

TELFORD & WREKIN COUNCIL

CABINET - 19 MARCH 2015

REGENERATION OF BROOKSIDE LOCAL CENTRE – UPDATE REPORT

**REPORT OF ASSISTANT DIRECTOR: DEVELOPMENT, BUSINESS &
EMPLOYMENT & ASSISTANT DIRECTOR: NEIGHBOURHOOD & CUSTOMER
SERVICES**

LEAD CABINET MEMBER: CLLR SHAUN DAVIES

PART A – SUMMARY REPORT

1. SUMMARY

- 1.1 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.
- 1.2 The masterplan received overwhelming support from the Brookside community and was granted planning approval in December 2012. Funding of £6.123m was allocated to the scheme and included in the approved capital programme for 2011/12 to 2013/14.
- 1.3 With completion of most of the key features of the masterplan expected in March 2015, this report provides an update on the scheme and the emerging transformation of Brookside Local Centre. It also provides an update on the on-going engagement of the community as well as on environmental improvements that are being undertaken across Brookside as part of the Council's Pride in Your Community Programme.

2. RECOMMENDATIONS

- 2.1 That Cabinet notes the progress made in the delivery of the Brookside Local Centre project and its success as an example of co-operative working and of comprehensive physical and social regeneration**
- 2.2 That Cabinet endorses the actions being taken as part of the Pride programme and on-going community collaboration**

3. SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Priority Plan objective(s)?	
	Yes	The regeneration works at Brookside directly contribute to the following Priority Plan objectives: <ul style="list-style-type: none"> • We will regenerate those neighbourhoods in need and work hard to ensure that local people have access to suitable housing
	Will the proposals impact on specific groups of people?	
	Yes	The residents of Brookside
TARGET COMPLETION/ DELIVERY DATE	End of March 2015	
FINANCIAL/VALUE FOR MONEY IMPACT	Yes	The regeneration activities outlined within this report have been funded from budgeted capital allocations for Brookside regeneration and from the Pride in Your Community Programme. JAC 280115
LEGAL ISSUES	No	There are no legal implications arising from this report as it is for noting only.
OTHER IMPACTS, RISKS & OPPORTUNITIES	No	
IMPACT ON SPECIFIC WARDS	Yes	Brookside

PART B – ADDITIONAL INFORMATION

4. INFORMATION

- 4.1 Brookside Local Centre is located approximately 2 miles south of Telford Town Centre. Prior to investment the centre comprised a supermarket, three retail units, an outdated and unwelcoming community centre building and a youth service building of poor quality. It was surrounded on three sides by flats that were a mixture of social rented and leasehold, where there was a high turnover of tenants and management was increasingly difficult.
- 4.2 Surveys carried out with Brookside residents showed clearly that the improvement of the Local Centre was a priority for them, with strong dissatisfaction about the local environment and levels of crime and anti-social behaviour. The Centre was constructed in the form of a dark covered square of inward facing shops and community facilities (including poor quality facilities for the Brookside Nursery), making it not only unsafe but unattractive.
- 4.3 Brookside is a Co-operative Council pilot ward and as such the Council wished to work closely with residents to deliver major improvements to the Centre. In keeping with this commitment, the masterplan for the redevelopment of the Local Centre was drawn up with the active participation of residents and stakeholders. During 2012 residents engaged in open sessions, design workshops, exhibitions and one to one consultation, resulting in a masterplan a copy of which is attached at Appendix 1.

4.4 The key features of the Brookside Masterplan are:

- New shopping facilities, the shops to be let to existing operators
- Flats above the shops to improve security by overlooking of adjacent space
- Refurbishment and extension of the Community Centre to become the hub of the community and to include a community cafe, a new Wrekin Housing Trust shop and high quality outside space for the Brookside nursery
- The clearance of the existing Youth Centre and its replacement with a new facility within the extended Community Centre
- The acquisition and demolition of 37 flats within the project boundary to address the feeling of enclosure and the imbalance in the social mix of the area
- The construction of new housing in the form of a low density development of bungalows to provide more housing for older people, closer to the Local Centre
- The creation of a new public square to create an enhanced setting for the Centre, incorporating parking as well as space for community use, and an extended parking area adjacent to the school
- A new play area for younger children

Current Position

4.5 Over a 12 month period, the Council's Project Team worked with partners to re-house tenants living in the flats to be demolished and negotiated with private owners to acquire their properties. Owners were assisted to find and acquire an alternative property in an area of their choice and all those affected were re-housed in accordance with their preferences, with home loss and disturbance payments made to all tenants to ensure that they were not disadvantaged by the move. By September 2013 all flats were vacant and were demolished alongside the old youth centre.

