

REPORT TO: Urban Renewal PPB

DATE: 16 September 2009

REPORTING OFFICER: Operational Director – Major Projects
Department

SUBJECT: Castlefields Regeneration Programme
Review

WARDS: Halton Castle Ward, Windmill Hill

1.0 PURPOSE OF THE REPORT

- 1.1 To provide the Urban Renewal PPB with an update on progress of the Castlefields Regeneration Programme and to outline the potential next development phases which will continue to drive forward the regeneration of the area.
- 1.2 There will also be a presentation given by the Castlefields Programme Team

2.0 RECOMMENDATION: That

- (1) The Board supports the ongoing Castlefields Regeneration Programme.

3.0 SUPPORTING INFORMATION

3.1 Background

3.2 In September 2003 the Council formally adopted the 'Castlefields Masterplan - An ambition for regeneration and a plan for action'. In doing so the Council also authorised a series of supporting actions to help deliver the Masterplan. These actions included: the establishment of a Castlefields Programming Team to act as champions for Castlefields by driving the regeneration forward; the establishment of the Castlefields Implementation Group, chaired by the Executive Board Member for Planning, Transportation, Regeneration and Renewal, to provide a specific forum to communicate with appropriate members on progress of the programme; and committed significant Council investment and resources to the regeneration of the area.

3.3 At its inception, the regeneration of Castlefields was recognised as being one of the most ambitious sustainable regeneration programmes to be undertaken by the Council.

3.4 The regeneration of Castlefields has been guided by a partnership of Halton Borough Council, CDS Housing (Part of the Plus Dane Group),

Liverpool Housing Trust, English Partnerships and the Housing Corporation (the last two of which combined to become the Homes and Communities Agency on the 1st December 2009).

3.5 In addition, to facilitate the delivery of the Masterplan the Council has approved a number of actions including: the adoption of the Castlefields and Norton Priory Action Area Supplementary Planning Document in June 2005, to formally guide the physical regeneration of the area; and the use of the Council's Compulsory Purchase Powers (in July 2006) to enable the redevelopment of existing Local Centre into a new community hub.

3.6 Review of progress 2008/09

3.7 The first phase of the Masterplan was envisaged to be delivered within an initial three to four year period (2004 – 2007). The Masterplan outlined 51 individual and interlinked projects. It projected that this initial programme would require circa £43 million of public money, which would lever in circa £58 million of private sector investment to the area by the end of the programme.

3.8 Appendix A contains an overview of all the individual projects identified in Masterplan. It can be seen that out of the 51 distinct projects areas 49 have either been delivered or are currently being implemented. This is an extensive and diverse range of projects, and the delivery of all of these within the initial Phase 1 Masterplan period was clearly an aspirational target to drive the regeneration forward.

3.9 The majority of the original infrastructure and environmental projects (or 'place-making' projects, as they were generically referred to within the Masterplan) are now complete. These projects included pedestrian and cycleway link improvements, subway closures and enhancements, the implementation of a public realm lighting strategy and the creation of a youth activity park. Together, these 'place-making' projects, supported by a portfolio of Castlefields-specific design and environmental guidance, have provided a framework for regenerating Castlefields into a vibrant residential neighbourhood with a quality environment.

3.10 The Masterplan identified a series of key outputs to help assess progress. Appendix B highlights these key outputs and summarises progress to date. It can be seen that 14 out of the 16 key output targets have already been met or are programmed to be exceeded. Of the remaining outputs, one cannot be calculated until the renewal of the area has been completed and one is no longer applicable. (As Council policies no longer support physical traffic calming measures). In addition, although the Council is working to improve the economic prosperity of the area, the Masterplan outputs were reliant on a substantial amount of North West Development Agency funding which never materialised. Consequently tackling the employment and skills agenda has necessarily assumed a lesser prominence within the programme. Nevertheless, 'Halton People

into Jobs' and other initiatives have been delivered in Castlefields by the Council, but on a smaller scale to that originally envisaged.

