



BUILDING SUSTAINABLE COMMUNITIES IN INNER MIDDLESBROUGH

OPTION DEVELOPMENT STAGE REPORT

**EXECUTIVE MEMBER FOR ECONOMIC REGENERATION
AND CULTURE**

DIRECTOR OF REGENERATION: TIM WHITE

19 April 2005

PURPOSE OF REPORT

1. To advise Members of the option development stage of the Middlesbrough Older Housing Study. To review the background research, information and the rationale that has led to the identification of alternative options to provide for a long term sustainable future for the inner neighbourhoods in Middlesbrough. It recommends a preferred option, which will form the basis for further consultation on future intervention and investment in the areas.

BACKGROUND AND EXTERNAL CONSULTATION

2. An earlier report giving the background to the ongoing work to develop a vision for the creation of sustainable communities in Middlesbrough's older housing areas, was approved by the Executive on 22 March 2005. This report presents further information about the nature and extent of the problem, summarises the consultants' findings, and presents options for the future consultation with local residents and stakeholders.
3. Middlesbrough is at a critical point in its process of regeneration. There are an unprecedented number of initiatives currently being developed both within Middlesbrough and in the wider Tees Valley, which will bring with them an abundance of opportunities for local people. Development projects related to the

Alsop vision for Middlehaven, the Stockton Middlesbrough Initiative and the North Shore in Stockton have regional importance whilst nearer to home major regeneration projects are taking place in Central Whinney Banks and North Ormesby.

4. However, there is growing evidence to suggest that much of the town's housing does not meet modern requirements. There is a need to restructure the supply of housing in the town to meet the needs of an increasingly aspirational population which has improved personal finance and increased mobility to choose where it wishes to live. This is called housing market failure; the response to this problem is called "housing market renewal" or HMR.

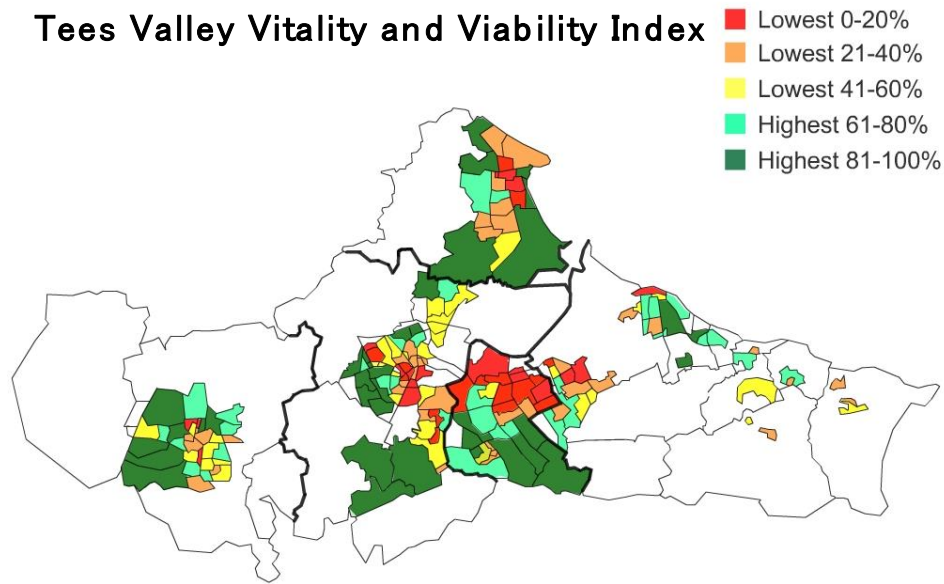
THE PROBLEM OF HOUSING MARKET FAILURE

5. Housing market failure occurs when the supply of housing in a given area no longer meets the demand or requirements of the local population. The symptoms can manifest themselves in different ways. These include a reduction in property values, an increase in the numbers of void properties and a rise in speculative investment by absentee landlords buying to let, who then have difficulty in attracting suitable tenants. Other indicators may be the deterioration in the fabric of the property due to low maintenance and an overall degradation of the local environment.
6. The process of decline is a long-term phenomenon. If it is not addressed at an early enough stage a wholesale collapse of wider housing markets can occur with hugely damaging impacts on: residents (including their own investments); service providers; and, the economic fortunes of an area.
7. Associated with the failure of local housing markets is the collapse of the social and economic fabric in the areas which demonstrate high levels of deprivation and usually the situation is worsening. This manifests itself in many ways, schools often have falling rolls and are struggling, crime and anti-social behaviour is increasing etc. In addressing the future of such areas it is critical that there is an integrated approach with all service providers and other key stakeholders, including businesses.

