

CITY OF PLYMOUTH

Subject: Devonport Housing Redevelopment Implementation Plan

Committee: Cabinet

Date: 24 January 2006

Cabinet Member: Councillor King

CMT Member: Director for Community Services

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Part: I

Executive Summary:

This report seeks approval for a programme of housing redevelopment schemes in Devonport to meet the agreed outcomes set out in the *Devonport Development Framework (DDF)* in terms of changing both the dwelling mix to a better balance between houses and flats, and a tenure mix that significantly increases the ratio of owner-occupied dwellings. Toward addressing these aims, this report sets out a practical programme of redevelopment of PCC housing sites where demolition and redevelopment is the agreed option, including timescales and delivery arrangements through partnership with Devonport Regeneration Co (DRC) and Devon and Cornwall Housing Association (DCHA).

There is a great deal of work to be undertaken, with partners and the residents of each scheme in the programme, to provide all of the detail needed to rehouse tenants, dispose of and develop the sites. It is important, before that detailed work is carried out, to model the overall programme and to get commitment, understanding the opportunities, implications and costs of the programme and delivery arrangements.

Corporate Plan 2004-2007:

The provisions set out in this report contribute directly toward:

- Tackling Housing Conditions

And indirectly to creating:

- Safer Cleaner Streets and
 - Healthy Communities
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**Implications for Medium Term Financial Plan and Resource Implications:
Including finance, human, IT and land**

The scheme summaries set out at 7.8 below outline the spending to date and Capital funding requirements for the future. The total estimated capital funding requirement for the next 3 years are as follows:

2006/07 -	£772,000
2007/08 -	£440,000
2008/09 –	£362,000

The costs of 3 staff and office running costs are included in the Capital costs at £119,000 for 2006/07. For the following 2 years, it is planned that these costs be met from the Housing Revenue Account. The salary and on-costs of the Development Co-ordinator (Devonport) is met by DRC. Further contributions from partners toward office costs are likely.

The disposal of the sites will create receipts. The Head of asset Management is negotiating with DCHA to reach a suitable arrangement that will ensure that PCC receives the best consideration.

Other Implications: e.g. Section 17 Community Safety, Health and Safety, Risk Management, etc.

New housing will be designed to meet *Secured by Design* standards

Recommendations & Reasons for recommended action:

1. That Cabinet approves the programme of housing redevelopment set out in this report and summarised at 7.8 below.
2. That Cabinet approves the new partnership delivery arrangements between PCC, DCHA and DRC in principle and delegates development of a partnership agreement to the Director of Community Services
3. That Cabinet approves the disposal of sites 33, 22, 23, 29, 31, 34, 35, 47, 62 & 64 to Devon & Cornwall HA at terms to be agreed with the Head of Asset Management.
4. That Cabinet endorses the broad principles of the Devonport Development Framework in changing the housing characteristics in Devonport toward a higher proportion of houses and an approximate tenure mix on the sites set out at 3 above of: 60% open market housing; 15% intermediate housing (usually shared-ownership); and, 25% social-rented housing.
5. That Cabinet supports the principle of residents being rehoused within Devonport and that relevant officers are instructed to work with residents to produce a rehousing plan that:-
 - a. Sets criteria for achieving a fair allocation of the new housing, taking into account length of residence, etc
 - b. Is based on housing need, and
 - c. Recognises the other pressures on housing in the city.
6. That Cabinet prioritises the capital budget requirements for the financial years 2006/07, 2007/08 and 2008/09 and note the levels of

funding outlined for the following years within the Housing capital Programme.

7. That Cabinet supports, in principle, the inclusion of sites 31 (fourteen low-rise bed-sits at Curtis Street) and 64 (44 flats at Granby Street) to the redevelopment programme subject to full consultation with residents.

Alternative options considered and reasons for recommended action:

Do nothing – PCC have made commitments both to residents and partners as well as a considerable financial commitment in purchasing back dwellings.