- 3.11 The on-going projects are, in the main, the more complex projects, such as delivering the development of the Lakeside and Canalside housing sites which required enabling actions including site preparation, obtaining outline planning permission and the production of a development brief. The sites now have outline permission for 355 dwellings but disposal has been delayed due to the current economic climate and downturn in the housing market. It is important that the disposal of both sites is carefully managed by the Council to ensure that the development adds value to the renewal of the area whilst still generating a value to help finance the delivery of the Masterplan. The position is being closely monitored.
- 3.12 Another ongoing project is the creation of a new Castlefields local centre. Driving this project forward has been lengthy and complex. After listening to residents' views, the proposed location for the new centre was changed from the Lakeside area back into the heart of Castlefields where the existing centre is located. This meant that delivery became dependent on the lengthy process of securing a Compulsory Purchase Order.
- 3.13 The scheme that is now envisaged for the new neighbourhood centre (Village Square) is much more ambitious than originally planned and will incorporate a new health centre. The proposal is to transform the existing run-down local centre into a new community hub, containing a vibrant mix of shops, homes, community centre and health centre, set around a public square with good public transport links.
- 3.14 In respect of housing renewal, the key challenge was to tackle the 1400 unpopular deck access flats (contained in 24 blocks) that dominated the area. The Masterplan target was to demolish 614 units. To date 777 units (12 blocks) have been demolished, with a further 234 units (4 blocks) programmed to come down by 2010/11. To date 539 new homes for rent and shared ownership have been created, with a further 91 currently on site and another 450 programmed with planning permission.
- 3.15 The 539 new homes constructed consist of 286 apartments, 242 Houses and 11 Bungalows. 89% of these new homes have been built on brownfield land. There has also been a move away from one-bedroom properties on Castlefields; only 42 out of the 286 apartments built have been one-bedroom and all of these are contained in the CAT 1 assisted living schemes at Achilles Court and Conwy Court. This new mix of housing types reflects the Masterplan's aspiration to diversify the housing stock on Castlefields.

3.16 Beyond the Phase 1 Masterplan

- 3.17 The original Masterplan recognised that the opportunities arising from, and problems associated with, the regeneration of Castlefields were immense and that the longer-term revitalisation of the area would require

considerable on-going coordination. The Masterplan stated that specific actions beyond the initial projects should be developed by the partnership in consultation with the local community.

- 3.18 Alongside the delivery of the key Masterplan projects, the Castlefields Regeneration Partnership has worked to deliver additional complementary projects. Many of these have been to address specific issues which have emerged as the renewal of Castlefields has progressed, such as extending the street lighting strategy to cover residential communal parking areas. Additionally the Partnership has worked to address further deck access blocks beyond those identified within the Masterplan, and a second phase of demolition and new build is now well underway funded by an additional £17 million of funding from the Housing Corporation, complemented by substantial additional investment from Plus Dane and LHT.
- 3.19 The challenge now facing the partnership is to maintain the momentum of the programme by securing future development funding. The key to achieving this is continuing partner commitment as organisational priorities change. Since the formation of the partnership a lot has happened. For example, the Housing Corporation and English Partnership have merged to form the Homes and Communities Agency, LHT has become part of the Vicinity Group and CDS have merged with another Housing Association to form the Plus Dane Group.
- 3.20 In addition to delivering the key ongoing projects, fostering partner commitment and maintaining the profile of the programme is now a focus for the Castlefields Regeneration Team.
- 3.21 It is anticipated that a further phase of funding will be sought from the Homes and Communities Agency in 2010/11 to address more of the remaining deck access blocks. Although it is not clear at this moment in time how the new HCA funding structure will be organised, as with the previous phases of funding bids, the Castlefields Team will lead the discussions and liaise with Plus Dane and Liverpool Housing Trust and lobby the HCA to support the case for investment.