HOUSING MARKET FAILURE IN MIDDLESBROUGH AS A WHOLE

8. Considerable research has been conducted to highlight areas with the highest need for intervention and investment in the Tees Valley. The vitality and viability index, prepared by Tees Valley Living, incorporated an analysis of 20 key indicators, and resulted in a mapping exercise intended to reveal areas that scored poorly. The plan shows quite clearly the high concentration of such areas across the centre of Middlesbrough. These are the areas most at risk of housing market failure.

Tees Valley Vitality and Viability Index



- There are a number of areas of the town that have been experiencing low demand for property for some time, and the Council is already doing a lot to tackle the problem. Ongoing schemes of housing acquisition, clearance and redevelopment are being pursued in Central Whinney Banks. In St Hilda's, acquisitions and clearance are also advancing with a view to redevelopment. In West Lane, local agreement has been reached supporting the demolition of a further 100 terraced houses. In North Ormesby, low demand social rented housing has already been largely removed to make way for the mixed use Trinity redevelopment, comprising medical village, childcare and community facilities and around 150 new units of social and private, mixed tenure accommodation.
- To rebalance supply and demand and bring stability to inner Middlesbrough's neighbourhoods, significant demolition will be necessary. However, this is only the beginning, not the end, of the story. The Central Whinney Banks and Trinity Crescent developments demonstrate there is a bright new future for areas affected by demolition. The illustrations below have been taken from some of the proposal documents and masterplans for the two schemes that will soon become reality.





11. These developments offer the chance for communities to take advantage of new employment, training and housing opportunities and to improve their standard of living and life chances. The vision that is being developed for Middlesbrough's older housing areas is far more than a plan to deal with the bricks and mortar of an ageing built environment. It is a holistic approach to improving the future chances of whole generations and building sustainable communities.

12. Furthermore, HMR must not be seen as purely a clearance issue. If a strategic case can be demonstrated, then support and financial assistance may be offered to undertake improvements to properties that remain. The combination of refurbishment of remaining homes with a supply of attractive, new, high quality, mixed tenure homes will:
 - bring supply and demand of older housing back into balance thus restoring investment confidence;
 - stabilise and enhance property values of housing that is retained;
 - give more people a choice of attractive new build, owner-occupied or social home-buy schemes where dual ownership between tenant/owner and RSL allows progression to full ownership according to income;
 - protect and enhance the existing investment in the area by owner-occupying residents, property agents, businesses etc;
 - bring about a positive change in image of the area;
 - provide a better mix of socio-economic groups in the neighbourhoods; and,
 - build more, well-designed, attractive homes using less land, thus protecting the rural hinterland and combating sprawl and outward migration.

HOUSING MARKET FAILURE IN THE OLDER HOUSING AREAS

13. As set out above, the causes in different areas have one common factor in that traditional occupiers of the properties are leaving for better accommodation elsewhere and there has been a downward spiral in the area, leading to abandonment. Turning now to the older housing areas of the town, the Council

has made huge efforts, over many years, to safeguard these neighbourhoods, and residents' investments in these areas, but there comes a point when it has to be accepted that resources cannot continue to be directed at the problem without addressing the symptoms. The Council cannot continue to prop up an area that the community is abandoning of its own accord. The current evidence is that in the existing redevelopment areas many of the residents have taken little persuasion to look for a new life elsewhere. Some have moved to other parts of the town, but too many have moved out of Middlesbrough because of a lack of housing choice. The Council has to address this problem.

14. Abandonment of whole streets has yet to manifest itself extensively in inner Middlesbrough. However, in the past two decades the Council has invested considerable resources in seeking to combat the decline of housing areas through major investment in existing property and the surrounding environments. It has done so because it wanted, if possible, to avoid the disruption and distress which wholesale demolition can cause. However it has now been shown that, in many instances, such investments have not arrested the declining demand for property, but merely delayed a long-term process of housing market failure. This problem does not affect the whole of the older housing area by any means; much of the area remains stable. However, this will not continue unless the Council takes decisive action in the near future.
15. The research and analysis carried out by the consultants for the Middlesbrough Older Housing Study has revealed a complex picture which is summarised in the remainder of this section.
16. The options are based on an analysis of the situation facing communities in inner Middlesbrough. They have been informed by a wealth of information describing the characteristics of the local population, an analysis of the local environment, and reviews of likely future performance. It has also been informed by the first round of consultation with residents and stakeholders. Key findings of the research are set out below.

