

**North Area Committee
7th September 2009**

Update on Castletown Masterplan

- The Castletown Masterplan was approved as an interim supplementary planning document in December 2008. The Masterplan proposes housing led renewal and includes, new and improved housing projects, environmental improvements, traffic calming and community safety projects over a 10 year period. This was a result of intensive community consultation over 4 years.
- A Joint Venture Agreement between Sunderland City Council, Gentoo and the Homes and Communities Agency (HCA) was signed in November 2008 to deliver new houses on the Chaffinch Road site at Castletown. HCA awarded a further £2.95 million pounds to Castletown in November 2008.
- A planning application is being submitted by gentoo (the developer) on 31ST July 2009 for 145 new houses of which at least 50 will be affordable properties for rent.
- It is proposed that the first 79 properties be built by April 2011, subject to a successful “Kick Start” funding bid by Gentoo to the Homes and Communities Agency. This bid is being supported by the Council.
- It is proposed that tenants with excellent tenancy status living on the Aviary will be transferred onto the new houses being built in the first phase.
- A Community Delivery and Implementation Group (DIG) has recently been established to oversee the delivery of the Masterplan. This has representatives from residents, traders, landlords, school, the police and ward members. It is chaired by Cllr Tom Foster and run jointly with gentoo.
- Approximately £1million of Single Housing Investment Pot (SHIP) money has been secured to complete a block improvement scheme in the Sheppard Terrace area of Castletown over the next 2 financial years. This will include the external improvement of 118 older terraced properties and aims to make the area more sustainable. It is expected that contractors will be on site in September/October 2009.
- 2 Neighbourhood Wardens were introduced as an “early win” project in 2007. Funding is in place through SIB until October 2009. The wardens have made a big impact in the area through youth diversionary activities and health promotions.
- The Nye Dene gates were gated off between 7pm and 7am each night from March 2008 as part of the first gating scheme in Sunderland. The gates are currently under review.

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