CDS Housing (part of the Plus Dane Group)

- 3.22 The 146 remaining deck access units within the ownership of Plus Dane are scheduled for demolition and replacement by 2011. In Plus Dane's draft Castlefields Neighbourhood Investment and Influence Plan for 2009 – 2011; Plus Dane has identified the need to continue to invest in existing properties through a planned investment and cyclic repair programme. They also intend to investigate options to improve the external appearance of houses and bungalows in line with the aspirations of the Masterplan.
- 3.23 External treatment of the two storey system-built houses has been encouraged by the Council to ensure that these properties are not left behind in the housing renewal process. The external treatment and remodelling of these units would represent one of the final pieces in the

jigsaw of the physical transformation of Castlefields. Plus Dane have 206 of the 500 system-built houses within their management although at least 40% of these are owner occupied, making comprehensive intervention more complex.

Liverpool Housing Trust (LHT – part of the Vicinity Group)

3.24 Liverpool Housing Trust still has 469 deck access units remaining of which 381 units have yet to be programmed for demolition or refurbishment. It is the Council's aspiration to see these remaining units either demolished or significantly remodelled. The 'southern residential area' of Castlefields consists of a cluster of five deck access blocks, dominated by the 5 storey, 155 unit, Woodlands Walk block. Preliminary discussions between the Council and Liverpool Housing Trust have explored the need for a comprehensive approach to address this area. Clearly these remaining deck access units would be the focus for a third phase funding bid to the Homes and Communities Agency. LHT are also developing a long-term investment plan for the remaining two storey dwellings.

3.25 As has already been said, the Castlefields Regeneration Programme has always been accepted as having to be more than just a housing renewal scheme. Alongside the coordination of a third phase of housing renewal is the need to continue complementary environmental, social and economic renewal projects. For example, there is an aspiration, which is currently being appraised, to develop a Café as part of the Phoenix Park Pavilion. Additionally, the delivery of the Castlefields version of the Primary Enterprise Game, launched in July 2009, is seen as a key new initiative to bring about change. One area likely to be a continued focus, particularly in the current economic climate, is coordinating and stimulating social and economic projects to tackle worklessness and barriers to employment on Castlefields. However, taking forward the employment agenda will require seeking out additional funding opportunities and the Castlefields Team are working closely with the Council's Economic Regeneration Department and Neighbourhood Management to explore new opportunities.

3.26 Summary

3.27 The Castlefields Regeneration Programme is making a positive impact on the area. Clearly the success of the programme is not just monitored by outputs. The acid test for success of the Regeneration Programme is whether Castlefields is now regarded as a better place to live and is providing a positive impact on people's lives.

3.28 Although this is hard to measure, prior to the regeneration programme turnover within the blocks of deck access flats (representing well over half the properties in the neighbourhood) was as high as 50% over a 12-month period for some blocks. Both Plus Dane and Liverpool Housing Trust report that demand for properties on Castlefields is now extremely high, with many waiting lists either closed or extending 12 – 18 months for a property. The experience of these two social landlords is corroborated by

the 2007 'Consulting the Communities' Council satisfaction survey where over 57% of Castlefields (Halton Castle Ward) residents questioned felt that their area has improved over the last two years. Furthermore, 87% were satisfied with their local area as a place to live.

3.29 The programme has also received recognition from peers within the development and regeneration industry. To date, the Castlefields Regeneration Programme has received seven awards. These have ranged from winning 'excellence in delivering regeneration' at the 2006 UK Housing Awards, to winning a Green Apple for environmental best practice in 2007. Also in 2007 the programme was given 'exemplar' status by RENEW Northwest, so that regeneration professionals in the region could learn from the success of Castlefields. In both 2008 and 2009 Phoenix Park was awarded Green Flag status.

3.30 So far this year Castlefields has been short-listed for a further four awards, including being finalist at the nationally prestigious Homes And Communities Agency 'Leadership of Place' award. Short-listing raises Halton's profile bringing national recognition to the success of the partnership approach and the transformation which is being delivered within the neighbourhood.