Background papers:

- *Devonport Urban Village Framework Plan – 2000*
 - *Devonport Development Framework – Dec 2003*
 - *Devonport Area Action Plan – Preferred Options*
 - *Cabinet Report – Devonport Development Framework – Sept 2004*
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Sign off:

Head of Fin	SW	Head of Leg	RW	Head of HR	N/a	Head of AM	NS	Head of IT	N/a	Head of Strat Proc	N/a
Originating CMF Member											

Cttee report V2

Report on the implementation Plan for Housing Redevelopment in Devonport

1. Introduction

Devonport is arguably Plymouth's most deprived neighbourhood. Over the past 10 – 15 years, a number of initiatives have been directed at the area – Estate Action, Single Regeneration Budget, Urban Village proposals, New Deal for Communities – which should be providing transformation, in terms of the physical conditions, the opportunities for residents, addressing deprivation and social exclusion, and the perception of Devonport for people from outside the area.

As this report sets out below, there have already been substantial housing regeneration achievements in Devonport including the demolition of nearly 400 council flats with work progressing to replace them with primarily houses. That work has informed the proposals in this report .

The Implementation Plan as set out and explained in this report seeks to learn from the past and to re-set a clear and achievable timetable for the redevelopment of existing PCC housing sites within the area, and provide details of the implications and commitments required to meet the plan. As with any plan that seeks to look 10 - 15 years into the future, there is a great deal of detail that will become clearer as time goes on and there will need to be a fair degree of flexibility to meet changing circumstances in the future. Even with these caveats, the IP should provide both a clear work programme and a basis for investment decisions, particularly via the Housing Corporation and the government's Affordable Housing Programme, for the next 5 years.

The remainder of the Report is set out as follows:

- 2. Background** – Outlines history including the Devonport *Urban Village Framework Plan* and the *Devonport Development Framework*, plus an outline of lessons learnt from previous schemes.
- 3. Scope** – Sets out the blocks of housing that the IP covers and those that will be dealt with in the Stock Options processes.
- 4. Existing Programme** – Outlines the work already carried out or underway on the blocks in the Implementation Plan
- 5. Implications** – This clarifies the implications of meeting the DDF requirements in terms of housing mix and tenure change and also makes a connection with Stock Options. In addition, the contribution of housing redevelopment to achieving wider regeneration outcomes is explored.

6. **Rehousing of Tenants and Leaseholders** – Outlines importance of meeting need, particularly with regard to tenants/leaseholders that we are moving out. Indicates need for rented housing within South Yard Storage Enclave and elsewhere to provide sufficient rehousing.
7. **Work Elements and Plan/Timetable and Resources** – Sets out the work that needs to be undertaken and a draft timetable to complete it.
8. **Delivery Arrangements** – Proposes a new delivery arrangement involving partnership with DRC and DCHA.

2. **Background**

2.1 **Urban Village Framework Plan**

In 1999 consultants were commissioned to prepare an *Urban Village Framework Plan* for Mount Wise by PCC, South West Regional Development Agency (SWRDA) and the Princes Foundation. The impetus for this work had come from a Community Planning Event that was held in 1997 which involved local people, a range of public service providers and professional architects and urban designers who together had identified the need in the area to increase confidence and to change the negative image of the area. The area of the study was extended in 2000 to include the whole of the Devonport New Deal for Communities (NDC) bid area, and consultants Llewellyn Davies Associates (LDA) prepared the UVFP as a master-plan for the area that invested much in engaging and involving local people.

The preparation of the UVFP led to conclusions that residents wanted more houses because flats were seen as inappropriate for family living that the 75%:25% ratio between between social housing and private market housing should become more balanced.

The UVFP identified a number of housing blocks for improvement, These included Marlborough House and the three Tower Blocks. In addition, other blocks, including Mount Street, Ker Street and the Bullring were identified for demolition and redevelopment. A programme of work that developed from the UVFP in 2001 is underway and includes James St/Bennett St and Pottery Quay, both of which have works on site.