Housing market change

17. Key amongst the findings is the broad issue of an imbalance in supply and demand for housing within the town. Scenarios indicate that household growth will be unlikely to match the numbers of additions to the housing stock, leading to surplus housing stock by 2016 to the tune of up to 5,700 excess units in the town as a whole. Many of these surplus homes will be in the town centre.
18. Further to this, previous research and evidence of those responsible for marketing or managing social and older terraced stock in the town, is that much of the town's housing stock does not match the aspirations of its residents. The town has more social rented properties and a greater number of terraced properties than average. Despite rising prices within the town and the study area, there is a shortage of higher value higher quality properties, and an over-supply of cheaper properties at the bottom end of the market. The recent Tees Valley Housing Market Assessment 2004 revealed that although terraced housing forms 43% of the town's housing stock it is only the housing choice of 11% of those planning to

move. Anecdotal evidence from a prominent local agent suggests that most property in his town centre portfolio has been sold into the buy to let market in recent years, thus further eroding the proportions of owner occupiers.

19. In addition, the town has experienced a high level of population loss with 30,000 fewer people now than in 1961, with 750 leaving every year. This decline is due to people moving out of the area for employment and better housing. With no action, this trend is set to continue. Stemming the development of new housing to safeguard the existing stock is not considered to be a realistic option. There is a need to provide for types of housing stock which meet modern aspirations and needs. Acting unilaterally to stop new house building will have little impact as residents will simply move to other nearby areas for their housing thus exacerbating population decline in Middlesbrough. These people are also likely to be the more upwardly mobile, thus leaving a population proportionally more dependent on welfare support.
20. The local housing market therefore has fundamental, structural problems which, if unchecked, will lead to further housing market failure in many neighbourhoods within the town, in addition to that already being experienced particularly in some parts of the study area.

Socio economic conditions

21. The study area has:
 - 18% of the total population of Middlesbrough (over 25,000 people);
 - a decline in population (minus 6.41% 1991 – 2001);
 - high population of people of working age;
 - low levels of educational attainment; (20% school leavers have no GCSE's)
 - 51% of households claiming benefits;
 - high unemployment and low employment rates, and
 - high crime rates
22. Sustainable communities require not just decent homes but also a secure environment, good educational and health facilities and access to employment opportunities. The socio economic findings of the study demonstrate that the study area has significantly worse education attainment levels, crime, unemployment, benefit dependency and physical mobility indicators compared to Middlesbrough as a whole.
23. Therefore, for the housing vision to be realised socio economic intervention across the whole study area will be required. This recognises that despite investment programmes in parts of the study area to date, including SRB and NDC, the socio economic gap between the study area and Middlesbrough as a whole continues to grow. Taking any strategy forward will demand an integrated approach across service areas, it is not just a housing and environmental matter.

Environmental Conditions

24. In terms of amenity, the design layout, space standards, accessibility, acoustic and thermal performance of the housing stock falls a long way short of what is considered to be acceptable by current standards. Many of the properties were quickly built more than a hundred years ago as a mass product to accommodate the towns growing workforce. It was built to a standard that was clearly not suitable to last in perpetuity.
25. It is estimated that the cost of bringing the stock up to decent homes standards range between £20,000 - £25,000 per dwelling. Even when improved to provide decent home standards internally the layout of most of the homes, with no private open space at the front, small backyards and alleyways, is clearly inadequate. The environmental conditions in the study area are the worst to be found in Middlesbrough and the population housed there is also the most vulnerable and least able to cope with the stress created by poor conditions.
26. A parallel study to assess the current physical condition of the private sector stock in the Borough is under way and is due to report its findings in summer 2005.

Community Engagement

27. The earlier round of community engagement during 2004 revealed the top five issues for concern across the study area to be:
 - increasing anti-social behaviour;
 - activities of private landlord/investors;
 - drugs and associated crime;
 - litter and cleanliness of streets and back lanes, and
 - lack of investment compared with other parts of Middlesbrough
28. A consistent theme across all the areas was, that while some demolition might be needed to open up congested neighbourhoods and tackle groups of streets where the market is clearly failing or to create opportunities to bring more balance into the housing stock, there was unlikely to be any support for a major programme of demolition and rebuilding to replace large areas of existing terraced housing and change the largely grid iron layout. Communities are much more concerned about the pressing social, environmental and public service issues and how they can best be dealt with than they are with the condition of the housing stock and its future.
29. It is important to fully explain to residents the issues involved. A further round of consultation will attempt to show that the continuation of current policies will not deter families from moving out of the inner areas, nor will it persuade inward migration or stimulate the creation of balanced, committed communities. Appropriate intervention must be undertaken to create the sustainable communities that are needed to redress the balance and reverse the decline.

