

Committee/Meeting : Cabinet	Date: 9 th March 2011	Classification: Unrestricted	Report No: CAB 098/101
Report of: Corporate Director: Development & Renewal Originating officer(s) Chris Worby/Niall McGowan Services Head Regeneration		Title: Cotall Street/Bartlett Park Wards Affected: r	

Lead Member	Cllr Rabina Khan
Community Plan Theme	A Great Place to Live
Strategic Priority	

1. INTRODUCTION/SUMMARY

- 1.1 This report deals with the disposal of land in Cotall Street and adjacent to Bartlett Park to East Thames Housing Group and Poplar HARCA.
- 1.2 It relates to long standing proposals to demolish and redevelop 1-94 Cotall Street and working with East Thames Group and the Poplar HARCA. It follows proposals approved by Cabinet in 2008 'Regeneration of 1-94 Cotall Street and Bartlett Park', together with implementing the demolition of 1-94 Cotall Street in advance of the finalisation of development proposals approved by Cabinet in 2009.
- 1.3 This report whilst retaining the general principles in terms of outcomes approved previously, seeks to implement the scheme through disposal of sites; with the RSLs developing the housing sites and the Council separately implementing the plans to improve and extend the park.

2. DECISIONS REQUIRED

Cabinet is asked to consider the following:-

- 2.1 Subject to the conditions at paragraph 6.4, agree to delegate to the Corporate Director of Development and Renewal in consultation with the Assistant Chief Executive (Legal) to negotiate terms and conditions of the disposal in

accordance with the proposals in clause 6 in order that the Mayor can use his Executive powers to decide whether to proceed with the disposal of Cotall Street and land at Stainsby Road to the proposed Registered Providers.

- 2.2 In the event the Mayor agrees the disposal delegate to the Corporate Director of Development and Renewal in consultation with the Assistant Chief Executive (Legal Services) to enter into all necessary documentation to put into effect the decision described in paragraph 2.1 and authorise the Assistant Chief Executive (Legal Services) to execute all necessary documents to implement that decision.

3. REASONS FOR DECISION

- 3.1 The arrangements for funding the demolition of Cotall Street were based on achieving a recovery of the amount involved from the land receipt. The demolition of 1-94 Cotall Street involved circa £610k of expenditure in effect temporarily met from the Capital Programme.
- 3.2 Development of the proposals for the overall scheme were conceived and commenced in 2002. It is appropriate to review these in the light of the developments in procurement legislation and practice which have taken place since that time. The delivery arrangements have been amended following this review to reflect the new and clarified regulatory requirements.
- 3.3 The new arrangements will mean that there is a clear separation between the acquisition of land from the Council by the RSLs from matters such as implementing park improvements.
- 3.4 The amendments to the planning position on the extent of housing to be developed arise in part because it is no longer considered feasible to construct housing on the North-East corner of Bartlett Park given the emerging local plan. There are also issues around the consolidation of community facilities in the wider surrounding area and that any new facilities within the park should be primarily about servicing park usage.
- 3.5 Previous reports anticipated agreeing a comprehensive park and housing scheme. This now needs to be reconsidered with the separation of responsibility for delivering different aspects of the scheme. Whilst both sets of proposals will have an interdependency, the RSLs will be leading on the housing element and developing their proposals to planning submission stage to give confidence to being able to quantify the Section 106 obligation and contribution to park improvement, to ensure the park plans are capable of implementation by the Council.
- 3.6 Given the Council has also now facilitated the demolition of 1-94 Cotall Street it also means the land area formerly occupied by this block and not forming part of the new housing development can 'in principle' be agreed for transfer to Leisure/Park use and out of the Housing Revenue Account subject to the disposal consent and valuation points being satisfied.
- 3.7 There will be a need to undertake statutory consultation on the reconfiguration of the park and in particular the change of use of the Stainsby Road site for

Park/open space to being developed for housing and replacement changing rooms and equivalent space being reprovided..

- 3.8 Additionally, there are potential amendments to be made to the highways proposals including pedestrianising the length of Cotall Street that it is proposed will exist between the Park and the Limehouse Cut. This will minimise risks and costs that otherwise may arise from statutory closure processes if we sought to account for this area within the parks head.

4. ALTERNATIVE OPTIONS

- 4.1 The main variant options are:

- (a) not to proceed with the disposal;
- (b) to proceed with disposing of only part of the site;
- (c) to drop plans for the current disposal relating to the Stainsby Road Site and dispose of all of the site formerly occupied by the now demolished housing and redevelop.