The Devonport Urban Village Team, part of Housing Services Strategy and Renewal Division, was set up and based at offices in George Street to coordinate activity, manage the rehousing of tenants and leaseholders and provide an enabling role to partners in the disposal and redevelopment of the sites.

2.2 Devonport Development Framework - DDF

Following approval of the bid for NDC funding in 2001, impetus built for the release by the MoD of the South Yard Enclave (SYE). There were also indications that the operational area at Mount Wise might also be released by the Navy. To respond to these new opportunities, a further piece of consultancy work was commissioned in 2002 from Matrix Partnership, to produce the *Devonport Development Framework (DDF)*. This work sought to build on the UVFP, to identify the possibilities for the MoD sites and make closer links between physical regeneration and the delivery by the DRC and partners of the NDC targets around increasing employment levels, improving health, reducing crime levels and increasing levels of educational attainment.

The DDF was approved in principle by PCC in September 2004. The DDF also provides the basis for the Local Development Framework Area Action Plan for Devonport which has recently passed through the consultation stage for the Preferred Options.

2.3 Lessons from Earlier Schemes

Two schemes: the redevelopment of Cannon Street/Cornwall Street and the redevelopment of James Street/Bennett Street are underway in Devonport. These have provided excellent tenant involvement and good design and are popular with residents. However, these have taken much longer to deliver than was originally planned because of factors such as:

- Issues around proving title on the land to be able to transfer to a RSL, including the need to use CPO powers;
- Unforeseen problems concerning restrictive covenants
- Changing requirements of funders
- Remediation works including the removal of asbestos.

Experience of dealing with these issues has been used to shape this Implementation Plan and the delivery arrangements that it introduces.

Preparatory work on some other blocks in the original redevelopment programme have already taken place, including detailed consultation and interviews of residents in the Bullring (Map Ref. 35) and at Ker Street South (Map Ref. 23) and the repurchase of a total of 21 dwellings from leaseholders in blocks in Mount Wise. Some of this work was carried out as long ago as 2001/02, leading to both uncertainty and frustration that progress has not been swifter. Former leaseholders of repurchased properties have also seen property prices rise, potentially preventing them from rejoining the property market. Dwellings on Mount Street (Map Ref. 22) have been demolished with a view to the site being incorporated into a single scheme with Ker Street South.

The effect of these delays on residents have led to the need to refocus on delivery and the proposals for partnership with DCHA and DRC in Section 8 reflect this.

3. Scope of Development

3.1 Properties proposed for Demolition and Redevelopment

The table below sets out the proposed blocks of dwellings for demolition and redevelopment:

DEVONPORT REDEVELOPMENT BLOCKS									
Map Ref	Block Address	Site Area	Exist Dws	Plan No Dws	Soc Hsg	Size of Existing Dwelling			
						Bed /sit	1 Bed	2 Bed	3 Bed
23 22	1 – 221 (Odds) Ker Street + Mount Street	1.42ha	98 32	75	19	10 0	4 0	72 32	12 0
29	49 – 83 (Odds) Duke Street	0.21ha	18	16	4	0	0	2	16
31	1 – 49 (Odds) Curtis Street	With 34	14	-	-	0	14	0	0
33	102 – 120 (Evens) Ker Street	0.08ha	10	12	3	0	0	3	7
34	2 – 14 (Evens) Curtis Street 21 – 43 (Odds) Duke Street	0.78ha	19	20	5	0	0	0	19
35	“Bullring” 2 – 98 (Evens) Ker Street 1 – 69 (Odds) Monument Street	0.49ha	84	43	11	0	34	50	0
47	37 A – J St Aubyn Street	0.20ha	9	6	2	0	0	6	3
62	1 – 31 (Odds) 32 – 48 (Evens) Granby Green 2 – 72 (Evens) Granby Way 11 – 45 (Odds) Park Avenue 1 – 47 (Odds) St Aubyn’s Road	1.42ha	120	66	16	0	32	56	32
64	138 – 224 (Evens) Granby Street	0.23ha	44	20	5	0	44	0	0
Total			448	258	65	10	128	221	89