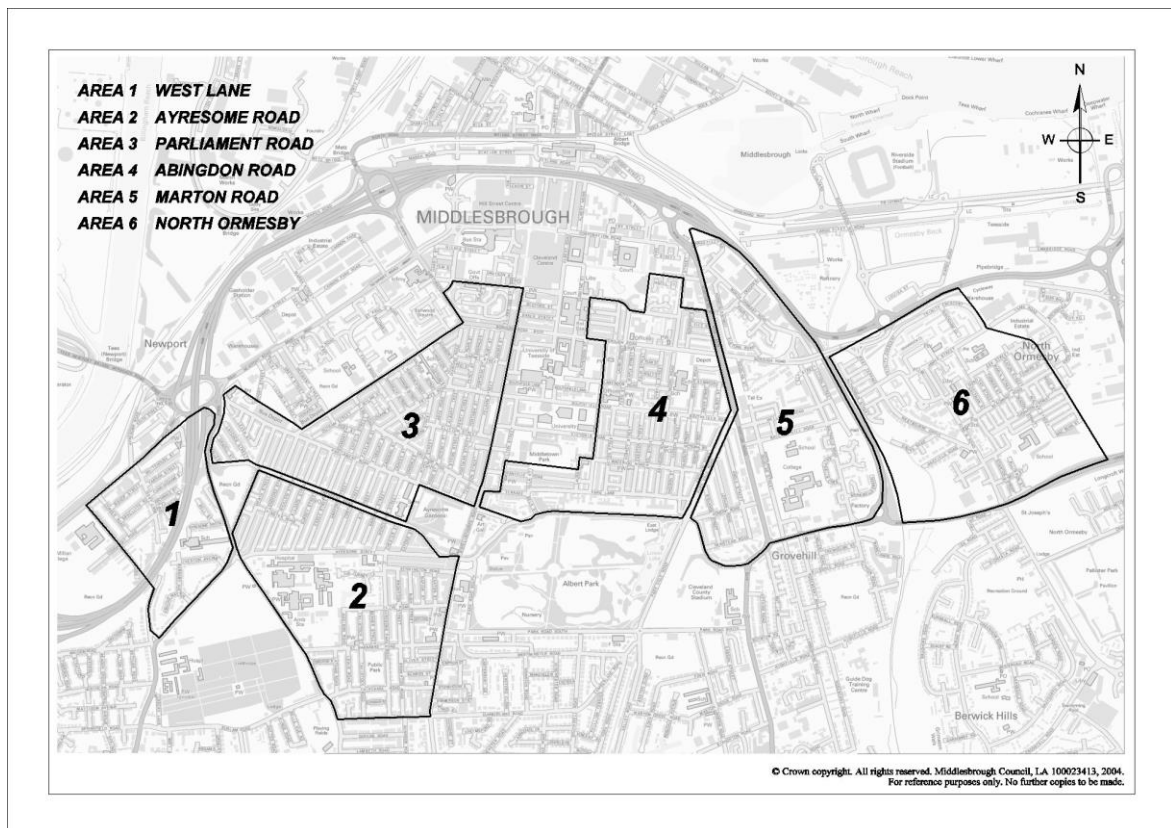
Other factors

30. Middlesbrough town centre has a great deal to offer. 80% of local jobs are now in the service sector and a great many of these are based in the town centre which is a major retail centre also offering leisure, entertainment, education and cultural facilities and acting as a major administrative centre for the Council. The area surrounding this centre must be transformed into a vibrant urban quarter where people can successfully live, work and access surrounding facilities. It must also be an area whose residents have access to a full range of services including education, training, access to employment, community facilities and good quality amenity space. Issues of crime and anti-social behaviour must be addressed to combat the negative image and encourage population growth encouraged by inward migration.
31. The consultants have worked with both private sector developers and housing associations and this has revealed that there is considerable potential for redevelopment of cleared areas, particularly if sites are of a sufficient size and suitably located.