- 4.2 Not proceeding with the disposal would mean the Council would need to identify resources to treat and deal with any residual contamination from the former development site; the loss of a potential solution that would contribute to extending the park to the canal side; as will another loss of additional housing for the borough, potentially 150 units of which up to 50% of accommodation could be affordable.

- 4.3 Disposing of only part of the site would reduce the number of new homes that might be developed; reduce the potential capital receipt to cover the demolition costs already incurred by the Council; as well as reduce the potential Section 106 planning contribution to which the new development would likely give rise and therefore scale down potential plans for improving Bartlett Park.

- 4.4 Dropping the current plan for disposing of sites at the western end of Bartlett Park and providing the potential to extend the park to the canal side; and instead disposing of the land formerly occupied by housing would potentially increase the Council's capital receipt; and number of homes developed, but would mean losing the opportunity to extend Bartlett Park to the canal side, a long held Council and local ambition.

5. BACKGROUND

- 5.1 The previous proposals for a partnership to regenerate Bartlett Park and demolish 1-94 Cotall Street were comprehensively set out in a report to Cabinet in December 2008.

- 5.2 This report agreed proceeding with the demolition of 1-94 Cotall Street; authorised the working up of a second stage feasibility study for future Cabinet consideration; agreed in principle to the disposal of land required for development to the partnership, but that the final decision to dispose would be subject to a further report to Cabinet. It anticipated that any disposal of sites would be negotiated in accordance with the Asset Management Strategy

where it can be demonstrated that additional benefits to the Council are provided.

5.3 The key requirements for the scheme comprised:-

- a) Coherent masterplanning for the Bartlett Park area, bringing together key interested parties and landowners with a shared regeneration objective.
- b) Extension of Bartlett Park northwards to meet the Limehouse Cut entailing:
 - Demolition of 1-94 Cotall Street
 - Stopping up of Cotall Street adjacent to the Limehouse Cut
- c) A net increase in public open space.
- d) Improvements to park and sports facilities.
- e) Provision of a long awaited Community Access Centre ("Lansbury Centre") adjacent to the park.
- f) New changing rooms as part of the Lansbury Centre, to replace those on Stainsby Road.
- g) New mixed tenure residential development providing:
 - A target of 50% (minimum 35%) additional affordable housing subject to the availability of grant and its aspirations for income generated through land values.
 - A minimum of 30% family housing across all tenures, through design which is compliant with the Council's planning policy on housing.
- h) Generation of S106 contributions to finance improvements to the park and sports facilities, in addition to highways, health and education payments.

5.4 The report also anticipated a programme of consultation with the community and stakeholders on part of developing the detailed second stage feasibility study.

5.5 A further report was considered by Cabinet in November 2009 relating to implementing the proposal to demolish 1-94 Cotall Street, identifying capital resources on the basis that these would be recovered in part of the disposal receipt for the sites to be developed. There was urgency at that time to achieve the demolition, as whilst the last tenants had moved out by Spring 2009 the block had become the target of organised squatters and local residents had become the subject of disruptive and anti-social behaviour from this group.

5.6 Demolition of 1-94 Cotall Street was achieved earlier this year.

5.7 Through this period discussions particularly with Poplar HARCA took place on the potential nature of the development and regeneration scheme, with an

outline planning framework/guidance note issued prior to the summer, setting out the key principles for the massing and location of new housing in connection with the project (Appendix 1)–

- 5.8 This has scaled back the potential for new housing to the proposed two sites: Stainsby Road where the changing rooms are currently located, and the south western footprint of 1-94 Cotall Street adjacent to a site/land already in East Thames Ownership.
- 5.9 A total of 107 units affordable rented and 81 intermediate homes have been already provided to replace those lost as a result of the wider scheme involving Cotall Street.

