

**Subject: Housing Market Renewal
Programme 2008 - 2009**

Status: For Publication

Report to: Cabinet

Date: 19th March 2008

Report of: Head of Regeneration

Portfolio

Holder: Cabinet Member for Regeneration

Key Decision: Yes

Forward Plan General Exception Special Urgency

1. PURPOSE OF REPORT

- 1.1 To approve the proposed Housing Market Renewal Programme for 2008 – 2009.
- 1.2 To seek delegated authority for the Head of Legal Services in consultation with the Cabinet Member for Regeneration to sign the contract agreements (form of commencement agreements) for the housing improvement works.
- 1.3 To seek delegated authority for the Head of Regeneration in consultation with the Cabinet Member for Regeneration to agree any amendments to the proposed programme should they be required following level announcement of HMR resources.

2. CORPORATE PRIORITIES

- 2.1 The matters discussed in this report impact directly on the following corporate priorities and associated corporate objective.
 - Delivering Quality Services to Customers (Customers, Improvement)
 - Delivering Regeneration across the Borough (Economy, Housing)
 - Keeping Our Borough Clean and Green (Environment)
 - Promoting Rossendale as a cracking place to live and visit (Economy)
 - Improving health and well being across the Borough (Health, Housing)

3. RISK ASSESSMENT IMPLICATIONS

3.1 All the issues raised and the recommendation(s) in this report involve risk considerations as set out below:

- There is insufficient funding within the Council's Housing Capital Programme to fund these activities. Therefore, the new programme can only start to be delivered once the allocations for the 2008/2009 programme are confirmed

4. BACKGROUND AND OPTIONS

4.1 The East Lancashire Pathfinder – Elevate – has made a bid for further Housing Market Renewal resources to the Department for Communities and Local Government (CLG).

4.2 The overall bid amounts to over £156.45million for the period 2008 – 2011 and included an indicative allocation of £2.59 million per year for a three year period for Rossendale's Housing Market Renewal Programme.

4.3 An announcement was made by the CLG on 28th February 2008 confirming that the bid had been successful and £150million had been awarded to Pennine Lancashire for the three year period. However, the precise final details of the allocation have still to be confirmed.

4.4 During the past year Officers have met with Ward Members to discuss the delivery of the programme and develop an outline programme for 2008/2009 which fits within the criteria for funding and which continues the current renewal programme based around refurbishment and retention. (Members will be aware of the consultation that has already taken place through the development of the Area Action Plan for Bacup, Stacksteads & Britannia and that it was clear from community representations that retention and refurbishment of the existing stock should be the priority).

4.5 Elevate have also undertaken a Review of Investment Priorities which sought to prioritise neighbourhoods for funding based on low house prices and the prevalence of vacant properties. This exercise has restricted future HMR funding to those neighbourhoods deemed most 'at risk' and resulted in a prioritised list of neighbourhoods across the Pathfinder area.

4.6 During 2007 Elevate introduced new policies relating to housing renewal works which concentrates funding resources into face lifting projects and limits the average amount to be spent on each property. These new policy developments have been taken into consideration in developing the new programme.

4.7 The components of the proposed programme are as follows:

Measure	2008 - 2009
Housing Improvement	£1,907,429
Environmental Schemes	£284,081
Neighbourhood Management	£210,000
Administration & Management	£188,490
	£2,590,000

4.8 This programme will be supported by match funding from the Council's Housing Capital Programme for the housing improvement works (facelifting) although the exact amount has yet to be agreed and will be dependent upon the allocation made to the Council through the Single Capital Pot.

4.9 The proposed programme maintains a range of measures aimed at both improving the housing stock and environment within the priority neighbourhoods. The details of the programme are as follows:-

- **Housing Improvement – Face-lifting:** - the 2008-2009 programme will continue to focus on Bacup in accordance with Elevates list of priority neighbourhoods detailed in section 4.4 above. The facelifting programme will include 126 properties in the Dale Street area. It is possible that the actual numbers of properties improved over the year may increase if further funding becomes available.
- **Environmental Schemes** –these schemes will continue to be managed by the Head of Streetscene and Liveability and will be closely linked with the activities of the Councils NEAT Officers and the housing renewal schemes. Environmental projects are likely to include waste management improvements, off street parking and open space improvements.
- **Neighbourhood Management** - this service is delivered through the Streetscene and Liveability Unit and provides direct linkages to the Council's core services and partner agencies. Part of the role of the neighbourhood management team will be to improve engagement with local residents and develop activities that can bring about a lasting change for neighbourhoods.

4.10 As the DCLG have not confirmed the funding resources to the Pathfinder at the time of writing this report, it may be necessary to amend the individual project amounts should the final allocation differ from the bid.

4.11 It is proposed that agreement to any amendments be delegated to Head of Regeneration in consultation with the Cabinet Member for Regeneration.

4.12 Members may recall that the Council has entered into a partnering contract (PPC2000) with Craig Hambling Limited. Under the terms of the PPC2000,

each phase of the housing renewal work will be authorised through the execution of a Form of Commencement Agreement, signed by both parties.

- 4.13 It is proposed that signing of the contract agreements (form of commencement agreements) for the housing improvement works be delegated to the Executive Director of Regulatory Services in consultation with the Cabinet Member for Regeneration.

COMMENTS FROM STATUTORY OFFICERS:

5. SECTION 151 OFFICER

- 5.1 The recent report to Members (Cabinet & Council – February 08) “Capital Programme 2008/09 & beyond” stated that both HMR resources and the single capital pot allocations had yet to be approved. Approval of the Capital programme was therefore subject to final confirmation of resources.

6. MONITORING OFFICER

- 6.1 This is an important report in the context of delivering quality services to customers.

7. HEAD OF PEOPLE AND ORGANISATIONAL DEVELOPMENT (ON BEHALF OF THE HEAD OF PAID SERVICE)

- 7.1 There are no HR Implications.

8. CONCLUSION

- 8.1 Rossendale has a successful track record in delivering the Housing Market Renewal Programme in the area which is both recognised by Elevate and GONW. The 2008-2009 continues this programme and provides a real opportunity to improve the quality of life for local residents.

9. RECOMMENDATION(S)

- 9.1 That the Housing Market Renewal Programme for 2008 – 2009 be approved
- 9.2 That delegated authority be granted to the Executive Director of Regulatory Services in consultation with the Cabinet Member for Regeneration to sign the contract agreements (form of commencement agreements) for the housing improvement works.
- 9.3 That delegated authority be granted to the Head of Regeneration in consultation with the Cabinet Member for Regeneration to agree any amendments to the proposed programme should they be required following level announcement of HMR resources.

10. CONSULTATION CARRIED OUT

10.1 Cabinet Member for Regeneration, Ward Members

11. EQUALITY IMPACT ASSESSMENT

Is an Equality Impact Assessment required Yes

Is an Equality Impact Assessment attached Yes

12. BIODIVERSITY IMPACT ASSESSMENT

Is a Biodiversity Impact Assessment required Yes

Is a Biodiversity Impact Assessment attached Yes

Contact Officer	
Name	Steve Jackson
Position	Housing Market Renewal Manager
Service / Team	Regeneration Unit
Telephone	01706 252401
Email address	stephenjackson@rossendalebc.gov.uk

No background papers