ABSTRACT: This report updates Members on the next phase of the Cliffburn regeneration and seeks Member approval for financial support for ARCH to ensure a fully driven bottom up approach is taken to this crucial phase of the regeneration programme.

1. RECOMMENDATION(S)

1.1 It is recommended that the Committee:-

   (i) Agree the funding package as set out in the report;

   (ii) Agree the Outcomes Agreement as set out in the report;

   (iii) Agree that updates are brought to Committee as required.

2. BACKGROUND

2.1 Members are aware of the long term commitment the Council has to the regeneration of the Cliffburn area of Arbroath. Considerable progress has been made, both in regard to physical and non physical improvements. The positive progress made has been in no small measure due to the energy, drive and determination shown by the local Community, and in particular, ARCH (Association of Residents of Cliffburn and Hayshead).

2.2 Members also recently agreed Report No. 56/11 approving Seaton Park as surplus to requirements and instructed Officers to bring forward redevelopment proposals for the site. Paragraph 6.2 of the report stated “As the site is within the regeneration area there is an opportunity for the various parties/stakeholders to work together to consider how best to utilise the site for the benefit of the wider community. A key part of the process to determine how best to utilise Seaton Park, will be consultation with the local community.” In this context Members are asked to consider and approve the proposal set out in this report.

3. PROPOSAL

3.1 ARCH previously employed a Community Development Worker on the Employers in Voluntary Housing pay scales (EVH, an industry standard pay and terms and conditions scale) who assisted with the professional running and development of the organisation. ARCH has welcomed the opportunity Report No. 56/11 has brought to bring forward this crucial stage of the Regeneration of the Cliffburn area, but recognise that there will be a considerable amount of work involved in planning for the area from the ground up, working with possible developers and realising the potential this further phase of regeneration can bring to the Community, and ensuring the proposals go beyond a simple construction project.

3.2 In addition to this, Angus Council also recognise the potential for wider regeneration and community involvement, including possible community asset transfer as pioneered elsewhere in Angus. To further this, ARCH have requested support from Angus Council to develop capacity within the local community to develop plans and proposals for not just the Seaton Park site but also for other areas of ground and assets within the Cliffburn area. These proposals have a resonance with the current direction of travel for Angus Council in terms of regeneration, community planning and community management of local assets furthering Angus’s commitment to local solutions for local issues.
3.3 The proposal is to fund a Community Development Worker, employed by ARCH, for a period of two years for 20 hours per week (flexible over the year), with the option of a one year extension. It is anticipated that using the EVH scales the costs would be £17,500 in year one, £18,500 in year two and £20,000 in year three, should the option to extend be utilised. For these resources Angus Council would expect the headline outcomes and outputs to be delivered as set out in Appendix 1.

4. FINANCIAL IMPLICATIONS

4.1 There would be a maximum cost of £17,500 in year one of the project, £18,500 in year two of the project and £20,000 in year three of the project if the option to extend is exercised. The costs of this will be met from the Council Housing Capital Budget and Community Planning Budget as a key role of the project will be the development of the Council’s HRA assets and the project will lead to further new assets being accrued to the HRA. The Community Planning budget will contribute £3,000 per annum (up to £9,000 in total) to the project with the Housing Capital Budget contributing a total of £47,000 over three years.

5. HUMAN RIGHTS IMPLICATIONS

5.1 There are no Human Rights implications for the Council arising directly from the information contained within this report.

6. SINGLE OUTCOME AGREEMENT

6.1 This report contributes to the following local outcomes contained within the Single Outcome Agreement for Angus:

- Good quality housing is available throughout Angus.

7. CONSULTATION

7.1 The Chief Executive, the Director of Corporate Services, the Head of Finance and the Head of Law and Administration have been consulted in the preparation of the report.

8. EQUALITIES IMPLICATIONS

8.1 The issues dealt within this report have been subject of consideration from the equalities perspective. An equalities impact assessment is not required.

9. CONCLUSIONS

9.1 Members are asked to note and support this development and to welcome the opportunity to bring forward further ideas to enhance the physical, social and economic benefits for the Cliffburn area.

RON ASHTON
DIRECTOR OF NEIGHBOURHOOD SERVICES

NOTE: The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- Report 56/11

Hsg/NS/RA/AMcK
Appendix 1

ANGUS COUNCIL & ARCH

Asset Development Led Cliffburn Regeneration Programme*

Key Outcomes

- The Cliffburn Area will be enhanced, aesthetically, socially and economically through community led regeneration;
- Community involvement, influence, confidence, and pride will be enhanced through the project using the proposed Community Hub as a focus for community convergence;
- Community activity, through the Hub, will be increased and the Hub will become the heart of the Community leading to a safer and more vibrant Cliffburn;
- The Community will develop proposals for the Cliffburn Area which will maximise the ability to bring forward sustained regeneration, create employment opportunities and enhance the overall physical appearance of the whole area;
- Increased Community capacity to take on management control of matters that affect their lives;
- ARCH and the local Community develop strategies which enhance the ability of ARCH to become a sustainable community group not dependent upon Council funding;
- The formation of a new federation of Tenants will formalise the Outcomes relationship between Tenants and the Council and ensure close links between Tenant work and Local Community Planning.

Key Outputs

- The Community Hub is sited and up and running in Cliffburn;
- A Master plan for the physical assets within Council ownership will be bought forward;
- Sustainable financial plan for the regeneration of the area will be brought forward;
- Proposals for community asset management will be developed;
- A process for identifying private sector partners, who will work alongside the Community and Council will be developed and submitted to the Council discussion;
- New affordable homes will be linked to apprenticeship and employment opportunities will be developed for all phases of development;
- A model for Rate of Return of Capital Invested will be developed and agreed with Angus Council.

* Members are asked to note this list is by no means exhaustive