

**ECONOMIC REGENERATION & TRANSPORT SCRUTINY PANEL
GROVE HILL – ACTION PLAN**

18 JUNE 2013

SCRUTINY RECOMMENDATION	PROPOSED ACTION	BY WHOM	BUDGET COST	TIMESCALE
<p>1. That in order to create a positive local identity for the ‘new’ Grove Hill and support the social transformation of the area, as well as help attract private sector investors and new residents a competition be launched to rename / rebrand the area. The panel has put forward the suggestion that a possible new name for the regenerated area could be “Eastbourne Park”, given that the regeneration intention is for the new T-junction to make the Eastbourne Road shops a focal point for the new housing, with a new linear park alongside. The panel requests that this suggestion be considered alongside the other entries received.</p>	<p>The proposal to launch a competition to re-brand the Grove Hill area will be presented to the Joint Venture board for formal consideration. It may be appropriate to await the appointment of a developer to be part of this process.</p>	<p>Andrew Carr</p>	<p>No additional cost.</p>	<p>August 2013</p>
<p>2. That local letting policies are in place when awarding tenancies for all new affordable homes developed for rent in Grove Hill to ensure that a more balanced community is achieved and anti-social behaviour prevented.</p>	<p>Erimus Housing will work with all stakeholders in developing a local letting policy for the area. This work will ensure that people who will make a positive contribution to the neighbourhood will get priority for rehousing. In order to assess this, we</p>	<p>Erimus Housing</p>	<p>No additional cost.</p>	<p>Jan 2014</p>

	will, for example, look at tenancy reference checks specifically centred around reported incidents of anti-social behaviour or potential customers providing examples of evidence of positive community activities they have previously been involved in etc.			
3. That the affordable housing developed in Grove Hill be indistinguishable from the houses sold on the open market. When securing affordable housing through a private sector planning application for the site a 'pepper pot' approach be adopted to help create a mixed sustainable community.	Affordable housing is already being developed in the area at Castle Way, the former Marton Grove School site and Bishopton Road and will not therefore be pepper-potted. The planning process will ensure that the highest quality of design will be required of all properties, irrespective of tenure, on the "Triangle" site. Pre-planning discussions with developers will stress the requirement to create a sustainable community.	Andrew Carr	No additional cost.	At pre-planning stage.
4. That action is taken to initiate the Compulsory Purchase Order (CPO) process if it is felt that a CPO will ultimately be required for the acquisition of Palladium Buildings and the remaining owner-occupied properties in Grove Hill.	The CPO process will be initiated as soon as it becomes apparent that the properties will not be acquired through negotiation. It is suggested that the situation is reviewed in September 2013.	Andrew Carr	No additional costs other than those associated with the CPO process.	September 2013
5. That a consultation exercise on the preferred option proposals for the linear park and new T-junction at Eastbourne	A consultation exercise was undertaken from the 7 th to the 17 th May. Residents and stakeholders	Andrew Carr	No additional cost.	Complete

<p>Road shops be undertaken with Grove Hill and Linthorpe residents at the earliest opportunity. As part of the consultation process careful consideration should be given as to whether the inclusion of play areas in the development of the linear park is deemed appropriate and is widely supported by local residents. Private sector companies / funding providers should also be approached to secure sponsorship for the park / children's play facilities.</p>	<p>were presented with the revised masterplan for the area and specific information on the:</p> <ul style="list-style-type: none"> • Bishopton Road residential development; • New retail proposals; and, • Neighbourhood Park proposals. <p>Further detailed consultation will be undertaken as part of the Planning process.</p>			
<p>6. That a number of options be explored in an effort to generate the necessary funding for the provision of community facilities in Grove Hill. Including the possibility of securing investment through a section 106 agreement, reinvesting a proportion of the capital receipt from the sale of the site or setting aside any funds that may remain from the Joint Venture pot for this purpose.</p>	<p>As recognised by the Panel, the JV fund has limited resources but the JV Board will explore options to fund the provision of community facilities, particularly if capital receipts are forthcoming. It is also considered appropriate to invest in existing facilities, such as the Resource Centre and Primary School, rather than create new facilities.</p>	<p>Andrew Carr</p>	<p>No additional cost.</p>	<p>Ongoing.</p>
<p>7. Given the likelihood that it will be some time before a preferred developer is secured to develop private sector housing in Grove Hill that the Bishopton Road site be approved for mixed-use development and that the department continues to work with any third party organisations interested in developing the site for retail provision etc.</p>	<p>A retail brief has been produced that will be used to secure a developer to deliver a new, vibrant retail facility in the area.</p>	<p>Andrew Carr</p>	<p>No additional cost.</p>	<p>Ongoing.</p>

<p>8. That a financial contribution is sought from a private sector developer to assist in the ongoing maintenance work associated with the upkeep of the linear park at the appropriate point.</p>	<p>As the park is not part of a private development, initial thoughts are that it will be difficult to secure a financial contribution from a developer. However, options such as sponsorship will be considered.</p>	<p>Andrew Carr</p>	<p>No additional cost.</p>	<p>Ongoing</p>
<p>9. That a revised delivery and implementation plan for the regeneration of Grove Hill, which sets out in detail the objectives that the department aims to achieve within the short, medium and long term be presented to Executive to enable progress against this plan to be monitored by the panel. The plan should include a timescale, which sets out specifically how the Joint Venture funding is to be invested and what the Council / Erimus is aiming to achieve and by when for the benefit of the residents of Grove Hill.</p>	<p>The Executive approved a revised masterplan and delivery strategy for Grove Hill on the 23rd April. The report included an indicative timetable for redevelopment. The project Delivery Team has developed a detailed programme that can be used to update the Panel as requested.</p>	<p>Andrew Carr</p>	<p>No additional cost.</p>	<p>Complete</p>