

Subject: Housing Market Renewal
Programme 2007 - 2008

Status: For Publication

Report to: The Cabinet

Date: 21st February 2007

Report of: Head of Economic Regeneration & Strategic Housing

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 2007 – 2008.
- 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.

2. CORPORATE PRIORITIES

- 2.1 The matters discussed in this report are linked to and support the following corporate priorities:
- *Housing*
 - *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 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 2007/2008 programme are confirmed

4. BACKGROUND AND OPTIONS

- 4.1 The East Lancashire Pathfinder – Elevate – was successful a bid for further Housing Market Renewal resources to the Office of the Deputy Prime Minister and, after some delay, funding was confirmed in August2006.
- 4.2 The overall bid amounts to £100million for the period 2006 – 2008 and included an allocation of £4.million for Rossendale’s Housing Market Renewal Programme. This sum was apportioned over the two years with £1.8million being allocated in 2006/2007 and £2.2million allocated for 2007/2008. The 2007/2008 allocation for Rossendale was approved by the Elevate Board in January 2007.
- 4.3 During the past year Officers have met with Ward Members to discuss the delivery of the programme and develop an outline programme for 2007/2008 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).
- 4.4 Elevate have also recently introduced some new policies relating to housing renewal works which seek to concentrate funding resources into face lifting and which limit the average amount to be spent on each property. These new policy developments have been taken into consideration in developing the new programme.
- 4.5 The components of the proposed programme are as follows:

Measure	2007 - 2008
Housing Improvement	£1,463,046
Environmental Schemes	£302,356
Neighbourhood Management	£234,598
Administration & Management	£200,000
	£2,200,000

- 4.6 This programme will be supported by £200,000 match funding from the Council’s Housing Capital Programme for the housing improvement works (facelifting and block repair).
- 4.7 Whilst a number of options were considered in the development of the 2007-2008 programme, Members were very concerned that to date little housing renewal activity has taken place in Bacup and felt that the programme now

needed to concentrate its resources in that area. Therefore, the proposed programme includes a range of measures details of which are as follows:-

- **Housing Improvement** – this focuses on two renewal initiatives: -
 - **Face-lifting**: - it is proposed to focus the 2007-2008 programme on Bacup. The facelifting programme will include 100 properties commencing with the Mill Street/Hope Street and Albert Terrace areas. It is possible that the actual numbers of properties improved over the year may increase if further funding becomes available.
 - **Block Repair** : – this is a project which focuses on 24 properties which require more intensive improvement works such as complete re-roofing. Whilst Elevate intend to focus more resources on facelifting schemes they have agreed resources to complete the scheme in the Stuart Avenue/Miles Avenue area of Stacksteads which commenced in 2006.
- **Environmental Schemes** –these schemes will continue to be managed by the Head of Streetscene and Liveability and are now more 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 now 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.

4.7 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.

4.8 It is proposed that signing of the contract agreements (form of commencement agreements) for the housing improvement works be delegated to the Head of Legal and Democratic Services in consultation with the Cabinet Member for Regeneration.

5. COMMENTS OF THE HEAD OF FINANCIAL SERVICES

5.1 Approval of the programme will require the allocation of £200k from the Councils capital resources. It is anticipated that as last year £685k will be received as a capital grant to support the Housing programme – to be confirmed in February 2007.

5.2 The Full capital programme and resources for 2007/08 – 2009/10 is on this agenda for Member approval

6. COMMENTS OF THE HEAD OF LEGAL AND DEMOCRATIC SERVICES

6.1 There are no immediate legal implications

7. COMMENTS OF THE HEAD OF HUMAN RESOURCES

7.1 No specific comments.

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 2007-2008 continues this programme, moving now into Bacup, 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 2007 – 2008 be approved

10. CONSULTATION CARRIED OUT

10.1 Cabinet Member for Regeneration, Ward Members

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No background papers