Powder coated steel security doors

All materials to the complete satisfaction of the Planning Department.

David Stebbins / Assistant Director / Transportation, Suburban & Housing
 Planning & Design
 1500 East 12th Street, Suite 100
 Lincoln, NE 68502
 Phone: (402) 441-2300
 Fax: (402) 441-2301
 Email: david.stebbins@planning.lincga.gov

Proposed Redevelopment:
 Proposed Retail Units
 Retail Units - Elevations

Title: 11AS017-2014
 Date: 11/10/2017

