

**Select Committee on Regeneration, Culture and Adult Education - 5th March 2008**

**Report of the Lead Officer**

**Developments in Coseley**

**Purpose of the Report**

- 1 To identify the regeneration developments that have taken place in Coseley over the last decade.
2. To ensure that the development potential of Coseley is sustained and invigorated over the next decade.
3. To promote the importance of Coseley as a local centre of strategic relevance to the Council.

**Background.**

4. The key direction of travel for regeneration of local centres was set out in a September 2006 Cabinet report. This report identified from an objective points scoring system based on a range of factors that Coseley would not form one of the key half dozen local centres in need of supportive regeneration plans to prevent further decline.
5. The six centres identified for concentrated intervention at that stage were:-
  - I. Shell Corner
  - II. Cradley/ Windmill Hill
  - III. Pensnett
  - IV. Quarry Bank
  - V. Lye
  - VI. Brierley Hill High Street
6. Action plans were already in place for the last two and therefore this left from the original prioritization the first four.

7. It should be noted that from this original prioritization there were a further six centres identified in need of remedial regeneration planning. There were Amblecote; Sedgley; Upper Gornal; Wordsley; Gornal Wood and Netherton.
8. Clearly at this stage Coseley did not feature in the top ten of local centre regeneration priorities. However it was always identified that this initial prioritization process was an ongoing and developing methodology and an officer steering group is in place that reviews the inclusion of other local centres that did not make the initial tranche of local regeneration focal points.
9. It will be clear from the report that one of its recommendations will be to promote the case for Coseley to ensure that its regeneration and development potential is not underscored.
10. Whilst it is clear that Coseley did not form part of this initial tranche it will be equally evident that the development potential particularly from Housing led regeneration initiatives has been emphasised and driven forward over the years.

#### **Previous Developments in Coseley.**

11. In terms of Housing led regeneration then in many ways Coseley led the field from the outset. In the mid nineties the John Kennedy Ave estate of maisonette blocks was redeveloped and regenerated via Bromford Housing Association who for the first time in Dudley provided a Community Centre to assist in the holistic regeneration of the area.
12. To replace the maisonette blocks an estate of nearly 80 homes were built which with the community centre formed a key regeneration catalyst for the northern part of Coseley.
13. The Rainbow Square development by Bromford Housing Association whilst over the last decade remain the major social housing development there has been extensive private sector housing elsewhere in Coseley.
14. In terms of other forms of community based infrastructure improvements then the area along and around Bayer Street Coseley has been a focal point linking Bayer Street through to the Ruseville Centre of Coseley focused on Castle Street. This would become in a literal and diagrammatic sense the Heart of Coseley.
15. Whilst there has been some residential development along Bayer Street its focus has very much been community based developments. The last couple of years have seen the development of a major community based Health Centre which will be next door to the planned Children's Centre on the site of the grossly outdated Coseley estate office.

16. These two developments are alongside the area of land currently occupied by the Scout Hut and the "Manpower Services Commission Garages" around which discussions are currently taking place about its viability as a hub for Youth Centre provision in Coseley.
17. This would be to replace the current youth centre provision which will form the basis for an exciting, innovative and North Dudley's candidate for an extra-care Housing Scheme forming the first tranche of the Council's "five for fifteen" extra-care housing programme.
18. Whilst the Youth Service and Adult Learning are committed to the long term future of Coseley it is well to remember that with changing needs, service and provision will need to move forward to match changing needs. For example the Council Learning Centre at Roseville has been turned into a key Training Centre for the security industry.
19. At the heart of this focus lies Coseley Library and whilst it is some years since it was developed it still remains pivotal to the regeneration of the area.
20. Regeneration initiatives are wider than just housing; health and library provision however and include the fact that the Silver Jubilee Park and Clayton Park has secured nearly £125k of Liveability Programme Funding for an ambitious series of projects including multi-use games area skate-board park; picnic area youth shelter and an exercise trail. These should all be completed by the end of the financial year 2008/09.

### **Future Developments.**

21. Mention has already been made of the extra care housing scheme on the current site of the Youth Centre and this will form part of the potential housing led regeneration schemes in the area. Existing identified and potential redevelopment sites abound in the Coseley area. With the major re-development plans for Bilston then it will be necessary to ensure residential development in Coseley complements the major cross boundary regeneration that will be taking place literally within yards of the Borough's boundary.
22. Indeed one of the closest sites to the boundary i.e. that of the Boat Inn is currently the subject of Housing led discussions to establish a canal side residential development of open market and affordable market housing.
23. Finally depending on any changes to the Council's balance of employment and residential land there are potentially many exciting developments that could form part of a Coseley housing led regeneration.
24. It is well to remember that in terms of accessibility that Coseley possesses the only Network rail West Coast main line station in the Borough which gives it considerable commuter focused potential alongside its easy road access to the Black Country Route.

## **Finance**

25. There are significant financial implications arising for the Council as a result of the various initiatives and programmes described above. A considerable amount of external funding has already been approved, or is being sought, with matching Council or other resources being applied where affordable.
26. Each individual strategy or development programme should be financially justifiable, and following project appraisal will be reported to Cabinet recommending inclusion in the Council's capital programme or revenue budget where appropriate.

## **Law**

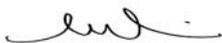
27. The matters contained in the report cover a range of the Council's statutory powers, but generally rely on Section 2 of the Local Government Act 2000, which enables the Council to do anything which is likely to achieve the promotion or improvement of the economic social or environmental wellbeing of its area.

## **Equal Impact**

28. This work has been conducted in full accordance with the Council's equality and diversity policies and should in no way have any prejudicial impact on different racial groups, disabled people, both genders and/or other relevant groups. The needs of children and young people are considered in any planning and implementation activities.

## **Recommendation.**

29. It is recommended that members note that the regeneration developments that have taken place and the development potential for Coseley.
30. It is also recommended that the case for Coseley be made to the specific local centre Officer Group and to strive for its inclusion in the top regeneration local action centre priority list.



R.M.Sims - Lead Officer to the Select Committee

Contact Officer Ron Sims

Background documents used in the preparation of this report;-

Cabinet Report 13th September 2006. Economic Regeneration Activities.

Draft Phase One Revision, The Black Country Study, Examination in Public, 9th to 18th January 2007, Report of the Panel (March 2007)  
<http://www.blackcountryconsortium.co.uk/page.asp?PageRef=88>

Economic Strategy for Dudley Borough 2007/08

<http://www.dudley.gov.uk/business/regeneration/economic-strategy--intelligence>

Dudley Borough Community Strategy 2005-2020

<http://www.dudley.gov.uk/index.asp?pgid=2301>

Dudley Council Plan 2007

<http://www.dudley.gov.uk/index.asp?pgid=1630>