OPTIONS

32. This analysis has led to the preparation of six options for the future of the area. These have been broken down into six neighbourhoods, set out in Map1.

Map 1 (below)



33. These options have then been analysed against a range of criteria that were developed through stakeholder and resident consultation, the findings of the baseline study, the strategic priorities of Middlesbrough Council, the national, regional and sub-regional criteria for the development of sustainable communities and urban design principles. The analysis has been based upon five objectives:

- i) creating a sustainable housing market through providing sufficient housing choice; balancing tenure, supply and demand and creating the circumstances in which owners will continue to invest in retained properties;
- ii) community support and neighbourhood sustainability by building strong communities with opportunity for involvement and minimal disruption;
- iii) creating a quality environment by developing good quality open space and buildings and addressing access and transport issues;
- iv) improving social and economic conditions with a positive contribution to economic regeneration and strategies to address deprivation; and,
- v) ensuring project delivery by attracting appropriate regeneration funding, transforming areas, reducing risk and receiving community and civic support.

34. The options are:

35. **Option 1 – Maintain existing programmes** – this would leave the area as it is whilst maintaining current investments and programmes.

36. **Comment** – all of the experience of failing housing markets nationally, and the consultants' analysis of the situation locally, indicate that this option will lead to a further decline of the area overall. Owner occupiers will continue to decline in number, vacant properties will increase and major clusters of boarded up dwellings are likely to form. The maintenance of the fabric of the area will become an increasing drain on public services and the condition of many dwellings will continue to decline. The area will become increasingly deprived and stigmatised. This, effectively, is the “do nothing” option, which illustrates that doing nothing is not a tenable option.

37. **Option 2 – Refurbishment** – this would be based on capital investment in housing stock and associated environmental improvements in the area.

38. **Comment** - this option is unlikely to be able to attract significant amounts of public (or private) resources as it will not be seen as addressing the root cause of the

decline of the area. The government has made it clear it will not provide the resources for a major programme of refurbishment alone. Furthermore, even if it were to attract investment funds this approach would not address the systematic over supply of terraced housing over the study area. It would also not address the urban design failings or the socio-economic deprivation factors. It has become an inescapable fact that even in areas previously subject to renovation and renewal policies, urban flight has continued, the balance of tenure is tipping further into the private rented sector and the vitality and viability of communities is under threat.

39. **Option 3 Minimal Redevelopment and Refurbishment** – this option proposes limited clearance and redevelopment in West Lane and in the area between Linthorpe Road and Union Street. It also proposes improvements to property and environments elsewhere in the older housing area.
40. **Comment** - this option will no doubt be much more palatable to communities and some stakeholders than later options, as it will be seen as addressing some of the housing that is already failing. However, it will be insufficient to redress the balance between supply and demand, and is highly unlikely to create redevelopment areas that are sufficiently attractive to the investors who will be required to transform the area. It is also highly unlikely to arrest further decline.
41. **Option 4 – Targeted redevelopment and refurbishment** – this will focus redevelopment in two areas, West Lane and the area west of Linthorpe Road and north of Parliament Road. This latter area contains a substantial number of properties and it would not mean that all properties would be cleared. This would need to be identified at a later stage. Improvements to properties would occur in other areas.
42. **Comment** – this option is more likely to meet the objectives as it is sufficiently extensive to deal with the oversupply of housing. It is also of sufficient scale and dimension to attract private investment in redevelopment and can yield sites of an appropriate size to deliver a range of development options. Option 4 also concentrates attention on a discrete area, reducing uncertainty in other areas and allowing resources to be focussed rather than dissipated.
43. **Option 5 – significant redevelopment and refurbishment** – the main difference with this option over Option 4, is that it allows for major clearance and redevelopment in other areas.
44. **Comment** - This option would lead to similar outcomes as Option 4 and have a major impact on transforming the character and neighbourhoods of inner Middlesbrough. However, it would entail a level of clearance which would cause major disruption to many communities. It is also possible that the level of

clearances could be in excess of the minimum required to balance demand and supply and therefore it could be considered to be unduly disruptive.