4.6 The project architects worked closely with the owners of the shops to design new shop premises that would meet the needs of their businesses. A post office was integrated within the supermarket and two purpose designed units were created for the existing fish and chip shop and hairdressers.

4.7 Completion of the new shops was delayed by complications with utility diversions, however in early June 2014, over 800m² of new shop space was handed over to the shop owners and local feedback shows that these units, which are now welcoming and appealing, are attracting significant footfall into the centre. Two new flats above the supermarket are now occupied, adding to the security of the area.

4.8 The demolition of the old shops was delayed by the discovery of significant quantities of buried asbestos, but the old shops have now been demolished, opening up the area and illustrating how open and accessible the new development will be.

4.9 Work is rapidly coming to a conclusion on the refurbished and extended community centre with the internal works almost complete and work commencing on external finishes. Work is also underway now on the new Nursery play area, community garden and other areas of public realm. Handover of the new community centre is scheduled to take place at the end of March 2015.

4.10 The new development of 18 new bungalows is being constructed by the Wrekin Housing Trust, who are now on site undertaking service diversions and other

groundworks to facilitate the development. It is anticipated that the development will be complete by Autumn/Winter 2015.

4.11 Appendix 2 contains a number of before and after pictures demonstrating the transformation taking place in the Local Centre.

Community Engagement and Social Regeneration

4.12 Throughout the regeneration project, the physical regeneration of the Centre has been complemented by the work of the Co-Operative Pilot, which has delivered a range of interventions to improve outcomes for residents, focusing on employment, skills and training and supporting families with complex needs to improve health and wellbeing outcomes.

4.13 Residents are still closely engaged with the scheme and consultation started in December 2014 about the setting up of a 'friends of the community centre' group who will be engaged in the management of the Centre. Residents will also be taking on the running of the new community centre cafe and they are being supported by the Council to develop a new business plan and recruit volunteers to run the facility. This will link closely with the new community garden where fruit trees are being planted to provide a sustainable food source for the cafe. A community interest company has been gifted a compound in the Local Centre by the Wrekin Housing Trust, where they will be carrying out cycle repairs and recycling bikes at affordable rates, supporting the Council's Wheels to Work programme.

Pride in Your Community

4.14 The Council is ensuring that the improvements taking place in the Local Centre are complemented by environmental improvements across the wider estate. In January 2015, the Pride in Your Community Programme started to improve the visual appeal of Burford, adjacent to the Local Centre development, removing damaged and ageing bollards, refurbishing walls, re-lining parking bays, repairing kerbs and undertaking tree works.

4.15 Public consultation has taken place to identify improvements to the green open space known locally as 'the Dip'. The project is well underway with the delivery of several schemes including the repair of the steps into the Dip, street lighting upgrades and community events held over two days during October half term, offering bird and bat box making sessions and a community bulb planting event. The delivery of this project has encouraged residents to use this unique green open space as a community area that local people can benefit from and take pride in.

4.16 Funding has also been approved for 2015/16 to improve the 'spinal path'. This path runs laterally through the centre of the Brookside estate, passing many residential properties, the Windmill School and the estate's largest children's play area. The project is currently being developed in consultation with the community and is scheduled for delivery in spring/summer 2015. Improvements will include tree and shrub management, bulb planting, and drainage and pathway repairs. A community gardens project is also being set up to support residents to improve the gardens adjacent to the path.

5 IMPACT ASSESSMENT – ADDITIONAL INFORMATION

None

6 PREVIOUS MINUTES

CB88 26 January 2012

7 BACKGROUND PAPERS

None

Report prepared by Kathy Mulholland, Team Leader Investment and Funding & Mark Young, Project Manager

Appendix 2 Brrokside Local Centre – Before & After Works im Progress

