

Halton Strategic Partnership

'Mid Term Local Area Agreement Performance Review'

April 2007 – September 2007

1. Urban Renewal Block

Key Targets:

Vitality: *By 2011 we aim to increase prime rents on commercial property by 15%.*



Progress Traffic Light = **Amber**

Anecdotal evidence together with the results of a recent commercial survey and general levels of commercial interest in Halton at the moment suggest that the Borough is in a growth situation, with rents steadily rising, and that the outlook is promising. This has been assisted by the public sector financial support given to the programme of building and renovation to date, which has drawn the private sector in.

In light of the above, it is imperative to keep momentum going. However, without additional financial input from the public sector to drive this forward, we will have to rely on private sector impetus, which could prove either unreliable or slower than is currently experienced.

Reclamation: *By 2011 we aim to bring 50ha of derelict land back into beneficial use.*



Progress Traffic Light = **Amber**

Referencing baseline information, the current situation is as follows:

- St. Michael's Golf Course reclamation is still ongoing, due for completion in March 2008. However, this target is likely to be missed because of delays in piloting the scheme through the Defra and EA processes.
- Norton Priory High School and Leisure Centre (4.32ha) was completed between April 2005 and March 2006
- The Brindley site is due for completion by March, 2008.

In addition, progress has been achieved in the following areas:


- Venture Fields on the Widnes Waterfront EDZ, where 20 acres is now being developed for Priority, Langtree and 'The Wave' Leisure Developments. Completion for these sites is due Winter 2008/9.
- Heron Business Park – Phase 1 was completed in November 2006, providing 11 light industrial warehouse units (3,060m²), 7 of which are occupied to date; Phase 2 and Phase 3 are due for completion Winter 2008/09.
- Confirmation of NWDA funding is anticipated, imminently, for the Forward Group development on the Widnes Waterfront EDZ. Planning permission and ERDF funding has already been secured to develop 11 units of light industrial warehousing (3,060m²) with 3 modern office units, providing 1,535 m² of high quality office accommodation.

- The Norton Priory High School site at Castlefields has been developed and renamed the Phoenix Park, with children’s play area, skatepark, climbing boulder and community facility on site – now a heavily used amenity which has proved a huge success, capturing 200,000 visitors in just the first 6 months.

Brownfield land being brought back into commercial use through reclamation now includes:

- The Widnes Waterfront EDZ
- The old ASDA site at Hale Bank, being re-developed for housing
- A new Homebase unit is being developed on the Daresbury Expressway
- The Canal Quarter development in Runcorn, giving 4 ha
- In addition, the 3MG site will deliver 50ha alone by 2012.

Housing: *By 2011 we aim to ensure the decency standard is met by all social housing.*

Progress Traffic Light = **Green** 

Halton Housing Trust has successfully taken over the local authority housing stock and huge achievements have been gained through the Castlefields developments, with partnership working incorporating a number of other registered social landlords.

In addition, the Landlord Accreditation scheme has been developed, facilitating a partnership between private sector landlords that will promote good practice and lead to self-policing.

However, there is more to be done and it is imperative that the regeneration of Windmill Hill and West Bank are not overlooked.

Housing: *By 2011 we aim to ensure 50% of all new housing is built on brownfield sites.*

Progress Traffic Light = **Amber** 

Most greenfield sites in the Borough are now exhausted, which leaves us with no option but to build on brownfield land.

This target has strong links with that of ‘reclamation’ and links to the developments on Castlefields, which have been significant. Private developments, including the apartment developments known as ‘The Deck’ in Runcorn and ‘The Element’ (also known as Liebig Court) in Widnes, along with riverside apartment developments still to come on the Widnes Waterfront EDZ and the Canal Quarter in Runcorn, will also positively impact on this target.

A significant housing development has been accomplished in Dukesfield, Runcorn, and renovations to the old Corner House and Grosvenor pubs in Victoria Square, Widnes, are nearing completion and will provide high quality, executive apartments – all achieved through private sector investment.

In addition, a major private sector development is taking place in Hale Bank on the old ASDA site, which was cleared when the new store development took place in Widnes centre. Sunningdale Park, as it is known, will consist of 187 mixed one and two bedroomed apartments, together with varying sized three bedroom houses, due for completion in 2009.

Premises: *By 2011 we aim to facilitate bringing to market at least 100,000m² of new and replacement commercial floorspace.*



Progress Traffic Light = **Green**

As was highlighted in the Spring Review, there have been small rises in the amount of floorspace available in most of the categories, the overall rise in floorspace between 2005-6 being approx. 55,000m².