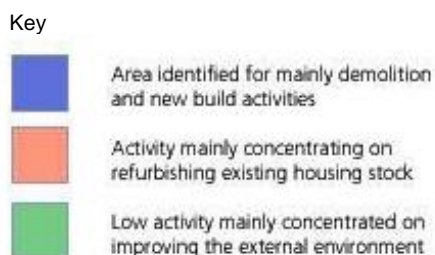
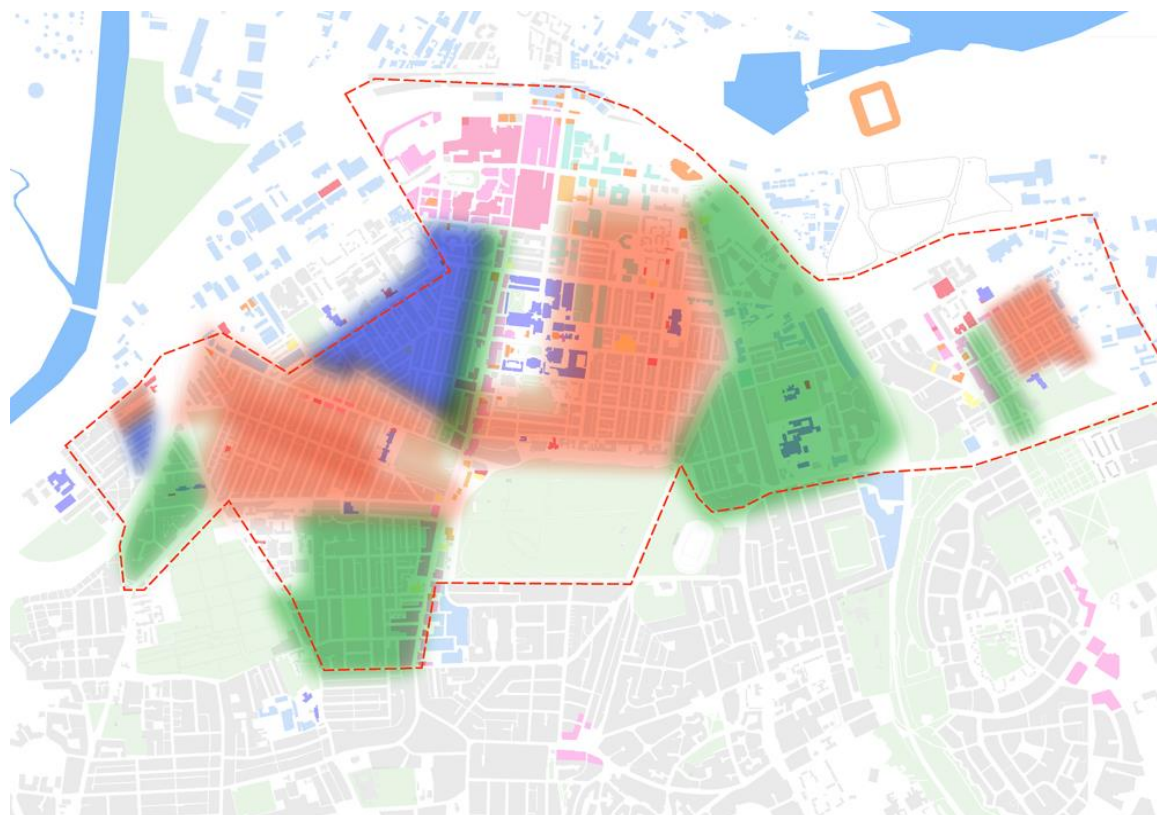
45. **Option 6 – Radical supply / demand restructuring** – this option would result in extensive clearance of over half the properties in the whole older housing area and consequential wholesale redevelopment. It would take Options 4 and 5 much further.
46. **Comment** - this option is the most transformational and radically reduces the number of terraced houses in the town, and therefore addresses many of the social, economic and housing objectives. However, the option is clearly not practical in either human or financial terms. It would be so radical that it would result in wholesale destruction.

CHOOSING A PREFERRED OPTION(S) FOR CONSULTATION

47. If the Council consulted residents and stakeholders on all these options it could generate a wide range of undesirable consequences. It is considered that the first three options will not succeed in addressing long term decline in the area. Consulting on them will give residents impression that things will be fine as they are. For the Council to offer support to these options would imply that it felt these were potentially viable solutions, when realistically they are not.
48. Alternatively, options 4, 5 and 6 are centred on varying degrees of intervention and clearance. Options 5 and 6 may generate new neighbourhoods and environments which, all other things being put aside, would no doubt be hugely ambitious and radically transform the inner parts of the town. However, these options contain an excessive amount of restructuring. It is unclear whether this level of clearance is actually required, within the timescales, to balance the housing market in the area. They are also likely to fail since the high level of disruption may damage existing good communities and prove too costly, both in sheer affordability terms, and also in social and economic terms rendering them undeliverable. If these options were therefore supported for consultation purposes they could undermine the housing markets in significant parts of the town, but without any realistic chance of being implemented.
49. It is therefore considered that the Council should identify one option as the basis for consultation, Option 4. It is felt that this is the only realistic proposal that the Council can support to present to the community. As part of the consultation it will be necessary to demonstrate the process by which the preferred option has been chosen. At the same time views will be sought on the other options in order to satisfy ODPM (the funders) that a full option appraisal has taken place.