6. PROPOSAL

- 6.1 This proposal includes three packages of Council land as well as land owned by East Thames Housing Group. It is intended to facilitate the development of 150 homes of which up to 50% will be affordable. It is anticipated that the development will generate a section 106 payment (subject to planning consent) that will result in a significant element of such gain being dedicated to the improvement and regeneration of Bartlett Park.
- 6.2 The proposed parties involved are the Poplar Harca who ultimately would lead on the development of Stainsby Road and East Thames HA who would lead on the Cotall Street site, developing this site with land adjacent already in their ownership.
- 6.3 The three land packages comprise:
 - a) Cotall Street South – site for ETHA development formerly part of 1-94 Cotall Street.
 - b) Cotall Street North –incorporation into the park as part of reconfiguring the park, replacing the land lost at (c) below; and providing the park with a vista to the Limehouse Cut/Canal.
 - (c) Stainsby Road site - land currently in Bartlett Park used for changing rooms which will be reprovided in the ETHA development
- 6.4 The scheme is complex and requires a number of actions to be taken sequentially to ensure its overall delivery.
 - 6.4.1 The Cotall Street ‘South’ site is the most straightforward element, and to maximise the level of development, East Thames, the proposed ultimate owner would incorporate the adjacent site. The land area involved is approximately half that occupied by the former 1-94 development (now demolished).
 - 6.4.2 The Stainsby Road site is currently part of Bartlett Park. It provides the area for the sports changing rooms. It is intended that the area is developed as housing by Poplar HARCA. However, before that can proceed a number of issues will need resolution. Firstly a Planning consent will need to be awarded covering its development as housing. Secondly, statutory consultation will need to be undertaken on the loss of open space/park land

and its re-provision as set out in 6.4.3 below and any responses to this considered with subsequently a decision to proceed or not. The third issue relates to the area of Bartlett Park being the subject of a covenant held by London Borough of Bromley that would need to be resolved before sale or development. Such covenants were introduced as part of the distribution of covenants formally held by the Greater London Council in the 1980's. Bromley in effect has to act in the interests of all London Boroughs on such matters.

- 6.4.3 The Cotall Street 'North' site represents the other half of the area that subsisted below the former 1-94 development. The proposal here is for this land to be part of the reconfiguration of Bartlett Park and if necessary for it to be appropriated out of the Housing Revenue Account to the General Fund and be maintained as part of the park or public open space. However, this is conditional on a number of factors outlined in 6.4.2 being resolved satisfactorily as the land is 'replaced' land for that lost from the 'Park' in Stainsby Road. The area of land is also likely to be the subject of Planning Conditions for the new housing scheme proceeding as consent is only likely if there is no overall loss of park land.

6.5 Potential Development Scheme

- 6.5.1 Officers with the RSLs have explored the options for taking forward the final phases of the replacement housing for Cotall Street. Earlier phases have already delivered 188 affordable homes (107 rented and 81 intermediate on nearby sites. The sites remaining in Cotall Street and Stainsby Road have been the subject of a capacity assessment involving the Council's Planning officers and the proposal for 150 new homes represents the maximum likely scaled development likely to gain approval in the context of the sites concerned and the way our policies for this locality impact upon them.
- 6.5.2 Generally our affordable housing policy seeks to achieve 35% of new homes on sites as affordable. Of these 70% being rent and 30% intermediate (or shared ownership). Clearly given the desire to meet the considerable housing need in the Borough the Mayor has sought to explore the possibilities of achieving 50% of accommodation as affordable wherever practicable. In the context of the sites under consideration here the table below illustrates the additionally this would bring:

Total Affordable Units Delivered from 150 Units, 35% Affordable:

	Rented Units	Intermediate Units	Total Affordable Units
<i>Previous new replacement homes in area</i>	107	81	188
Additional new affordable homes (35%)	37	16	53
TOTAL	144	97	241

Percentage increase from original 94 (including 18 leaseholders)	53%		156%
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Total Affordable Units Delivered from 150 Units, 50% Affordable:

	Rented Units	Intermediate Units	Total Affordable Units
<i>Previous new replacement homes in area</i>	107	81	188
Additional new affordable homes (50%)	52	23	75
TOTAL	159	104	263
Percentage increase from original 94 (including 18 leaseholders)	69%		180%

6.5.3 However, any new development may have to be delivered in the context of the Government's new policy position in terms of Social Housing Grant and changes in the security of tenure. This may mean grant supported schemes are to be delivered on the basis of properties being rented with rents at up to 80% of market levels and with tenants having no more than two year's security of tenure. Up until these proposals new RSL homes would have been let at target rent levels.

6.5.4 Given the new grant regime consideration of what might be deliverable outside the new arrangements i.e. without grant support has been undertaken. The proposal is to seek a development of in the order of 150 homes with 50% affordable. It is recognised that for the scheme to be viable rents will need to be set at above target level, however these will be considerably below the Government's proposed 80% of market rent. The mix of units anticipated comprises: 11 x 1 bed units ;16 x 2 bed ;18 x 3 bed; 5x 4 bed; and 2 x 5 bed units.