3.31 The Castlefields Regeneration Programme is creating a neighbourhood where people now aspire to live. Although, in reality, it will be at least a generation before the wider social, economic and environmental outcomes and the true success of the regeneration of Castlefields can be measured.

3.32 The programme is now well into its second phase and it is important to cement the commitment of the partners to continue to drive forward the regeneration of Castlefields. The Castlefields Team is now working with partners to develop a further action plan to tackle the remaining, as yet untouched, areas and many other challenges within the neighbourhood. This will also require continued consultation with residents and endorsement by the Council's Castlefields Implementation Group.

3.33 At the heart of the Regeneration Programme has been the desire to reinvigorate the area and the people who live there. What Castlefields demonstrates is that long-term partnership commitment and multi-agency working is a key ingredient of delivering successful and sustainable place making and urban renewal.

4.0 POLICY IMPLICATIONS

4.1 The purpose of this report is to assess the progress of the Castlefields Regeneration Programme and look at how it is likely to move forward over coming years. The corporate policy approach of the Council demonstrating leadership of place is being delivered on Castlefields and its 'partnership model' is an exemplar for delivering place-shaping and regeneration elsewhere in the Borough.

4.2 The Castlefields Masterplan, 'An Ambition for Regeneration and a Plan for Action', was formally adopted by the Council on the 25th September 2003. The Masterplan was subsequently translated into a Supplementary Planning Document (SPD) for Castlefields and Norton Priory, which was adopted by the Council on the 9th June 2005.

4.3 The Castlefields SPD is linked to the saved policy RG7, 'Castlefields', within the Halton Unitary Development Plan, which identifies Castlefields as a priority Action Area. The Halton Unitary Development Plan was formally adopted on 7th April 2005 as the new statutory development plan, replacing the Halton Local Plan.

4.4 All of the aforementioned policy documents align with the guiding principles of Halton's 'Corporate Plan 2006-11, Halton's Community Strategy 2006/11 and meet the following Urban Renewal Key Objectives:

- Key Objective C: To support and sustain thriving neighbourhoods and open spaces that meet peoples expectations and add to their enjoyment of life.
- Key Objective D: To ensure Halton designs in and maintains high levels of accessibility to places and spaces so that opportunity and need are matched, and provides excellent connectivity to the wider world through transport and ICT links.

5.0 OTHER IMPLICATIONS

5.1 There are no further direct implications arising from this report.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

The Castlefields Regeneration Programme is a place-based initiative which is working to contribute to meeting the objectives of the Council's priorities within the geographically-defined Castlefields and Norton Priory Action Area.

6.1 Children and Young People in Halton

The Regeneration Programme aims to have positive impacts for children and young people, most evident is the provision of youth facilities at Phoenix Park, giving young people a place which they can call their own. The park is easily accessible by pedestrians and cyclists from both Castlefields and Windmill Hill. Additionally the proposed new community centre to be developed as part of the Village Square will include provision for a new youth centre.

The programme continues to seek positive outcomes for young people and is currently looking to raise the aspirations of young people on Castlefields. This is being contributed to by the production and delivery of a Castlefields Primary School version of the Enterprise Game. The aim of the Primary Enterprise Game is to increase the aspirations of the local children, teach them about how the business world operates and highlight future career opportunities.

6.2 Employment, Learning and Skills in Halton

A dedicated 'Halton People into Jobs' Employment Officer now operates within the Castlefields and Windmill Hill area. As mentioned in 6.1 above, efforts are also focused on raising educational attainment and aspirations of young people.

6.3 A Healthy Halton

The last Indices of Multiple Deprivation ranked Castlefields 32nd. out of 32,482 (1 being the worst) Super Output Areas (not wards) in England. Therefore, to make Halton healthier, Castlefields is one of the places which requires action. Distinct projects within the programme aim to promote healthier lifestyles including encouraging walking and cycling with the development of new pedestrian and cycleway links, and the creation of Phoenix Park as an accessible place for people, but particularly young people, to play, exercise and relax.

