

**NEIGHBOURHOOD RENEWAL ASSESSMENT (NRA) FOR
MAUDLIN STREET, HETTON DOWNS**

**REPORT OF THE DIRECTOR OF HEALTH, HOUSING AND ADULT
SERVICES**

**STRATEGIC PRIORITIES: SP2: Healthy City; SP3: Safe City; SP5:
Attractive and Inclusive City**

**CORPORATE PRIORITIES: CIO1 Customer focused services; CIO2 One
Council; CIO3 Efficient and effective council; CIO4 Improving
partnership working**

1. PURPOSE OF THE REPORT

- 1.1 To brief the Committee on the NRA for Maudlin Street, Hetton Downs, prior to its consideration by Cabinet on 2 November 2011.

2. BACKGROUND

- 2.1 Hetton Downs was designated a renewal area, after the Private Sector House Condition Survey in 2003 and NRA's on Nicholas Street and Downs Lane in 2004 found that the properties studied in the area were among some of the poorest quality housing and living environments experienced in Sunderland.
- 2.2 An Area Action Plan was developed by external consultants and, in consultation with the local community and stakeholders, a Preferred Option was developed in 2007. Within the Preferred Option Area Action Plan, Maudlin Street was proposed as part of a site for a new housing development. Community consultation showed that there were a number of people who opposed this proposal. A subsequent survey of owners and tenants in the street in 2008 showed that the majority of the 11 respondents wanted the street to remain.
- 2.3 The Homes and Communities Agency (HCA) has provided funding in relation to the Hetton Downs renewal area. In March 2010 a funding agreement was signed between the Council and the HCA for £7.15 million of funding for the assembling of land in the Hetton Downs area for the purpose of redevelopment. Cabinet approved the execution of the Funding Agreement on 14th January 2009.
- 2.4 It was agreed with the HCA, the Government's regeneration body which is assisting with funding the current renewal programme in Hetton Downs,

that the best way forward for Maudlin Street was to undertake a robust and objective assessment through a NRA which would enable a decision to be made on the future of the street and in turn enable residents and owners to make plans for their future. Additionally, it would enable the wider renewal programme, through the development of the Area Action Plan, to progress.

- 2.5 Consult CIH (the consultancy arm of the Chartered Institute of Housing) was appointed as an independent consultancy, in October 2010, to undertake the NRA. Following the methodology above, they have consulted widely with residents, owners, ward members, town councillors and key stakeholders. A final NRA report with recommendations was produced in May 2011.
- 2.6 The NRA report recommends as its preferred option that the remaining 23 properties in Maudlin Street are acquired by the Council and all 28 properties are demolished and replaced with a new housing development. This decision is based on the current condition of the properties, the surrounding environment (especially the unadopted road) and the size and design of the houses, all of which no longer make the street sustainable or desirable to meet the housing aspirations of today. Rigorous appraisal and value for money calculations have been used on all options, including the preferred option. Details of the options and the value for money calculations can be found in Section 9 of the NRA Report "Option Generation, Development and Appraisal" on pages 53 and 54.

3. CURRENT POSITION

- 3.1 At its meeting of 2 November 2011, Cabinet will be invited to; note and approve the outcomes of the NRA and the proposed actions described in this report; and authorise the Executive Director of Health, Housing and Adult Services to continue with the programme of acquisition and assembly of land at Maudlin Street and the demolition of the street. The full Cabinet report and appendices are attached as **Appendix 1**.
- 3.2 Mr Alan Caddick, Strategic Head of Housing will attend the Scrutiny Committee meeting to brief members and answer any questions on the NRA for Maudlin Street, Hetton Downs.

4. RECOMMENDATION

- 4.1 The Committee is recommended to consider the NRA for Maudlin Street, Hetton Downs in advance of Cabinet on 2 November 2011.

5. BACKGROUND PAPERS

- Maudlin Street, Neighbourhood Renewal Assessment Report – May 2011;

- Cabinet Report, 2 November 2011

Contact Officer: **Alan Caddick, Head of Strategic Housing (0191 566 1711)**
Alan.caddick@sunderland.gov.uk