This increase will be maintained into the future by developments coming on-stream from the Widnes Waterfront EDZ and 3MG (Ditton Strategic Rail Freight Park), the Canal Quarter in Runcorn, as well as additional developments in Halton Lea.

In addition, recent new retail developments at Simms Cross and Liebig Court are now nearing full occupation and Stadium Developments are preparing for a major overhaul of the former Windmill Centre in Widnes, each of these elements adding, significantly, to the commercial retail offer in the Borough.

Town Centres: *By 2011 we aim to increase footfall by 25% across the Borough.*



Progress Traffic Light = **Red**

This target is currently under review, as it is widely agreed that the baseline figure of 10,852,058 is dubious.

The UR SSP would welcome the agreement of the HSPB to revise the baseline figure more in line with current 'actual' results, or to develop a target to replace this which is more meaningful.

Transport: *By 2011 we aim to increase the proportion of buses starting route on time to 98%.*



Progress Traffic Light = **Green**

As stated in the Review, bus punctuality levels are already at 97.6% for the period 2006-07, thanks to partnership working between the Borough Council and local bus operators.

In addition, several schemes are in operation to facilitate those employees working unsocial hours and businesses on sites that are not on regular bus routes.


However, this situation needs to be constantly reviewed and, where possible, additional funding accessed in order to progress these facilities.

Waste: *By 2011 we aim to ensure that 40% of municipal waste is recycled or composted.*

Progress Traffic Light = **Green** 

The 2006-07 estimate for this target is 28%, equating to a 5% increase on the baseline figure of the previous year.

Satisfaction: *By 2011 we aim to improve the overall satisfaction rate of residents on quality of the built and natural environment by 10%.*

Progress Traffic Light = **Green** 

As stated in the Review, both satisfaction indicators have improved since 03-04. As of 06-07, Built is 67% and Natural is 77%.

This strongly suggests that residents in the Borough are appreciative of the huge investments achieved to date and can see progress.

Summary:

In summary, the Urban Renewal agenda has had a huge impact in recent years and it is evident that this has been taken on board by residents, businesses and private sector investors.

We still have a huge legacy of dereliction and contamination to resolve, incurring costly and time-consuming processes, but these areas need to be cleared and developed in order to promote economic development and prosperity in the borough.

It is consequently imperative that Urban Renewal remains at the forefront of negotiations for financial support, in order that this good work can continue.

7.1 Urban Renewal Block

Outcomes	Indicators	Baselines 2006/07 (Unless otherwise stated)	Performance Data as of September 2007 (please see notes * below)	Targets 2007/08 (including stretch targets, and their annual unstretched targets)	Targets 2008/09 (including stretch targets, and their annual unstretched targets)	Targets 2009/10 (including stretch targets, and their annual unstretched targets)	Performance Rating
Increase job supply for Halton residents	Increase the numbers of jobs in Halton by 5%	53,086 (2005)	54,800	53,686	54,486	55,740	Green
Improvement of the environment through land reclamation	Bring 24ha of derelict land back into beneficial use	0	0.25 (*1)	8	8	8	Amber
Secure private sector investment in commercial premises in order to create more jobs for local people	Facilitate bringing to market of at least 60,000 sq. m. of new and replacement commercial floorspace	0	2,000 (*2)	20,000	20,000	20,000	Green

As part of an overall housing strategy for the district ensure that all social housing is made decent by 2010, <i>unless a later deadline is agreed by DCLG as part of the Decent Homes programme</i>	Proportion of social housing meeting required standard	64.3%	No New Data Available	75%	85%	100%	
Reduce waste to landfill and increase recycling	Reduce household waste arisings sent to landfill (BVPI 82d)	76.8%	71.06% (*3)	74%	72%	70%	Green
Reduce waste to landfill and increase recycling	Ensure 40% of municipal waste is recycled or composted	24% (2005/06)	28.95% (*4)	26%	32%	40%	Red

- (* 1) Progress on this target is being delayed due to ongoing negotiations with the Environment Agency to meet DEFRA requirements for funding.
- (* 2) There is lots of work under way, which means the target will be achieved, but only one development has been completed in the first half of this year.
- (* 3) This is a 6-month estimate only, as this indicator is subject to seasonal variation. However, indications are that the Authority is on track to hit the 2007/08 targets.
- (* 4) The Authority is on track to meet the target of reducing household waste ‘arisings’ sent to landfill to 70% by 2009/10. However, it must be stressed that the Council's current plans will not meet the target of recycling or composting 40% of waste by 2009/10.