6.6 This scheme taken with the earlier development to replace the homes decanted as part of the Cotall Street scheme could result in the delivery of between 241 and 263 new affordable homes including those referred to in paragraph 5.9

7. ROLE OF SECTION 106

7.1 To achieve the proposal to regenerate Bartlett Park it is envisaged that Planning gains contributions in the order of £3.3m may ultimately be available.

7.2 This, combined with any receipt (as outlined earlier) ring fenced to the scheme, should facilitate a comprehensive park regeneration.

- 7.3 It is anticipated that the target figure of £3.3m would be made up of planning gains contributions raised from this initiative and planning approval (Housing development) as well as potentially £1.43m which should arise over the coming years as the developer for the New Festival Quarter implements the consent they already hold. The phasing and funding of the park improvement works is therefore dependant upon the delivery of a number of schemes.

8. PROJECT DELIVERY

- 8.1 East Thames will take the lead in negotiating the formal arrangements with the Council on behalf of the RSLs.
- 8.2 East Thames will own and manage the affordable housing to be delivered on the ex Cotall Street site and will purchase the freehold of the Council land.
- 8.3 Poplar HARCA will own and manage the affordable housing to be delivered on the Stainsby Road site, and will purchase the freehold of the Council land.
- 8.4 The RSLs will jointly procure a partner for the construction of the scheme and the delivery of the market housing. The RSLs are currently discussing this role with Telford Homes and there is an understanding that this company will be the developer if acceptable terms can be agreed.
- 8.5 If the RSLs cannot agree on a joint partner both are free to procure independent arrangements for their respective sites.
- 8.6 The Council will procure the works relating to the changing/leisure/recreational facility for the park utilising the funding generated from the project fixed under a S106 agreement.
- 8.7 East Thames will pay the Council a deposit on exchange to cover the £610,000 demolition costs this sum in consideration of the agreement to transfer the freehold interest in the land . If the land cannot be transferred or the Council decides not to proceed then this sum will be repayable to East Thames.
- 8.8 It is agreed that the project will only be viable if the initial receipt and a sufficient S106 contribution as set out in Clause 6 for the park improvements can be generated.
- 8.9 East Thames and Poplar HARCA will jointly fund the production of an outline planning application for the overall scheme upon entering a formal agreement with the Council for the delivery of the scheme.
- 8.10 East Thames will simultaneously fund a detailed planning application for the North West site.
- 8.11 Poplar HARCA will separately fund a detailed planning application for the South West site.

- 8.12 A residual land value model will be agreed between the parties, and cost and income assumptions will be calculated on a fully open book basis for both sites. Such residual value generated by the model will be payable by the RSLs to the Council upon receipt of a satisfactory detailed planning approval.
- 8.13 The South Western (Stainsby Road) site is subject to covenants in favour of the London Residuary Body whereby, LBTH covenants not to use the property or any part thereof for any purpose other than for open space and changing rooms. The benefit of this covenant now vests in the London Borough of Bromley by virtue of The London Residuary Body (Transfer of Property etc) Order 1990. Terms will need to be agreed with Bromley to release the land from the covenant. As the intention is to re-provide the open space on the former housing land in the area of the park adjacent to the canal, it is expected this will satisfy the covenant, subject to LB Bromley's agreement. This matter will require resolution prior to disposal.

9 TIMING

Item	Activity	Target Date
9.1	Submission of outline planning application and detailed application in respect of the North West site.	Late Spring 2011
9.2	Formal agreement between the parties.	Target March 2011
9.3	Receipt of payment by the Council from East Thames in consideration of a freehold interest in the North West site.	Target March 2011
9.4	Resolution to grant planning permission. Payment under 8.13	Late Summer 2011
9.5	Resolution of issues with LB Bromley on covenant	June 2011
9.6	Public consultation related to the development of open space in Stainsby Road	Autumn 2011

10 COMMENTS OF THE CHIEF FINANCIAL OFFICER

- 10.1 This report outlines proposals for the redevelopment of Cotall Street and Bartlett Park following the initial report to Cabinet in December 2008, the major elements of which are outlined in paragraph 5.
- 10.2 There are a number of potentially significant financial issues arising from the proposals in this report which are outlined below.
- 10.3 Disposal of Land Interests (Recommendation 2.1)

10.3.1 The report proposes the disposal of sites as outlined in paragraph 6.2 and 6.3 to and the East Thames Group. The land disposals are essential in order that the creation of the 150 housing units can be progressed. At this stage the valuations of these sites are not available, and it is important that indicative valuations are obtained in order that the financial viability of the overall scheme can be fully assessed. These valuations will be dependant on the planning permission available for the sites

10.3.2 The housing development site will be disposed of to East Thames Group based on a residual valuation model that weighs up the value of the planning consent agreed and the development value of both the affordable homes and the homes to be sold, against the development costs and Section 106 obligations. This will be calculated on a fully open book basis, and although it is not possible to quantify this value at this stage, an approximate assessment should be undertaken.

