

# REGENERATION AS INCLUSIVE GROWTH ROCHDALE TOWN CENTRE

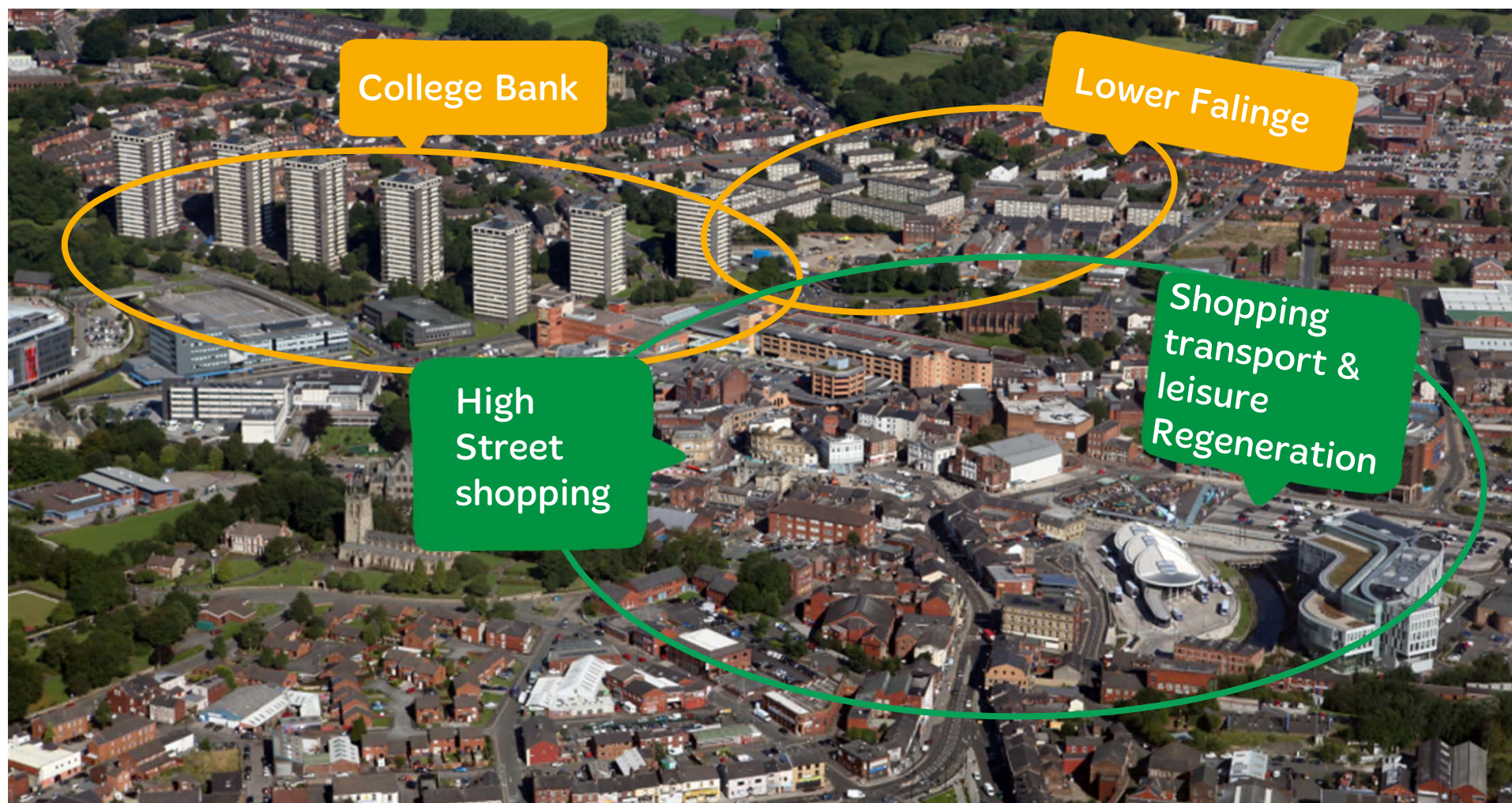
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# ROCHDALE TOWN CENTRE



## VISION – PEOPLE AND PLACE IN ROCHDALE TOWN CENTRE

- Quality of life
- Quality of homes and place
- Vibrant town centre
- Open and honest – engagement with residents at early stage
- Partner engagement
- Proposals from strategic masterplanning work



# RESIDENTIAL OFFER TO FIT WITH TOWN CENTRE RENAISSANCE



Levitt Bernstein



# COMMUNITY OFFER LINKED TO EMPLOYMENT



# INVESTMENT

- Low value market
- Whole system costs
- Estate Regeneration - £560k supporting masterplanning
- Bid submitted – grant vs investment
- Social investment for ‘New Pioneer’ proposition
- Homes England grant (and powers)
- Private investment – creating a market
- RBH - £20m

# OPPORTUNITIES

- Contribution to local and regional residential growth – Rochdale Core Strategy (& GMSF) Potential for up to c.1000 new homes
- Creating an aspirational, quality housing and community offer for current residents
- Connecting the place assets and people
- Reduce concentrations of deprivation
- Develop a Town Centre residential offer
- Accelerate delivery of stalled brownfield sites
- Maximise impact of infrastructure investment in Rochdale Town Centre
- Creating opportunities for local employment
- Strategic opportunity for Rochdale Town Centre

## NEXT STEPS

- A model which works for Rochdale, replicable in GM and other low value, deprived markets
- Residents deal
- Formalising social value outcomes and measures
- Private sector partner procurement
- Establish delivery partnership
- Supplementary Planning Document for Town Centre residential
- Greater Manchester – Town Centre challenge, key part of inclusive growth
- Social investment for pioneer employment model
- Creating Town Centre residential market – mix and balance



