

Subject: Housing Market Renewal
Programme 2009 - 2010

Status: For Publication

Report to: Cabinet

Date: 18th March 2009

Report of: Head of Regeneration

Portfolio

Holder: 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 2009 - 10.
- 1.2 To seek delegated authority for the Executive Director - Business in consultation with the Portfolio Holder 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 Portfolio Holder for Regeneration to agree any amendments to the proposed programme should they be required following the allocation of HMR resources being received.

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 2009/2010 programme are confirmed.

4. BACKGROUND AND OPTIONS

4.1 In 2008 the Elevate Housing Market Renewal Pathfinder received a funding allocation of £50million for the 2009/10 and £48million for 2010/11 Programmes. In the lead up to the 2009/10 financial year, Pathfinders have been invited to submit proposals for between 10% above or below their original allocations. Elevate has made a submission to the Department for Communities and Local Government (DCLG) in support of an increase in the indicated allocation of Housing Market Renewal (HMR) Funding by 10%.

4.2 The revised bid amounts to over £107.8million for the period 2009 – 2011 and included an indicative allocation of £2.87 million per year for a two year period for Rossendale's Housing Market Renewal Programme, although the exact amount will be finalised once the Elevate allocation is known.

4.3 No announcement has yet been made by DCLG / Homes and Communities Agency (HCA) regarding the allocations for the coming two financial years, although an announcement was expected in late January.

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 2009/2011 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 and 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 (subject to allocations):

Measure	2009 - 2010
Housing Improvement	£2,196,359
Environmental Schemes	£284,081
Neighbourhood Management	£150,000
Administration & Management	£244,150
	£2,874,590

- 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 proposed programme are as follows:-

- **Housing Improvement – Face-lifting:** - the 2009 -10 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 around 180 properties although the number of properties and schedule of works is dependent on the funding allocation received.
- **Environmental Schemes** – these schemes will continue to be managed by the Communities Team, and will be closely linked with the activities of the Councils Area Officers and the housing renewal schemes. Environmental projects are likely to include waste management improvements and open space improvements.
- **Neighbourhood Management** - this service is delivered through the Communities Team 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/HCA 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 allocations 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 Portfolio Holder 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 - Business in consultation with the Portfolio Holder for Regeneration.

COMMENTS FROM STATUTORY OFFICERS:

5. SECTION 151 OFFICER

- 5.1 Financial matters are noted in the report. The HMR programme is funded externally through ELEVATE grants.

6. MONITORING OFFICER

- 6.1 No comments.

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

- 7.1 No Human Resources implications arising from the report.

8. CONCLUSION

- 8.1 Rossendale has a successful track record in delivering the Housing Market Renewal Programme in the area which is recognised by Elevate and GONW. The 2009 – 2010 Programme will continue this 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 2009 - 2010 be approved.
- 9.2 That delegated authority be granted to the Executive Director - Business in consultation with the Portfolio Holder 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 Portfolio Holder 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 Portfolio Holder for Regeneration, Ward Members, Elevate East Lancashire,

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

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Background Papers	
Document	Place of Inspection
Programme and Project Files	Room 206, Futures Park