10.3.3 The receipt for HRA land will be fully usable provided that it is utilised for regeneration purposes.). It should be noted the first £610k capital receipt would have to be set side to fund demolitions 1-94 Cotall Street.

10.4 Appropriation of Land from the Housing Revenue Account to the General Fund

10.4.1 It is proposed that part of the cleared site of 1-94 Cotall Street should be used for leisure and park use (paragraph 3.7). This may require an appropriation unless the scheme can satisfy the requirements of section 13 Housing Act 1985 in which case the land can remain within the Housing Revenue Account and there will be no need for it to be appropriated.

10.4.2 If this is not possible and the land does need to be appropriated from the HRA to the General Fund. this could have significant financial implications for both the HRA and the General Fund as a consequence of the impact of the Housing Subsidy System. However, as appropriation takes place at certified value, if this is certified to be nominal, then the impact is neutral. The reasons for the certified value being assessed as nominal are outlined in paragraph 6.4.3., although it is essential that this value is independently confirmed to ensure that the General Fund does not inherit an on-going financial liability to fund loan charges.

10.5 Section 106 Funding

10.5.1 Members should note that the Bartlett Park regeneration proposal will only be feasible if sufficient Section 106 resources are secured, and earmarked for the project (paragraph 7), in addition to any capital receipts obtained. It is essential that no costs beyond feasibility work are incurred on the park redevelopment or highways layouts (paragraph 3.9) until all funding agreements are in place.

10.6 Procurement and other Costs

10.6.1 The scheme will be undertaken in two separate elements. The RSLs will jointly be responsible for the procurement of the housing element of the

scheme, while the Authority will procure the works to the park. All on-going costs of any future consultation must be met from within existing resources, as must any expenses incurred as a result of negotiations with the London Borough of Bromley in respect of the covenant that was inherited from the London Residuary Body (paragraph 8.14).

11. COMMENTS OF THE ASSISTANT CHIEF EXECUTIVE (LEGAL)

- 11.1. The report proposes land disposals to facilitate the Cotall Street and Bartlett Park scheme, which is expected to deliver 150 new homes.
- 11.2. The Council may have power to pursue the scheme, having regard to its well-being power in section 2 of the Local Government Act 2000. The Council has power to do anything which it considers likely to promote the social, economic or environmental well being of Tower Hamlets, provided the action is not otherwise prohibited by statute. This power includes the ability to incur expenditure or to give financial assistance to or enter into arrangements or agreements with any other person. The power may be exercised in relation to, or for the benefit of: (a) the whole or any part of Tower Hamlets; or (b) all or any persons resident in Tower Hamlets. In exercising the power, regard must be had to the Community Plan. The Council must also have regard to the Guidance published by the Secretary of State on use of Well-Being Powers (the "Guidance") and that the proposed action is consistent with it.
- 11.3. In the Community Plan, under the theme "A Great Place To Live", the Partnership has identified a number of priorities which include the following –

"Providing decent homes in well designed streets and neighborhoods"

"Increasing the overall supply of housing for local people including a range of affordable family housing"

"Providing first-class and well managed centres where people come together for business shopping leisure and recreation"

It is open to conclude that a successful project will achieve these aims and that the Council is empowered by Section 2 of the Local Government Act 2000 to engage in the project. The project would not be inconsistent with the statutory guidance referred to above.

- 11.4. The disposal of land is not generally captured by the European procurement legislation. However, whilst the Council has property law duties relating to achieving a proper commercial value in respect of the disposal, it is also important to avoid a potential challenge. If a disposal is made at an undervalue, the difference between the commercial value and the actual sale undervalue may be deemed to be a gift and leave the Council open to the risk of challenge by another developer on the grounds that such a gift is State Aid which offends EU law. In order to deal with this point the Council will require a valuation to be carried out on the basis of the valuation requirements set out in the Technical Appendix to the Circular 06/03 The General Disposal Consent and in compliance with the Commission Communication on State Aid Elements in Sale of Land and Buildings by Public Authorities.