50. **Option for consultation:**

Option 4 – Targeted redevelopment and refurbishment



Area1 – West Lane. 110 low demand and abandoned houses were cleared in this area in 2004. Extensive consultation has already taken place through the West Middlesbrough Neighbourhood Trust. As a result residents and stakeholders have agreed that a further 100 street houses, to the east of West Lane, will be cleared and that the site will be added to existing cleared land to create a redevelopment site capable of accommodating around 130 new dwellings.

Area 2 – Ayresome. This area has more stable housing that is generally of more recent construction and comprises a larger type of property, some with small front gardens. Generally the problems described elsewhere in this report are less in evidence in this area and property values are higher. The proposals for this area are based on the principles of refurbishment and environmental improvement. To the north of Ayresome Street attention will be concentrated on housing

refurbishment whilst to the south the emphasis will be more on the external environment.

Area 3 – Gresham. Parts of this area are suffering from some of the worst conditions found in the study area. Indications are that void levels are higher, property is in a poorer state of repair, incidents of crime and anti social behaviour are greater and residents themselves recognise that intervention is needed. This area has been identified to receive significant investment of resources to transform it into a neighbourhood that will offer new opportunities for its residents. This will involve acquisition of property for clearance and redevelopment.

Area 4 – Abingdon Road. This area of housing is largely populated by two distinct communities, the BME community and the student community. The area is largely dominated by poorer quality housing, although there are some better quality larger properties. Activity will mainly concentrate on environmental improvements and focussed refurbishment of existing stock in the area.

Area 5 – Marton Road. This area, like area 4, is home to many members of the town's BME community. Housing in this area is of a better quality, with larger terraced properties and a mix of modern and post war housing to the north. General environment and street scene is better than area 4 and the area is relatively more stable than the other study areas. Lower key activity than in the other areas is envisaged with activity focused on improving the external environment.

Area 6 – North Ormesby. The neighbourhood forms a long established and distinct community with a strong identity, including several organised local groups. Attention will be concentrated on environmental improvements and focussed housing refurbishment, including open spaces. This will take account of residents' views together with a need to consider existing masterplanning activity, and neighbourhood management activities currently underway. Synergy with the mixed-use redevelopment at Trinity Crescent, incorporating a 150-unit private and social accommodation is important in enhancing the neighbourhood as an area of housing market choice.

TAKING THE PREFERRED OPTION FORWARD

51. The impacts of the commencement of consultation on the process of housing renewal in the area will be immediate. For those in the areas identified for potential intervention this will generate huge uncertainties over the future plans and lives. The loss of one's home is a hugely difficult matter to deal with.
52. It is therefore imperative that a process of consultation and engagement is entered into as soon as possible. Consultation will take place throughout May, giving every resident and stakeholder an opportunity to view the options and discuss the implications with a team of officers and consultants. A newsletter and invitation leaflet will be sent to every home in the study area, and to a wide database of other interested parties.