Substantially, these are the blocks identified in both the UVFP and the DDF with the addition of the dwellings in Block 31, Curtis Street odds and Block 64, 138 – 224 (Evens) Granby Street, which are both in very poor condition and

will detract from the regeneration around them if they are left. **A decision to include these blocks in the development programme is required subject to full consultation with residents.** 32 flats have also been demolished at Mount Street (Block 22) and this site is likely to be redeveloped with Ker Street (Odds) (Block 23 above)

3.2 Dwellings to be Retained

Both the UVFP and the DDF included a considerable programme of refurbishment of retained stock and work has been carried out at Marlborough House. This programme has now halted pending the outcome of the Stock Options process which could provide new management arrangements for the retained PCC housing stock in Devonport. The dwellings in this category total 1057 as set out in the table below:

Devonport Housing Regeneration – Retained Blocks

Map Ref	Block Address	Dwelling Types	Total Dw	Bed Sit	1 Bed	2 Bed	3 Bed
9	1 – 67 Clowance St	Flat/Mais	48	0	16	8	24
13	Devonport Hill	Flats	17	0	0	17	0
15	Raglan Court	Flats	12	0	0	0	12
16	Raglan Gardens	Houses	35	0	10	8	17
18	1 – 6 Clowance Close	Houses	6	0	0	6	0
18	31 – 55 (Odds) George Street	Houses	14	0	2	0	12
19	64 – 82 (Evens) George St	Mais	10	0	0	0	10
20	20 – 50 (Evens) George St	Mais	16	0	0	16	0
21	Pembroke Street	Flats	164	16	12	92	44
25	Tavy Ho	Flats/Bsits	90	30	30	30	0
26	103 – 143 (Odds) Duke St 7 – 11 (Odds) Duncan St	Houses	22	0	0	8	14
27	Tamar House	Flats/Bsits	90	30	30	30	0
30	Lynher House	Flats/Bsits	90	30	30	30	0
49	Marlborough House	Flats	121	0	96	25	0
50	MAQ	Flats	81	0	0	81	0
57	1 – 18 Queen Street	Houses	17	0	0	17	0
57	19 – 27 Ordnance Street	Houses	9	0	0	7	2
61	Helen Fox Ho, Marl St	Shelter	30	0	29	1	0
66	1 – 167 (Odds) Granby Street 28 – 50 (Evens) Park Ave	Flats / Mais	96	0	0	24	72
67	Granby Court	Houses	9	0	0	0	9
68	Lafoten Close	Mais.	23	0	0		23
72	Durrant Cl	Houses	10	0	0	10	0
	Porteous Close	Houses	10	0	0	10	0
	Knowland Close	Houses	12	0	0	12	0
	Keyes Close	Houses /	25	0	10	0	15
	Total		1057	106	265	432	254

3.3 Stock Reduction

The number PCC dwellings over the envisaged 8 – 10 years of the redevelopment programme show a reduction of 28% of the present stock. In addition, the schemes at Cannon/Cornwall Streets, James/Bennett Streets and Pottery Quay and the demolition of Mount Street, have taken 396 flats and maisonettes out of the stock with 218 units of affordable housing built or planned to replace them. The loss of council housing stock will to some degree be off set by other new housing opportunities as set out below in 3.4.

3.4 Other New Housing Opportunities in Devonport

Outline Planning Consent has recently been granted on the former MoD Storage Yard Enclave for a mixed-use development including approximately 460 dwellings. This development will provide approx. 110 affordable housing units. The Mount Wise Enclave is also being marketed for redevelopment which is also likely to yield significant numbers of affordable housing units. Both of these sites will develop at the same time as the programme outlined in this report. In addition, there are other smaller sites such as the site of the former garages in Queen Street and sites nearby such as Albert Road.

