

TELFORD & WREKIN COUNCIL

CABINET - 19 MARCH 2015

REGENERATION OF HOLLINSWOOD LOCAL CENTRE – UPDATE REPORT

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

LEAD CABINET MEMBER: CLLR SHAUN DAVIES

PART A – SUMMARY REPORT

1. SUMMARY

- 1.1 In 2014 a feasibility study was carried out to investigate the potential to replace the shops at Hollinswood Local Centre as has been done at other local centres such as Malinslee, Sutton Hill and Leegomery.
- 1.2 In order to generate increased activity and footfall to the centre the feasibility of relocating a new Activity Hub for Adults with Learning Difficulties was also investigated. This is to be funded through a property rationalisation programme disposing of 3 existing properties at Halesfield 22, Lakeside and 11 The Bridges.
- 1.3 In July a public consultation event was held outlining proposals and inviting feedback. Broadly the proposals were well received and it was agreed to replace the existing shops with the same size and number of shops allowing existing tenants to re locate.
- 1.4 Cabinet approval for a comprehensive redevelopment was obtained on the 18th September with £1million of Pride funding combined with re prioritisation of other Capital Programme monies and Property Rationalisation capital receipts.
- 1.5 Enabling works commenced in September with the acquisition of the Woodcutter Public House. This site was to create space for the new shops. Following surveys and consultation with Natural England around bat surveys the building was demolished at the start of January 2015.

2. RECOMMENDATIONS

- 2.1 That Cabinet notes the progress made in the delivery of the Hollinswood Local Centre project;
- 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 Hollinswood 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 Hollinswood
TARGET COMPLETION/ DELIVERY DATE	<ul style="list-style-type: none"> New Retail Units open: December 2015 New Activity Hub open: April 2016 Demolition of the existing retail unit's inc. flats above and construction of new car park/external works complete: April 2016. 	
FINANCIAL/VALUE FOR MONEY IMPACT	Yes	The capital programme includes a total allocation of £2,187k to fund the refurbishment of Hollinswood local centre and the construction of the Activity Hub for Adults with Learning Difficulties. In addition, the works to the underpass and Deepdale will be funded from the Pride in Your Community capital allocation for 2015/16. Financial advice and support will be provided throughout the project.
LEGAL ISSUES	Yes	The Council has the power to carry out regeneration in the ways detailed in this report. Any contracts must be awarded in compliance with the Council's Contract Procedure Rules and any European requirements. Legal advice will continue to be provided at appropriate times, particularly with regards to the property transactions.
OTHER IMPACTS, RISKS & OPPORTUNITIES	No	
IMPACT ON SPECIFIC WARDS	Yes	Nedge

PART B – ADDITIONAL INFORMATION

4. INFORMATION

- 4.1 Hollinswood is located approximately 1km from Telford Town Centre, within the Nedge Ward. It is accessed via three Roads; Deercote, Downmead and Dale Acre Way which form the major perimeter. Three independent car parks serve the centre and a number of footpaths cross through and around the local centre.
- 4.2 The local centre comprises of a supermarket, three retail units (hot food takeaway, hairdresser's salon and pharmacy) with three flats situated above, a community centre, public house and doctor's surgery. The majority of facilities/services are

owned and managed by Telford & Wrekin Council's Property Investment Portfolio (PIP). Two of the flats are privately owned as is the doctor's surgery.

- 4.3 Hollinswood Local Centre was constructed in the 1970's and consists of a rectangular shaped square of inward facing shops and community facilities. It is viewed by the local Parish as unattractive, outdated, unsafe, subject to vandalism, and is set back from the main roads and through routes. The Woodcutter Public House (which has now been demolished) was also in a state of decline and its customers contributed to the problems of the area. These factors discourage business and safe pedestrian thoroughfare. The physical environment of the centre makes it a focus for many of the social and community problems in the area with growing issues of crime and anti social behaviour.
- 4.4 These concerns were evidenced in the 2011 'The Nedge Ward Profile' resident survey which collected views on the Borough and Ward as a place to live. The key issues from the survey were that:
- Whilst 76% of respondents were satisfied with their local area, this satisfaction level was low (21/33 wards) when compared to other Wards.
 - Only 50% of respondents felt the Council was making the area a better place to live.
- 4.5 In response to this, in March 2014, Full Council approved a £1m investment in the regeneration of the local centre as part of the 'Pride in Your Community' programme which seeks to significantly improve residential and employment areas including district centres and borough towns. Over the past few months, officers have been working cooperatively with Hollinswood residents, public sector partners, and businesses to develop proposals which will deliver major improvements to the area and improve linkages to Telford Town Centre.

Current Position

- 4.6 Negotiations with the tenants of the shops and owners of the three flats are close to completion. This will pay compensation to the flat owners and tenants for the surrender of their units. The shop tenants have all agreed to re locate to the new shops and surrender their existing leases and sign new agreements. The project architects are working closely with the owners of the shops to design new shop premises that will meet the needs of their businesses.
- 4.7 Negotiations are ongoing with the Parish Council to refurbish the community centre they have a lease on and ensure the building blends in with the new development. Telford Council has offered to grant a new 999 year lease in exchange for the Parish Council investing in the building. A scheme including alterations to the entrance, a small extension, refurbishment of the hall and toilets together with external cladding works are currently being estimated.
- 4.8 Tenders for the main building works closed on 6th February. Following detailed analysis and a value engineering exercise to ensure the scheme is affordable a contract within the funding envelope has been awarded to Paveaways. This contractor has been involved in other schemes of a similar nature and most recently

is delivering the Brookside community works. Site set up will start the week commencing 23 March 2015.

- 4.9 Prior to work starting a final consultation event will be held to display the latest plans and invite feedback on types of finishes and public realm works which will be undertaken.
- 4.10 Options around residential development which could potentially create around 7 units are being held back until completion of the main scheme which is the priority.

Pride in Your Community

- 4.11 Adjoining the site there is an underpass which links to the nearby school. This has been subject to vandalism and anti social activities. It is poorly lit and suffers from graffiti. Concerns were raised at the public consultation and it has been agreed to use Pride monies to remove the graffiti and apply anti graffiti paint, improve the lighting and re landscape the entrances.
- 4.12 Nearby Deepdale is benefiting from a pride project which will focus on the installation of a new parking area including lining of the new parking bays, installation of a new footway, removal of shrubs and repair of the steps.

5. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

None

6. PREVIOUS MINUTES

CB-36

7. BACKGROUND PAPERS

None

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