The provision of a new "state of the art" health centre within the community hub will provide improved facilities for diagnoses and treatment comparable to the health challenges facing local people. Overall, it can be seen that the regeneration programme is creating a more positive residential environment, which will hopefully have many direct and indirect benefits on residents' health and well-being.

6.4 A Safer Halton

All new housing schemes are built to 'design out crime', and have been complemented by a comprehensive programme of environmental and public realm improvements aiming to create a safe and attractive neighbourhood. Alongside these physical improvements, community engagement and participation in the regeneration process, such as the involvement of young people in the design of the skate park, is helping to promote pride and ownership of the local area.

Evidence would suggest that the Regeneration Programme is contributing to making Castlefields a safer place, as compared to the same three months in 2008 (April – June) overall crime has decreased by 16% on Castlefields in 2009.

6.5 Halton's Urban Renewal

The Castlefields Regeneration Programme is a corporate priority within Halton's Housing and Urban Renewal strategies, and is one of the Council's most ambitious urban renewal initiatives undertaken to date.

7.0 RISK ANALYSIS

7.1 A risk analysis has been completed and is included on the Council's Risk

Register.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 The recommendations within this report will not have any identifiable equality and diversity implications.

9.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
Castlefields Masterplan – An ambition for regeneration & plan for action	Major Project Department, Municipal Building	Chris Leyshon
Castlefields and Norton Priory Action Area SPD	Planning and Policy Division	Andrew Pannell
Executive Board Report ‘Castlefields Regeneration’ 25 September 2003	Committee Services	Michelle Simpson

Name of Board: Urban Renewal Policy and Performance Board

Date of Meeting: 16 September 2009

Report Title: Castlefields Regeneration Programme Review

Author: Operational Director Major Projects

Appendix A: Masterplan Projects

Castlefields Masterplan Delivery – Individual Project Monitoring

This table assesses progress of the Castlefields Regeneration Programme against the individual projects identified within the Masterplan. The projects are divided into four groups – Infrastructure, housing and development, environment and leisure, and people, community and employment.

Progress Key:



= Yes













=Programmed



= No









Infrastructure Projects










Masterplan Project Number	Project Description	Progress	Commentary at August 2009
I1	New road to replace elevated Astmoor Busway link		Completed April 2006, will officially open as part of Village Square development.
I2	Demolition of Youth Centre		Demolished in 2003.
I3	Cycleway along Busway		Key section of Runcorn Cycle network now provided.
I4	Norton Priory Pedestrian Link		Opened in 2007.
I5	New Link to Windmill Hill		Opened as part of Phoenix Park in June 2006.
I6	Pedestrian Link Improvements (non-site specific)		Key masterplan links now delivered, but additional links provided alongside continued redevelopment of deck access blocks.






I7	Minimum of 10 'at grade' pedestrian crossings to Busway and main roads		Over 10 'at grade' crossings delivered to date, but these crossing will continue to be implemented, in particular alongside redevelopment of deck access blocks.
I8	Improved bus stop facilities		Enhancement of Caesars Close/Princes Close and Woodland Walk Bus stops completed. Local Centre enhancement delivered as part of Village Square.
I9	Removal of shopping centre		Scheduled for demolition in Autumn 2009.
I10	Review other strategic land acquisitions		Unlikely any further Council land acquisitions required post Compulsory Purchase of local centre.
I11	Youth Service new outdoor space and facilities		Phoenix Park Opened in June 2006, awarded Green Flag in 2008 and 2009.
I12a	Multi purpose youth		Outdoor and indoor facilities provided as part of Phoenix Park completed.
I12b	Community facilities		Community centre to be delivered as part of Village Square. (See I9 above).
I13	Busway shared use		New road delivered but currently only used by buses, will become shared use along with remainder of shared surface to be delivered as part of Village Square.
I14	Removal of Astmoor Busway		This was delivered as part of project I1.
I15	Traffic calming (Principal routes)		Extensive traffic calming not in accordance with Council policy so has not and will not be

			implemented. An alternative package of more discreet measures including rumble strips, Slow signage and use of double yellow lines to sections of Castlefields Avenue implemented.
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Housing and Development


