

Subject: Housing Market Renewal
Programme 2010 - 2011

Status: For Publication

Report to: Cabinet

Date: 17th March 2010

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 2010 - 11.
- 1.2 To seek delegated authority for the Director of Business in consultation with the Head of Regeneration to formalise the adoption of the new Regenerate Pennine Lancashire Framework Agreement for Housing Renewal works on completion of the procurement exercise.
- 1.3 To seek delegated authority for the Director of Business in consultation with the Portfolio Holder for Regeneration to sign the contract agreements for the housing improvement works.
- 1.4 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:-
 - Delivering quality Services to our customers
 - Delivering regeneration across the Borough
 - Encouraging healthy and respectful communities
 - Keeping our Borough clean, green and safe
 - Promoting the Borough
 - Providing value for money services

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 2010/2011 programme are confirmed.

4. BACKGROUND AND OPTIONS

- 4.1 Regenerate Pennine Lancashire (the new name for Elevate East Lancashire – the Housing Market Renewal Pathfinder for Pennine Lancashire) has received a funding allocation of £48million for the 2010/11 Programme. Of this, the allocation for Rossendale's Housing Market Renewal Programme in 2010 - 2011 is £2,194,000, as agreed by the Elevate/Regenerate PL Board on 26th June 2009.
- 4.2 Regenerate Pennine Lancashire undertook a Review of Investment Priorities which has prioritised 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.
- 4.3 In addition to existing policies relating to housing renewal and environmental works, Regenerate Pennine Lancashire has also introduced a policy which allows for the facelifting of the commercial part of mixed use properties where they form part of a terraced block. These new policy developments have been taken into consideration in developing the programme.
- 4.4 Officers meet with Ward Members on a monthly basis to discuss the delivery of the programme and have developed an outline programme for 2010/11 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 took 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). Over the lifetime of the HMR Programme, over £8million has been spent on housing improvement works to almost 750 properties and environmental improvement works to the value of £1.2million have been carried out.

4.5 The components of the proposed programme are as follows (subject to allocations):

Measure	2010 - 2011
Housing Improvement	£1,603,065
Environmental Schemes	£200,000
Neighbourhood Management	£143,605
Administration & Management	£247,330
	£2,194,000

4.6 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.

4.7 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 2010 – 2011 programme will focus on Stacksteads in accordance with Regenerate's list of priority neighbourhoods detailed in section 4.2 above. The facelifting programme will include around 100 residential properties and 5 shops with living quarters above although the number of properties and schedule of works will vary dependent on take up of the scheme and condition of properties.
- **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 in areas adjacent to areas of housing improvement.
- **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 (including environmental improvements) that can bring about a lasting change for neighbourhoods.

4.8 It is proposed that agreement to any amendments be delegated to Head of Regeneration in consultation with the Portfolio Holder for Regeneration.

4.9 Regenerate Pennine Lancashire is currently undertaking a collaborative procurement exercise for a framework agreement with contractors able to undertake housing based refurbishments and associated environmental improvement works. This work is expected to be complete in April 2010, and

will allow Rossendale to appoint a contractor or contractors through the Framework Agreement without the time and cash expense of tendering works individually. In order to allow works to start on site in April 2010, an interim contract will be let in March 2010 through the existing Partnership Agreement which expires on 31st March 2010.

- 4.10 It is proposed that delegated authority be granted to the Director of Business in consultation with Head of Regeneration to take any steps necessary to formalise the adoption of the Framework Agreement on completion of the procurement exercise.
- 4.11 It is proposed that signing of the contract agreements for the Housing Improvement and Environmental Improvement works be delegated to the Director of 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 and form the basis for the Councils capital programme previously agreed by Members.

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 Resource implications.

8. CONCLUSION

- 8.1 Rossendale has a successful track record in delivering the Housing Market Renewal Programme in the area which is recognised by Regenerate Pennine Lancashire and GONW. The 2010 - 2011 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 2010 - 2011 be approved.
- 9.2 That delegated authority is granted to the Director of Business in consultation with the Head of Regeneration to formalise the adoption of the new Regenerate Pennine Lancashire Framework Agreement for Housing Renewal works on completion of the procurement exercise.
- 9.3 That delegated authority is granted to the Director of Business in consultation with the Portfolio Holder for Regeneration to sign the contract agreements for the housing improvement and environmental works.

9.4 That delegated authority is 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.

10. CONSULTATION CARRIED OUT

10.1 Portfolio Holder for Regeneration, Ward Members, Regenerate Pennine Lancashire.

11. COMMUNITY IMPACT ASSESSMENT

Is a Community Impact Assessment required Yes

Is a Community 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
Officer Delegation Scheme Ref 15(09)NHR	Room 206, Futures Park