

TITLE: HOUSING MARKET RENEWAL PROGRAMME 2006 - 2008

TO/ON: CABINET / 29 MARCH 2006

BY: ACTING CHIEF EXECUTIVE

PORTFOLIO HOLDER: CABINET MEMBER FOR REGENERATION

STATUS: FOR PUBLICATION

1. PURPOSE OF THE REPORT

- 1.1 To update Members on the current and proposed 2 year HMR programme for the Bacup, Stacksteads and Britannia Housing Market Renewal Area.

2. RECOMMENDATIONS

- 2.1 That the proposed programme be approved.

3. REPORT AND REASONS FOR RECOMMENDATIONS AND TIMETABLE FOR IMPLEMENTATION

- 3.1 The East Lancashire Pathfinder – Elevate – has submitted a bid for further Housing Market Renewal resources to the Office of the Deputy Prime Minister and are expecting an announcement towards the end of March 2006.
- 3.2 The overall bid amounts to £100million for the period 2006 – 2008 and this includes around £4.5million for Rossendale’s Housing Market Renewal Programme. However, It is likely that the amount allocated will be lower that the bid submitted by Elevate and only once the allocation is known will the precise amounts for each of the local authority partners be known
- 3.3 Officers have developed an outline programme 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).

3.4 The programme also seeks to maintain and develop Neighbourhood Management and deliver environmental improvements which are more closely linked to the housing renewal works.

3.5 The components of the proposed programme are as follows:

Measure	2006 - 2007	2007 - 2008	Total
Housing Improvement	£1,297,800	£1,336,734	£2,634,534
Environmental Schemes	£319,300	£328,879	£648,179
Neighbourhood Management	£234,840	£241,885	£476,725
Land Assembly & Remediation	£123,600	£212,180	£335,780
	£1,975,540	£2,119,678	£4,095,218

3.6 The proposed programme includes a range of measures details of which are as follows:-

- **Housing Improvement** – this focuses on three renewal initiatives: -
 - **Face-lifting**: - it is proposed to continue the current programme on Newchurch Road, Stacksteads focussing on those properties fronting onto the main road and moving on towards Bacup. The actual numbers of properties improved over the period will depend upon the allocation received but should be in the region of 160 over the 2 year period. In addition, funding has been included in the 2006/2007 SRB programme to assist with the improvement of shops and commercial premises which lie between many of the domestic properties on Newchurch Road.
 - **Block Repair**: – this is a small project focussing on properties which require more intensive improvement works such as complete re-roofing. For the project to be deliverable, all households within the block need to support and subscribe to the scheme and more work needs to be done to identify blocks which may be appropriate for this type of scheme.
 - **Equity Release Loans**: - there is a small provision to add funding to the council's existing programme of Equity Release loans which assist home owners to undertake internal improvement works. The current programme has met with some success and it is intended to ensure that households within the face-lifting programme have the opportunity to access this scheme should they wish to undertake internal improvements to their properties.

- **Environmental Schemes** – It is intended that these are managed by the Head of Streetscene and Liveability and are 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** - Whilst the partnership with Harvest has been successful in establishing and promoting the Neighbourhood Management project within the HMR area, it is proposed to now deliver this through the Streetscene and Liveability Service. In changing the way Neighbourhood Management is delivered it is hoped that more direct linkages to the Council's core services can be made and therefore more benefits brought to the local community in terms of service improvements. Initially, the Neighbourhood Management project will continue to be delivered by Harvest and activities transferred to the Council from 1s October 2006.
- **Land assembly and Remediation** – a small budget has been proposed to help the Council deal with derelict sites and/or former industrial buildings with a view to improving the site and/or re-marketing the land for re-use. Should savings from the outline budget be required it is likely that this project would be removed from the programme.

3.7 The current programme has continued to deliver to the agreed timescale, costs and outputs and it is anticipated that Rossendale will again spend the full allocation of resources.

4. CORPORATE IMPROVEMENT PRIORITIES

4.1 FINANCE (INCORPORATING PROCUREMENT AND RISK MANAGEMENT)

4.1.1 Funding for the programme is provided by the Housing Market Renewal Pathfinder with a small contribution included in the Housing Capital programme.

4.1.2 Monitoring of the programme is undertaken on a monthly basis with financial claims and forecasts scrutinised by Elevate and Lancashire County Council who are the Accountable Body for the Housing Market Renewal Programme.

4.2 MEMBER DEVELOPMENT

4.2.1 There are no direct implications for Member development arising from this report

4.3 HUMAN RESOURCES

4.3.1 There are no direct implications for human resources arising from this report.

4.4 ANY OTHER RELEVANT CORPORATE PRIORITIES

4.4.1 None

5. RISK

- 5.1 The new programme can only start to be delivered once the allocations for the 2006/2007 programme are confirmed.

6. LEGAL IMPLICATIONS ARISING FROM THE REPORT

- 6.1 There are no implications arising from this report.

7. EQUALITIES ISSUES ARISING FROM THE REPORT

- 7.1 There are no direct equalities issues arising from this report.

8. WARDS AFFECTED

Stacksteads, Greensclough and Irwell

9. CONSULTATIONS

Private Sector Housing Renewal Manager, Head of Streetscene and Liveability.

Background documents:

For further information on the details of this report, please contact:

Steve Jackson, Housing Market Renewal Manager. Tel 01706 252401.