Masterplan Project Number	Project Description	Progress	Commentary at August 2009
HD1	Phase 1a of RSL development		Achilles Court and Conwy Court completed.
HD2	Phase 1b of RSL development		Achilles Court and Conwy Court completed.
HD3	Demolition of Ferry View, Rothesay and Chester		Completed.
HD4	New build Phase 1C		Completed.
HD5	Demolition of Caernarvon		Completed.
HD6	Demolition of Rolands Walk		Completed.
HD7	Part Demolition of Princes Close		Completed.
HD8	Land deal Caernarvon and Rowlands (LHT/CDS)		Completed.

HD9	Development of Caernarvon and Rowlands		Completed.
HD10	Demolition of Phase 1 Nigel Walk		Completed.
HD11	Redevelopment of Nigel Walk		Completed.
HD12	Land deal – Canalside (CDS)		Completed.
HD13	New Build Canalside (Site B) (CDS)		60 shared ownership and for rent properties delivered as part of Waterbridge Mews Development.
HD14	Demolition of Delacy and Fitzwilliam		Completed.
HD15	Building out remainder of Delacy and Fitzwilliam		Completed.
HD16	Reinvestment in existing housing areas (CDS)		A pilot home improvements grant scheme was implemented for owner-occupiers but received low uptake. Focus has been on dealing with deck access stock, with investment for wider refurbishments programmed to follow on.
HD17	Reinvestment in existing housing areas (LHT)		A pilot home improvements grant scheme was implemented for owner-occupiers but received low uptake. Focus has been on dealing with deck access stock, with investment for wider refurbishments programmed to follow on.


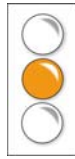


HD18	Reclamation of school site and recreation centre		Phoenix Park Opened in June 2006, awarded Green Flag in June 2008.
HD19	Private sector housing - Lakeside		Outline Planning permission secured, main enabling works including relocation of nature conservation area and lake improvements completed. Former Busway Canal Bridge programmed for enhancement in 2009/10. Development brief agreed but due to the depressed housing land market the December 2008 Castlefields Implementation Group agreed to delay disposal of the site and keep this under review.
HD20	Private sector Housing – Canalside		Replacement Nature Conservation Area completed and is now establishing. Also as HD19.
HD21	Mixed use Canalside – residential and retail site		Revised - Retail to be provided as part of Village Square in response to public consultation.
HD22	Opportunity sites for discussion		Oak Lodge currently being redeveloped, other opportunities to complement regeneration of the area will be considered on an on-going basis in consultation with Council planners.



Environment and Leisure Projects

Masterplan Project Number	Project Description	Progress	Commentary at August 2009
E1	Town Park Masterplan and Phase 1 implementation		Phoenix Park has been delivered. Additional Town Park enhancements are being delivered via other funding source, outside of the scope and remit of the Castlefields Regeneration Programme
E2	General environmental improvements		Extensive environmental and public realm improvements undertaken across the Castlefields neighbourhood. Further improvements to be delivered alongside deck access demolitions. Improvements supported by work of partners through initiatives such as clean up days and environment enforcement
E3	Temporary landscape treatment of Princes and Rolands		Sites now either redeveloped or under construction
E4	Canalside improvements		Bridgewater Way towpath and interpretation now completed. Further enhancement delivered through enhancement of former Canal Busway Bridge in 2009/10 and development of Lakeside and Canalside
E5	Village Square		Original Village Square concept has evolved in response to public consultation and will now become community hub.
E6	Community core public realm		To be delivered as part of the Village Square community hub.