4. Existing Programme

4.1 Introduction

A considerable amount of work has already been undertaken toward housing regeneration in Devonport involving activity on sites in the programme proposed in this report and on other earlier schemes. To be able to understand the full extent of this commitment, these activities are summarised below:

4.2 Cornwall St / Cannon St

This scheme, involving the demolition of 150 flats and redevelopment with 99 houses and flats has been in progress since 1999 and predates the Devonport Urban Village programme. The developing RSL is DCHA. The scheme includes 46 social rented units and is expected to complete in the summer of next year. Many of the delays in this scheme relating to land title, covenants and CPO inform the changes in arrangements outlined in this report.

4.3 James St / Bennett St

The demolition and redevelopment of 108 dwellings (92 maisonettes, 16 flats) in James Street and Bennett Street began in 2001. There have been considerable delays because of gap funding issues, asbestos removal, and issues relating to site assembly. Work is now on-site to provide 90 new houses and flats with 70 for social rent, 10 for shared ownership and another

10 for open market sale. The developing RSL is Sovereign HA and scheme completion is expected in 2008.

4.4 Pottery Quay

Seventy-five flats have been demolished at Pottery Quay as Phase 1 of a scheme to replace a total of 112 flats with 98 houses and flats. This site is being jointly developed by The Guinness Trust and Westcountry HA. Planning consent was granted in August this year and work is expected to start on site soon once some issues around land transfer have been resolved. Completion of the first phase of 39 dwellings is expected in early spring 2007. Many of the residents intending to return to new housing in the Pottery Quay development are being housed in the remaining block which will be demolished to accommodate the second phase of the scheme in 2007.

4.5 Improvement and Environmental Projects

Both the Urban Village Framework and the DDF have identified programmes of improvement works in addition to redevelopment. Of these, improvements to Marlborough House have been completed to provide:

- New heating system
- New windows, roof weather-proofing
- Better insulation
- Improved security
- New lifts
- A new communal room

Works have also been largely completed on access stairwell replacement, play areas and associated environmental works to Granby Street

4.6 Activity on Sites in the Implementation Plan

There has been considerable preparatory activity on the redevelopment sites in Mount Wise including: Mount Street (22); Ker St Odds (23); Duke St / James St (29); Duke Street (34); and the 'Bullring' (35). This includes:

- Buying back 21 leasehold dwellings
- Payment of Home Loss Compensation and Disturbance Allowances
- Legal expenses
- Demolition of 32 flats at Mount Street
- Making of CPO resolutions

This work began in 2001 and has cost £1.04m. The Scheme summaries in Section 7 below provide more detail.

The uncertainty and disruption to residents' lives should be addressed through the programme and delivery arrangements set out in this report. There is some dissatisfaction at the pace of progress to date and it is important that the level of PCC commitment is clear before further detailed consultation is carried out with residents.

5. Implications of the Development Programme

5.1 Addressing the Devonport Development Framework

Together with the New Deal for Communities Delivery Plan, the DDF provides an opportunity to transform Devonport. It seeks to change the nature, quality and image of the area. This has a number of implications for social housing in Devonport:

5.1.1 Increasing the Proportion of Houses

Since its reconstruction after WW2, Devonport has had a very high proportion of flats and maisonettes compared with other neighbourhoods in the city. Consultation with residents from the mid 1990s onward has identified an aspiration to change that, and to provide houses with gardens as a longer-term family option. Concentrations of flats tend to provide for more transient arrangements with growing families moving out of the area to find more suitable accommodation. Devonport has some of the most unpopular housing in the city with high turnover and void rates and problems of anti-social behaviour that are exacerbated by the type and density of housing. An implication of raising the proportion of houses is to reduce numbers of units on those sites.

EXAMPLE: 'Bullring'. At present it provides 84 flats which are difficult to let and manage. The DDF estimate is for redevelopment with 43 dwellings, predominantly houses, a loss of 41 units overall

5.1.2 Changing the Tenure Balance

Another feature of Devonport's housing was the high proportion of council housing over other tenures with less than 20% of owner-occupied housing. This has changed over recent years with most new developments being produced by housing associations also providing a small proportion of housing for owner-occupation. The DDF increases this change with the understanding that future sites, including the Storage Yard Enclave and the PCC redevelopment sites described in this report, will be for predominantly owner-occupied housing. A proportion of 60% owner-occupied, 25% social rented and 15% shared ownership is proposed for future housing development sites.

