

Subject: HOUSING MARKET RENEWAL PROGRAMME 2006/07 – SCHEME DETAILS **Status:** FOR PUBLICATION

Report to: CABINET **Date:** 2ND AUGUST 2006

Report of: CHIEF EXECUTIVE

Portfolio

Holder: CABINET MEMBER FOR REGENERATION

Key Decision: YES

Forward Plan General Exception Special Urgency

1. PURPOSE OF REPORT

- 1.1 To report on the scheme details and location of the proposed face-lifting and block repair projects to be carried out under the partnering contract entered into with Craig Hambling Limited on 10th April 2006 for the Elevate group repair and face-lifting works 2006 – 2010.
- 1.2 To agree to the development of a list of reserve schemes should the agreement of residents not be forthcoming.

2. CORPORATE PRIORITIES

- 2.1 The matters discussed in this report are linked to and support the following corporate priorities:
- *Streetscene and Liveability (Environment)*
 - *Finance and risk management (Improvement)*
 - *Delivering Regeneration across the Borough (Economy)*

3. RISK ASSESSMENT IMPLICATIONS

- 3.1 All the issues raised and the recommendations in this report involve risk considerations as set out below:
- Funding for the proposed contract is available through the Housing Market Renewal Programme. Whilst the allocation for Rossendale has been agreed, at the time of writing this report the Pathfinder had not agreed the final details of the Funding Agreement with the Department of Communities & Local Government (DCLG). Effectively, this means that any contracts entered into before the Funding Agreement is finalized are 'at risk' to the Local Authority.

In this instance, whilst the Programme could be approved 'in principle', the Council should only sign the contract agreements once the funding offer has been finalised.

If no Contract is being signed before funding is finalised then no risk.

4. BACKGROUND AND OPTIONS

- 4.1 Elevate has been working with the five East Lancashire Authorities to facilitate a co-ordinated approach to the Private Sector Housing Group Repair and Face-lifting work. On 29th March 2006, Cabinet approved the appointment of Craig Hambling Limited as partnering contractor for the period 2006 – 2010. Cabinet further waived the Contract Procedure Rules which could not be complied with due to the nature of the partnering contract concerned.
- 4.2 On 10th April 2006, the Council entered into the partnering contract (PPC2000) with Craig Hambling Limited, and phase pricing commenced. Under the terms of the PPC2000, each phase will be authorised through the execution of a Form of Commencement Agreement, signed by both parties.
- 4.3 Face-lifting phase 4 works to the rear elevations of 2 – 12 Hindle Street (evens) and 181 – 187 Newchurch Road (odds), Stacksteads has now been formulated, agreed and commenced.
- 4.4 Proposals for Phase 5 face-lifting works for 2006 - 2007 have been formulated in conjunction with the Cabinet Member for Regeneration and the Ward Members for Bacup and Stacksteads. The work will concentrate on properties in the Newchurch Road area and will include the following: -
- Stone cleaning and pointing to the front elevations.
 - Rendering to some gable elevations.
 - Rebuilding of some front garden walls and steps.
 - Installation of some railings and gates, and
 - Replacement of landing railings.

The total cost of the works is likely to be in the region of £570,000.

- 4.5 It is also proposed to develop a list of 'reserve schemes' focussing in the Bacup and Britannia area, which may be brought into the Programme should further funding become available. Details of these potential schemes will be developed in conjunction with Ward Members, and will be reported to a later meeting of Cabinet. Potential schemes could include properties in the following areas:-
- Mill Street/ Hope Street area, Bacup,
 - Dale Street area, Bacup.
 - Albert Terrace/Shepherd Street/Ash Terrace area, Bacup.
 - Co-operation Street/Industrial Street, Regent Street, Inkerman Street area, Bacup, and
 - Rochdale Road and New Line area.

- 4.6 SRB funding has been secured to offer a 75% grant towards improvement works to shop frontages. This will be delivered in conjunction with the face-lifting works in an effort to bring about a comprehensive improvement to the Newchurch Road corridor.
- 4.7 Proposals for Phase 1 Block Repair works have also been formulated in conjunction with the Cabinet member for Regeneration and Ward Members for Bacup and Stacksteads. This involves the following:-
- a) External block repair scheme to numbers 2 – 16 and 1 – 11 Miles Avenue, Stacksteads. The Scheme involves re-slating, pointing and rendering front, rear and gable elevations, replacement windows and doors (where appropriate), fencing, paving and block paving to hard-standing. The scheme will provide a comprehensive external transformation to these homes. The total cost of the block repair works is £368,510.30.
- 4.8 It is also proposed to develop a list of 'reserve schemes' to continue the works in the adjacent areas, which may be brought into the Programme should further funding become available. As before, details of these potential reserve schemes will be developed in conjunction with Ward Members, and will be reported to a later meeting of Cabinet

5. COMMENTS OF THE HEAD OF FINANCIAL SERVICES

- 5.1 As financing for the programme is being made by SRB with the balance coming from shop owners there are no direct financial implications for the Council.

6. COMMENTS OF THE HEAD OF LEGAL AND DEMOCRATIC SERVICES

- 6.1 The risk outlined in 3.1 is a low risk to the Council as the recommendation is to only sign the Agreement once funding is in place.

7. COMMENTS OF THE HEAD OF HUMAN RESOURCES

- 7.1 None

8. CONCLUSION

- 8.1 This scheme represents the 3rd year of investment from the Pathfinder to bring about a lasting change for the Bacup, Stacksteads and Britannia area. The Council is committed to delivering a programme focussing on retention and renewal of existing housing stock. The proposals in this report continue to deliver that programme and identify additional areas for investment through the identification of reserve schemes.

9. RECOMMENDATION(S)

- 9.1 That the proposals contained in this report at paragraphs 4.4 to 4.8 be approved.
- 9.2 That the Contract agreements for Phase 5 face-lifting works and Phase 1 Block Repair work be delegated to the Head of Legal and Democratic Services should only be signed once the funding agreement has been finalised.
- 9.3 That delegated authority be given to the Head of Service for Economic Regeneration and Strategic Housing in consultation with the Cabinet Member for Regeneration to select and approve reserve schemes where appropriate.

10. CONSULTATION CARRIED OUT

- 10.1 Scheme residents
- 10.2 Cabinet member for Regeneration and Ward Members.

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Background Papers	
Document	Place of Inspection
Previous report to Cabinet, dated 29 th March 2006	Futures Park, Room 119
Previous report to Cabinet, dated 7 th June 2006	Futures Park, Room 119
Project Files	Futures Park Rooms 118 & 119