

# **HOME GROUP LIMITED**

Report to Copeland Borough Council's Strategic Housing Panel  
Thursday, 14 January 2010

## **COPELAND REGENERATION PROGRAMME PROGRESS REPORT**

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### **1.0 PURPOSE**

- 1.1 The purpose of this report is to provide Copeland Borough Council Housing Strategy Group with a quarterly update on progress made on the North West Regeneration Programme within Copeland.

### **2.0 BACKGROUND**

- 2.1 In July 2008 Home was granted an extension to the decent homes deadline for 538 properties in the North West to 2013 subject to satisfactory demonstration of progress being made on the regeneration proposals. This was in addition to the previous waiver for Copeland Homes Sheltered Housing Schemes and Victory Crescent. The two programmes have now been merged into one project and we report progress on all the projects together to both the Home Group Board and the TSA.
- 2.2 There are 507 properties within Copeland which are included on the combined waiver.

### **3.0 SCHEME UPDATES**

#### 2007 Waiver Programme

- Powbeck Court, Whitehaven - decommissioned and demolished we have a potential new build scheme for this site of 10 bungalows to progress in the future.
- Walkmill Court, Whitehaven – Phase 1, construction of 20 new build flats on land adjacent to the existing scheme. This is now complete and all existing residents were able to move into their new homes for Christmas.
- Walkmill Court Phase 2 – We have secured £737,000 funding from the HCA for the construction of 11 new build bungalows on the site of the existing Walkmill Court we hope to start the demolition of the

existing building early January with the new build contract starting on site 25<sup>th</sup> January 2010.

- Ehen Court, Egremont –All residents have now moved out of the building and demolition is due to start January 2010. We have been working with Copeland BC planners to develop a new build proposal for the site for 22 flats very similar to the Walkmill Gardens project.
- Greenvale Court, Frizington - tenant consultation to commence in January 2011 as agreed with the residents.

### 2008 Waiver Programme

- Woodhouse, Whitehaven - Phase 1 and 2 Demolition is now complete. Phase 3 demolition of 16 units starts on site in February. We secured £2,016,000 HCA grant for 30 new build properties on the estate and this has now started on site. This was an extremely important milestone for the community to see some new development actually taking place. We hope to start on site in Jan/Feb with the first phase of the external refurbishment works to 33 properties including properties on Woodhouse Road and Wastwater Bungalows.
- Barfs Road, Distington –We are going ahead with the decanting and demolition of 14 dwellings on Gilgarran View which was supported by the local stakeholders. A contractor has been appointed and we are due to start on site in January 2010. We have recently been able to confirm to residents and stakeholders that we will, following their wishes expressed at the consultation, be investing in the other properties on Barfs Road previously proposed for demolition and we will be completing surveys of all the properties in the New Year.
- Wath Brow, Cleator Moor - decanting of tenants and acquisition of owner occupiers is due to complete over the Christmas break and we will be starting on site with the demolition of all the properties in January 2010 with their completion by the end of March.
- Grammerscroft, Millom – Decanting has started on this project but due to the lack of available properties we have brought forward the refurbishment of the properties to be retained and this will now start in Jan/ Feb 2010. This will bring a number of voids back into use so that we can use them as decants for the residents in phase1. We have been working with Copeland BC planners and hope to be able to submit a planning application for the whole of this project in the early New Year. We are also due to submit a bid to the HCA in January for grant for the first phase, 18 units, of this scheme.
- Lapstone House, Millom – the tenants of Lapstone House have all been moved into alternative accommodation, 5 of them in total, to new

bungalows that have just completed at Rottington Road, Millom. Disposal of this building is being progressed as part of the proposed redevelopment of the site for the new health village.

#### **4.0 PROJECT SUMMARY**

- 4.1 We are on programme with the delivery of the North West Regeneration Projects there are some risks particularly around decanting, although we believe that this is not cause for concern as although they may pose a risk to the proposed start and completion dates it is not currently thought to be a risk that would create a problem to the decent homes extension.

#### **5.0 ACTION**

- 5.1 The Strategic Housing Panel are asked to DISCUSS and NOTE this progress report.