EXAMPLE: 'Bullring' – Of the reduced number of 43 dwellings this would produce approximately 26 owner-occupied dwellings, 11 social rented and 6 shared ownership.

Although the numbers to be rehoused are significantly higher than the new affordable dwellings rebuilt on the same sites, overall the Council and its partners are seeking to increase and improve housing options for existing

Devonport residents as explained in the following section of the report. For example, the development of the Storage Enclave, Mount Wise Enclave and other smaller sites will help to close the gap on that affordable housing loss in Devonport.

5.1.3 Ability to Rehouse Quickly

The Implementation Plan may create renewed expectations from both residents and partners and it is essential that we are able to deliver. As a consequence of fewer social rented dwellings on the redeveloped sites and a reducing council stock by virtue of the demolitions, and also continued Right to Buy sales across the city, there will be pressure from a number of areas. In addition to decanting Devonport tenants, other priorities including homelessness and management transfers will put pressure on the stock. It is essential that the turnaround of void properties and allocations to other RSL developments around the city are maximised to avoid long decanting processes. The involvement within the delivery team of members from Strategy, Allocations and Estates Management should ensure that achievable plans are put in place to relocate residents within the resources available.

5.2 Housing Options

5.2.1 Increasing rehousing options

During the development of the DUVFP, residents of Devonport were closely involved through a system of 10 'Neighbourhood Teams'. These worked with the consultant to agree the changes for the area. A wish expressed by many residents was to be able to return to the rebuilt scheme that they had moved out of to retain some continuing sense of neighbourhood. This 'right to return', which is referred to in the DDF, and has been a feature of the Cannon St/Cornwall St, James St/Bennett St and Pottery Quay schemes where returning residents have worked with the developing RSL on design, etc and with the Urban Village Team on decanting issues.

The Council supports the principle of the right to remain in Devonport and is keen to ensure that existing Devonport residents benefit from improved housing conditions and increased housing options. The redevelopment of council sites, the South Yard Storage Enclave and Mount Wise Enclave will present a range of rehousing opportunities including specialist housing provision, such as extra care, rented, shared ownership and first time buyer housing, as well as housing for outright sale. There will also be the option for existing council tenants to be rehoused in vacancies in the remaining PCC housing stock and existing RSL schemes. The City will also benefit from an increased housing association development programme across the city which will open up other rehousing options.

Should demand to return to a specific housing scheme exceed availability of affordable homes then the Council will work with tenants to develop a fair and equitable allocations policy. The policy is likely to include prioritisation based

on the length of residence to 'reward' those people who have made a long-term commitment to the neighbourhood and those with strong family connections.

5.2.2 Resident Involvement in Developer Selection

A feature of earlier housing redevelopment schemes has been the active involvement of residents in choosing the developing RSL, usually from competition between three or four. At this point, the need to increase the impetus of development, the change in tenure mix and the recognition that a longer-term partnership arrangement will be beneficial, has led to the proposal to work with one main RSL partner, as set out in Section 8 below. It is proposed that detailed consultation is carried out with residents who will be directly affected by the redevelopment, involving both PCC and DCHA team members.

5.3 Stock Options

The timing for this Implementation Plan for redevelopment coincides with the decision-making for Stock Options and for the need for Council housing to meet the government's *Decency Standard* by 2010. It is important that the processes and decisions around Stock Options are co-ordinated with the plans for redevelopment and that tenants, leaseholders and partner organisations are fully engaged and involved.

5.4 Contribution to Wider Regeneration Outcomes

There is the possibility of attracting additional funding for housing additionality – higher environmental standards, designing out crime, etc. from the NDC programme.

NDC is a ten-year programme until 2010/11 and it is essential that schemes in this programme are progressed rapidly to link with the opportunities that NDC provides. Major contributions can be made via the housing programme toward improving health, providing employment in construction, addressing fuel poverty and sustainability, designing out crime and engaging and empowering local people.