- 11.5. The Council is to receive funds for developing the park through Section 106 agreements. Whilst the Section 106 agreements are not generally the subject of European procurement once the funds have been received and the funds are then to be spent with contractors, professionals and suppliers the Council will need to ensure that it complies with public procurement in respect of those contracts. The expenditure with the contractors, professionals and suppliers must be subject to proper competition in accordance with the relevant legislation and Council financial procedures.
- 11.6. The disposal of part of land forming Bartlett Park will be subject to the provisions of section 123(2A) of the Local Government Act 1972, which prevents the Council disposing of open space land without first advertising its intention to do so and considering any objections made to the disposal. The report proposes that such consultation take place. Any disposal will have to be for best consideration in order to meet the requirements of section 123.
- 11.7. As the land in Cotall Street is held for housing purposes, section 32 of the Housing Act 1985 requires that the Council either have specific consent from the Secretary of State to the disposal, or that the disposal fall within one of the general housing consents issued by the Secretary of State. Pursuant to consent E3.1, given by the Secretary of State in the General Housing Consents 2005, the Council may dispose of the site provided it is for best consideration.
- 11.8. Under Section 134 Housing Act 1985 a local housing authority may lay out and construct public streets or roads and open spaces on land acquired by them. This power may permit the Council to use Cotall Street South to re-provide for the loss of park space. If this power does not cover the finalised scheme then the Council may, pursuant to section 122 of the Local Government Act 1972, appropriate, for any purpose for which the Council is authorised, any land which belongs to the Council that is no longer required for the purpose for which it is held. In this case the Cotall Street South site that is presently held for housing purposes will be used to re-provide for the loss of park space and be appropriated for the new purpose.

12. ONE TOWER HAMLETS CONSIDERATIONS

- 12.1 This scheme will contribute to 'One Tower Hamlets' objectives through contributing to reducing inequalities; community cohesion; and strengthening community leadership.
- 12.2 The enabling of new housing and particularly the provision of affordable housing will assist in meeting the needs of families in temporary; overcrowded; or unsuitable accommodation. The scheme will enable new and improved social infrastructure through improvements to Bartlett Park.
- 12.3 In terms of meeting cohesion objectives, the improved park will present increased opportunities for interaction, and the consultation process to develop the proposals will engage residents into improving facilities for the local community.

- 12.4 On community leadership the scheme provides the opportunity to meet long standing expectations of the community to work with groups, not least the HARCA, on both engaging with the community as well as providing new opportunities for participation.
- 12.5 The regeneration of Bartlett Park and Cotall Street has been subject to a consultation process dating back to 2000. The Council, Poplar HARCA and East Thames were closely involved in Leaside Regeneration's Development Framework for the area, published in 2002. This included intensive public consultation and formed the framework for the existing housing developments in the area (e.g. Abbotts Wharf and Stainsby Road). This has informed the proposed regeneration of the Park and Cotall Street.

13. RISK MANAGEMENT

- 13.1 The main areas of risk are around ensuring consultation on the proposal (planning: highway closure: and open space disposal). In terms of the ultimate level of receipt achievable this is subject to the Government's plans for financing new affordable housing.

14. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

14. 1 Disposal to an RSL Partnership will enable the redevelopment to be of a high standard sustainability, Code 4, as well as creating additional green space, better facilities and enhancing the appearance and use of the park as an attractive leisure and fitness amenity.
- 14.2 Improvements to the park the scheme facilitates will see increased biodiversity, the new community facilities and football pitches to encourage a healthier community with improved walking and cycling routes through the park.

15. CRIME AND DISORDER REDUCTION IMPLICATIONS

- 15.1 Developing the sites outlined in this report will assist in removing a local 'hot spot' for anti social behaviour. Before demolition the former blocks at Cotall Street were the subject of squatting and extensive disruptive behaviour that impacted upon adjoining residents and park users. Subsequently to demolition there have been attempts by organised groups to move vehicles outside the now cleared site.

16.1 EFFICIENCY STATEMENT

None specifically in this report.

***Brief description of
“background papers”***

***Name and telephone number
of holder
and address where open to
inspection.***

Previous Cabinet reports on
Cotall Street and Bartlet Park

Chris Worby

***Note from November 2009,
Owen Whalley to Polar
HARC July 2010***

Papers Held by Niall
McGowan