E7	Public realm lighting strategy (non site specific)		Initial lighting programme was extended to cover a more extensive area of Castlefields. Extended programme is now completed and was delivered over five phases. Outstanding areas are those that will be enhanced as part of redevelopment of deck access blocks.
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People, Community and Employment

Masterplan Project Number	Project Description	Progress	Commentary at August 2009
P1	People into jobs		'Halton People into Jobs' is now a main stream service. Additional post secured for employment officer covering Castlefields and Windmill Hill
P2	Review strategy for Astmoor		Astmoor established as Business Improvement District in on 1 st April 2008. Further opportunities for enhancement likely to be delivered as part of the Mersey Gateway Regeneration Strategy.
P3	Sense of Place, rebranding, signage, public art, and public realm		Extensively completed within masterplan area with progress in place-making continuing to be delivered alongside demolition of deck access blocks and through other projects
P4	Education Strategy: Schools Enhancement		Astmoor Primary School recently extended to enhance facilities and incorporate a satellite Children Centre. This enhancement complements the 'campus'

			<p>approach of this site, which also includes adult learning and nursery facilities. Further schools enhancement to be developed via the Primary Capital Programme, currently being developed by the Children and Young People Directorate.</p>
P5	Castlefields Action Plan for 10 years		<p>Development, consultation and delivery of projects beyond the initial 51 distinct projects are on going with partners. Phase 2 schemes are now well under way. Proposals for Phase 3, focusing on the southern residential area are currently being developed. Further action plan to be produced with partners.</p>
P6	Future improvements to Astmoor industrial estate		As P2

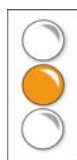
Appendix B: Castlefields Masterplan Key Outputs Monitoring

This table assesses progress of the Castlefields Regeneration Programme against the key output identified within the Masterplan.

Progress Key:



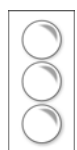
= Yes



= Programmed














= No



= Calculated on completion of programme

Masterplan Key Output	Total Programme Target	At August 2009	Progress
Deck Access Blocks demolished	614	777 Demolished 234 Programmed	
Residential Unit Facilitated	725	539 Built 91 Under construction 450 With Planning Permission	
Residential Units Improved	600	Pilot home improvements grant scheme was implemented for owner-occupiers. Refurbishment programme to be undertaken by RSL's once deck access demolitions have been addressed. Also see HD16 and HD17.	
Future Total Commercial Floorspace (Sq.m)	370	0 Completed 0 Under construction 617 Programmed	

Jobs Created/Safeguarded (including construction jobs)	300	139 jobs created/ safeguarded through Halton People into Jobs activity on Castlefields. This activity is still on going. Construction jobs to be calculated on completion of programme but significant investment to date. Anticipated target will be exceeded.	
Brownfield Land Redevelopment (ha)	7.74	9.37 Completed 1.88 Under construction 2.19 Programmed	
Greenfield Land Developed (ha)	12.75	0.93 Completed 0 Under construction 13.3 Programmed	
Brownfield Land Reclaimed (ha)	6.71	8 Completed 0 Under construction 0 Programmed	
Greenspace Upgraded (ha) (Note: Wider target was dependent on delivery of Town Park Enhancements, outside of the Castlefields Programme)	6 ha (within Action Area) (36.25 within wider Town Park area)	8.59 Completed 0 Under construction 0.54 Programmed	
Private Sector Investment (£m) Levered	£58m	Shared ownership sales on-going, health centre programmed, and private sector housing sites planning permission granted. Investment will be calculated on completion of Programme	
Public: Private Sector Funding Ratio	1:2.5	To be calculated on completion of Programme	
New & Improved Highways (Linear metres)	400	680 Completed 230 Under Construction 597 Programmed	

New & Improved Cycle & Pedestrian Links (linear metres)	3,300	6493 Completed 498 Under Construction 870 Programmed	
Traffic Calmed Road (linear metres)	3,100	N/A – Not taken forward as not in accordance with Council Policy. Also see I15.	
Canal Towpath Upgraded (linear metres)	1,900	1540 Completed 0 Under construction 360 Programmed	
Community Facilities Improved and/or Created	2	3 Completed 0 Under construction 3 Programmed	