6. Rehousing of Tenants and Leaseholders

6.1 Assessing Future Housing Requirements

6.1.1 Survey

There is a pressing need to carry out a survey of housing needs to identify exactly what will be required in the early schemes to rehouse tenants and to set that against supply and other competing housing priorities. (See also 5.1.3 above)

6.1.2 Previous Assessment

Interviews have been carried out with residents on scheme nos. 33, 34 and 35 but these were undertaken up to four years ago and need to be updated. This detailed work has been delayed to ensure that there is clarity about the level of commitment to take this programme forward before raising resident expectations further.

6.1 Availability of Stock for Rehousing

6.2.1 As outlined above, a key issue for the speed of the programme is the availability of suitable housing to move Devonport residents into and the pressure from other housing priority categories for the same housing. The outline programme that is presented here may have to be revised once resident information is gathered.

6.2.2 The South Yard Storage Enclave is an important provider of affordable housing in Devonport with between 110 and 120 units, including a 42 bed Extra Care Scheme for the elderly. English Partnerships are at present both pursuing an Outline Planning application for the site and in a disposal process to developers. At this stage there is no programme for development of the enclave and it is not possible to model how these new units might help with rehousing residents in redevelopment blocks.

7. Work Elements, Plan/Timetable and Resources

General

The outline timetable included in this report has been developed with partners DRC and DCHA. The following paragraphs outline the *Strategic, Planning and Commitment* elements of the Implementation plan – work required prior to the development of individual schemes. This is followed by a series of summary sheets for individual redevelopment schemes, giving basic information including timetable and both historic and future costs in respect of the land assembly and rehousing elements.

7.1 Task 1 – Agree Outline Implementation Plan and Delivery Arrangements

It is the primary purpose of this report to agree this plan as a way forward essential to clarify both direction and commitment. Once agreed by PCC, the plan will be taken to the Joint Commissioning Board (JCB) of DRC which brings together the key regeneration partners in Devonport, including GOSW, SWERDA, EP and the Housing Corp.

7.2 Task2 – Enter into Partnership Agreement with DRC & DCHA

This will cover roles, responsibilities, working arrangements, resources and performance for the delivery of the housing development programme and will be completed by March 2006 (See Section 8 below).

7.3 Task 3 – Preparation of CPOs for Sites South of Enclave

The Implementation team includes members from Legal Services and Asset Management who have been carrying out initial important and time-saving work on achieving clear title for the early sites. Although CPO resolutions were made in December 2001 which included Ker St Odds (23) and the 'Bullring' (35), it has been advised that these need to be renewed and a report requesting these will be submitted and will also cover 47, 29, 31 and 34. The CPO will ensure that any outstanding leasehold properties, unknown ownerships and covenants are addressed. CPO can take around 15 months if it goes to Public Enquiry. A budget cost of £2000 per scheme has been included.

7.4 Task 4 – Funding Bids to the Housing Corporation

To meet the bidding round deadline of 21st October for bids for the next two years, DCHA have submitted bids for Ker St Evens (33) and the 'Bullring'.

7.5 Task 5 – Resident Consultation / Housing Needs Analysis

This is essential to:

- Clarify to residents what is to happen and to take their views
- Get information to be able to put together a rehousing plan that both responds to housing need and tries to meet resident preferences
- Develops a long-term involvement and communication strategy between residents and delivery partners

This work will start immediately approval for the Implementation Plan is received and will be ongoing.

7.6 Task 6 – Planning Brief Agreed for Area South of Enclave

A commissioning brief has been prepared for a detailed Planning and Design Brief to be prepared by the Design Team in Planning and Regeneration to ensure that the sites in Mount Wise, including Ker Street and the 'Bullring', are treated in a linked and consistent way. Preparation of the brief will include stakeholder, including resident, consultation and will be paid for by DRC.

7.7 Task 7 – Preparation of CPO for Sites North of Enclave

The two sites, Granby Green (62) and Granby Street Evens (64) to the north of the South Yard Storage Enclave do not enter the programme until 2011/12. In April 2009, work to prepare CPOs for these sites will begin as 7.3 above.