53. At the time of the earlier report an article appeared in the local press and the Mayor gave a television interview. This has raised the profile of the project and given rise to numerous telephone calls and queries. It is important to give clear answers as far as possible. During the consultation and decision making stages a residents' charter will be developed which is the Council's undertaking to deal with residents' concerns and needs in an active way. A draft charter, similar to one used in West Lane, will be agreed for the commencement of community meetings to provide as many answers as is feasible at this stage.
54. It is critical that a communication and consultation strategy is put in place to ensure that residents, businesses, local councillors and service providers e.g. local schools, police, health providers etc, all have the opportunity to contribute to the process as it evolves. A separate paper will be presented to the Executive shortly which will provide a memorandum of commitment that will set out the associated communication processes and responsibilities.
55. It is also vital to move onto decisions on the future of areas rapidly. Until such time as a final decision is made there will be considerable uncertainty in the whole of the area. It is therefore important, as soon as consultation has been completed to agree the principles of a chosen option.
56. Clearance will also bring opportunity. New homes will be of modern standards in terms of energy efficiency and are likely to have improving values over future years. Packages can be developed which will allow residents who lose their homes to be offered alternative modernised terraced properties elsewhere in the inner parts of the town. Such a process will have the added benefit of helping create a more buoyant market in that area.
57. Two of the main issues of concern to residents are financial and re-housing issues. Some work on developing options has already been carried out for other regeneration schemes such as North Ormesby and Central Whinney Banks and these will be reviewed in relation to any regeneration schemes proposed for the older housing area. There are various options available such as shared equity where an owner buys a proportion of a new property and rents the remainder, homeswap, homesteading and other forms of tenure. A team of trained officers will be available to support residents in understanding the choices and making the best decision for their needs, especially the old and vulnerable. These matters will be subject to a separate report which will accompany a final recommendation in early July.

NEXT STEPS

58. Once the consultation phase is ended the results will be considered. There may be a further review and refinement of options before a final report is presented to the Executive at an appropriate meeting in early July. This report is likely to propose specific intervention areas but will also identify stable areas where investment in the existing housing stock is preferred.
59. Detailed master plans will need to be developed for the intervention areas, with active resident involvement. A steering group of residents, stakeholders and local

councillors will be established for each area which is subject to significant change so as to help inform the process and act as a conduit for residents to express views and concerns to the Council.

60. The process of consultation will be a continuing theme throughout the lifetime of the project.

FINANCIAL IMPLICATIONS

61. A cost model is being developed to assist the financial implications of the options. The whole programme is likely to span 10 to 15 years and require a multi million pound funding programme. Costs must include acquisition and demolition of property, any additional funding such as MiddRAS intended to support owners where there is a shortfall in the costs of buying a new home and legal costs. So far only an approximate cost can be assigned to each option. The delivery of option 4 could cost well over £100m, although it is likely that significant private sector investment would be realised, given the potential for redevelopment.
62. Whatever option is chosen, demands for resources will considerably exceed supply. In the nine Pathfinder areas HMR resources have been dedicated to housing acquisition and clearance, housing improvements, community engagement and environmental enhancements.
63. In looking at the 15 year costs it must be noted that even the minimal intervention options will have cost implications as the housing stock will require continued refurbishment and improvement, often of a significant nature. Additionally, the costs to the public sector in supporting a declining area will be likely to increase.
64. The funding and delivery of such an ambitious project will be the key to its success. As mentioned in the earlier report, the ODPM announced in February £65 million for non pathfinder authorities over two years in 2006/7 and 2007/8 and it now seems likely that a minimum of £18.4 million will be available in the Tees Valley, in addition to resources which have already been secured from the Regional Housing Board and English Partnerships. A bid for a share of this additional funding is due to be submitted this summer. It has to be borne in mind that there will be competitive bids from other authorities in the Tees Valley and there may also be demands for some of the resources to be directed to other areas with failing housing markets in the town.
65. The development of a clear, well supported strategy will form the basis for future bidding rounds and will signal to other potential investors that Middlesbrough is determined to address the problems. There is no guarantee of further public sector resources. However, if the Council does not take a positive and decisive approach to the issues then it is likely that any resources will be allocated to areas which are demonstrating that they have genuine ambition to generate sustainable communities for the future.

WARD IMPLICATIONS

66. The study area includes all or part of the following wards:

- University
- Gresham
- Middlehaven
- Westbourne
- North Ormesby
- Park

Ward Members have been briefed, and all will be invited to relevant meetings.

SCRUTINY CONSULTATION

67. A report will be taken to Scrutiny at its meeting on 3rd May 2005.

RECOMMENDATIONS

68. It is recommended that the Executive notes the content of the report and agrees to the use of option 4 as the basis of the next consultation phase.

REASONS

69. To allow the study to proceed to the next important consultation stage with the benefit of preliminary appraisal work that suggests option 4 represents a deliverable alternative. Also to demonstrate that the Council's determination to take action to tackle growing problems is tempered with the realism that any proposals must be deliverable.

BACKGROUND PAPERS

The following background papers were used in the preparation of this report:

Executive Report entitled Building Sustainable Communities in Inner Middlesbrough 22nd March 2005.

Draft Development Stage Report April 2005. Consultants HTA, DTZ, NLP, SRC.

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