

WEST LANE AND CENTRAL WHINNEY BANKS



West Lane



Central Whinney Banks

Background

1. West Middlesbrough Neighbourhood Trust (WMNT) manages the £52 million New Deal for Communities (NDC) programme in West Middlesbrough. The Council and WMNT have worked very closely to realise the regeneration of two strategic housing regeneration sites within West Middlesbrough. The Council has assisted WMNT in site assembly and redevelopment through:
 - providing strategic planning support;
 - compulsory purchase powers;
 - project co-ordination support;
 - supporting HomeBuy and Kickstart bids; and,
 - creating key infrastructure requirements.

West Lane

2. Phase 1 of the redevelopment has been complete for some months now. Yuill Homes has constructed 73 properties, of which North Star Housing Group has 25 for rent and six for shared ownership.
3. With phase 1 complete, Yuill Homes is set to embark upon phase 2 of the redevelopment, which will add an additional 70 new houses. The Homes and Communities Agency (HCA) has injected Kickstart resources into phase 2 which will comprise:
 - 15 houses for outright sale;
 - 27 houses for intermediate rent / sale;
 - 18 houses for rent; and,
 - 10 houses will be allocated for HomeBuy Direct.

Acklam Green (formally Central Whinney Banks)

4. A strategy of comprehensive redevelopment was adopted in 2003. WMNT with Bellway Homes and the Tees Valley Housing Group are leading the area's redevelopment. The area will comprise:

- 450 new units;
- 100 will be for social rented or shared equity. The site has also recently benefited from HomeBuy allocations; and,
- new community/health building and other facilities.