7.8 Individual Scheme Summaries

For each of the individual sites in the scheme a summary has been produced outlining site details, outline timetable, costs etc. These can be provided on request to the report author. The basic information is set out in the table below:

Devonport Housing Redevelopment Timetable (DRAFT)

Ref No	Scheme Address	Site Area	Existing Dwellings	Est of New Dwellings	Demolition	Redevelopment
33	Ker St Evens	0.074 ha	10	12	Jan-Mar 07	Mar 07-Mar 08
35	Bullring	0.390ha	84	43	Oct 07-Feb 08	Mar 08-Feb10
22/23	Ker St Odds/Mount St	1.418ha	98	75	Ocy 08-Feb 09	Mar 09-Dec 11
47	St Aubyn St	0.063ha	9	5	Mar-Jun 08	Jul 08-Mar 09
29	Duke St/James St	0.123ha	18	16	Jan-Jun 09	Jul 09-Sept 10
31/34	Duke St/Curtis Street	0.288ha	27	20	Oct 09-Mar10	Apr 10- Sept 11
62	Granby Green	1.338ha	120	66	Jul-Dec 11	Jan 12 – Mar 14
64	Granby St (138-224 Evens)	0.217ha	44	20	Oct 13-Mar 14	Apr 14 – Sept 15

8. Delivery Arrangements

8.1 Background

Preliminary discussions have been held with DRC and DCHA to try to find ways of speeding up delivery of the Devonport Housing programme. DCHA have been chosen, through the Plymouth Housing Partnership, to take a lead role in Devonport. DCHA are also investing in the regeneration of the area by creating new Plymouth headquarter offices in Chapel Street, Devonport.

8.2 Benefits of a Delivery Partnership

A partnership with DRC and DCHA could provide significant advantages over previous arrangements which have dealt with one site at a time with a different developing RSL partner on each site. The advantages can be summarised as:

- DCHA experience of development in Devonport via Cannon & Cornwall St and across the region
- DCHA experience of and ability to develop mixed-tenure developments that are now required to meet DDF commitments

- DCHA willingness to commit resources early to be able to develop the schemes
- Continuity and continued commitment, therefore ability to build relationships, experience and develop processes and systems that work and can be replicated
- Ability to make longer-term plans.
- Ability to link into DRC regeneration objectives, funding and experience
- Continuity in respect of relationships and contact with residents via dedicated Community Development Workers.

8.3 Roles and Responsibilities

The table below outlines the main roles and responsibilities of the partners in a Devonport Housing Regeneration Partnership:

PCC	DCHA	DRC
Rehousing Plan	Consultation Strategy	Commissioning Brief
Site Assembly Incl CPO & Disposal	Procurement Strategy	Output Speccification
Planning Incl LDF – AAP Conservation Design	Funding Plan Incl. H Corp Bids	JCB Support
Funding for Compensation Land assembly Disposal	Master Plan	Monitor & Review

8.4 Developing the Partnership

There are a number of aspects to developing the partnership, including:

- I. The authority, via this report, to develop the partnership agreement with DRC and DCHA
- II. Securing DCHAs commitment by agreeing to dispose of the sites described in 7.9 above at terms acceptable to the Council to be agreed with the Director of Corporate Services
- III. Mutual arrangements for co-location of staff and agreement on the contribution of resources

8.5 Joint Working

It is envisaged that members of the partnership delivery team will co-locate for the time-being to the PCC offices at 58/60 George Street, Devonport.

8.6 The Delivery Team

An important aspect of the new delivery arrangements is the emphasis on teamwork. Within the council, officers are involved from other parts of the Housing Service, including Estate Management, Repairs and Allocations and also from other key service areas from across the authority including Legal Services, Asset Management, Planning and Leisure Services. This approach is important to ensure that responses are both comprehensive and coordinated. It is expected that the Member Officer Regeneration Working Group will help to ensure that coordination happens at all levels.