

**HOUSING MARKET RENEWAL INVESTMENT PROGRAMME**

**EXECUTIVE MEMBER:** Cllr G Clements

**LEAD OFFICER:** Mike Tichford

**REPORT AUTHOR:** Brian Kirkbride

**Summary:** To present to members the Housing Market Renewal Investment Programme for 2006-2008

<b>Recommendation:</b>	<p>That the Executive approve:</p> <ol style="list-style-type: none"><li>1. The Housing Market Renewal Investment Programme as detailed within the report to support Housing Renewal in South Whitehaven and Whitehaven Town Centre</li><li>2. The revised Housing Investment Programme in light of the increased resources to support the Housing Renewal Investment Programme.</li><li>3. In principle to set aside £47,200 from the balance of preserved Right to Buy capital receipts.</li></ol>
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**Impact on delivering the Corporate Plan:** The Housing Market Renewal Programme will directly assist the Council in achieving the Decent Homes Standard and will address areas of Low Demand Housing through investment targeted at areas of South Whitehaven and Whitehaven Town Centre areas as part of the Housing Market Renewal Initiative in Copeland.

**Impact on other statutory objectives (e.g. crime & disorder, LA21):** Through investing in Housing Market Renewal the Council will have an impact on areas of Low Demand Housing and will help address social issues, which will have an impact on crime and disorder within communities.

**Financial and human resource implications:** The Executive approved the Housing Investment Programme on 4<sup>th</sup> July 2006 as detailed in Appendix A highlighting an allocation of £375,000 for supporting Housing Market Renewal activity in 2006/07. Following discussions with Copeland Homes it has been identified that an increased allocation (totalling £469,400 – increase of £94,400) from our Housing Investment Programme is required to support the Housing Market Renewal Programme in 2006/07 and it is expected that a similar commitment is required from the Housing Investment Programme in 2007/08.

Subject to demands on the Housing Investment Programme approval is sought in principle to support demands on the Renovation Grants Budget through allocation of £47,200 from the Preserved Right to Buy capital receipts (current uncommitted balance £649,244)

The balance of resources to support the programme totalling £171,297 for 2006/07 and £243,756 for 2007/08 will be supported directly through West Lakes Renaissance allocations to support Housing Market Renewal within Copeland. This will be subject to applications being made to West Lakes Renaissance.

**Project & Risk Management:**

The Housing Market Renewal Programme will be undertaken in partnership with Copeland Homes and West Lakes Renaissance. Each project within the Renewal Programme will be subject to risk analysis as part of the appraisal process that will be undertaken by the Cumbria County Council Regeneration Support Team.

**Key Decision Status**

- **Financial:** N/A  
- **Ward:** N/A

**Other Ward Implications:** None

**1. INTRODUCTION**

- 1.1 In April 2005 the Office of the Deputy Prime Minister confirmed that resources were to be made available to address low demand housing issues in the North West Region subsequently it was confirmed in May 2005 that the Regional Housing Board wished to support Furness and West Cumbria for priority investment to establish Housing Market Renewal activity.
- 1.2 Partners including Copeland Borough Council, Allerdale Borough Council Cumbria County Council in association with Residential Social Landlords from all areas and West Lakes Renaissance developed a prospectus to support Housing Market Renewal, which was submitted to Office of the Deputy Prime Minister in November 2005.
- 1.3 Formal approval of the prospectus has now been obtained in July 2006, later than anticipated and at a lower level of investment that originally envisaged. The funding of Housing Market Renewal is to be resourced through Council Housing Investment Programmes and through additional resources, which is to be directed through West Lakes Renaissance. The purpose of this report is to seek approval to the investment programme as developed with Copeland Homes and to allocate resources from the Councils Housing Investment Programme to resource the programme.

**2. HOUSING MARKET RENEWAL PROGRAMME**

- 2.1 The prospectus detailed two areas for initial investment in the first 2 years of the Programme these being South Whitehaven and Whitehaven Town Centre, the basis of the activity targeting these areas is to remodel and restructure the Housing offer to provide a mixed tenure market which is recognised as a model for creating sustainable communities into the future.
- 2.2 The prospectus identified an initial investment programme for South Whitehaven costing £1,314,289 and Whitehaven Town Centre costing £705,145 totalling £2,019,434. Following a reduced allocation of Housing Market Renewal resources over the next 2 years the revised funding breakdown for the individual schemes are as detailed below:

<b>PROJECT</b>	<b>YEAR 1</b>	<b>YEAR 2</b>	<b>TOTAL</b>
Whitehaven Town Centre (HIP)	£156,037	£209,055	£365,092
South Whitehaven (HIP)	£313,363	£260,345	£573,708
South Whitehaven (HMR)	£171,297	£243,756	£415,053
<b>TOTAL</b>	<b>£640,697</b>	<b>£713,156</b>	<b>1,353,853</b>
Housing Investment Programme	£469,400	£469,400	£938,800 (CBC)
Housing Market Renewal (HMR)	£171,297	£243,756	£415,053 (WLR)

- 2.3 The Government Office for the North West have allocated resources based on 2005/06 allocations and guaranteed a minimum of 70% be available in 2006/07 and 2007/08. Clearly identified within the allocation for 2006/07 it has been indicated that an increase in the HIP allocation has been given in order to support the Housing Market Renewal Programme and this increase should be used for this purpose only.
- 2.4 In order to deliver the full ambitions of the prospectus it will a requirement of partners to seek the balance of £766,553 in future years of the Housing Market Renewal Programme which will not be allocated until 2008.

### **3. SCHEME PROGRESS**

- 3.1 WHITEHAVEN TOWN CENTRE - Copeland Homes have identified that initial activity to be undertaken will be upon the planning, design and consultation process for Whitehaven Town Centre. The majority of the expenditure in year 1 will be targeted at this activity as well as seeking to acquire one property by agreement.
- 3.2 SOUTH WHITEHAVEN – Copeland Homes have been undertaking consultation processes on the estates and it is envisaged that stage 3 of the master planning will be complete by October 2006 at which point it is expected that community and stakeholder buy in to proposals will be agreed. Activity undertaken as part of the remodelling of the housing market will be supported through Neighbourhood Management Initiatives, which the council is developing in partnership with Copeland Homes including Neighbourhood Warden proposals.

### **4 REVISED HOUSING INVESTMENT PROGRAMME**

- 4.1 Due to the requirement to increase the amount of Housing Investment Programme allocation to support the Housing Market Renewal Programme it is proposed that the budget allocations for 2006/07 are revised as detailed in Appendix B.
- 4.2 The increase of £94,400 has initially been identified to be supported through the Discretionary Renovation element of the Housing Investment Programme this will reduce resources to support Discretionary Renovation Grants by £94,400 which is equivalent to approximately 7 grant applications. Not wishing to significantly reduce the amount of resources available for Renovation Grants to support Private Sector Housing improvements members are asked to agree in principle to set aside 50% (£47,200) out of the uncommitted balance of Preserved Right to Buy (£649,244), the Preserved Right to Buy being the capital receipts received post stock transfer, as defined in the transfer agreement.

## **5 CONCLUSION**

- 5.1 The revision to the Housing Investment Programme will enable the Housing Market Renewal Programme to make significant progress against its objectives as detailed within the original prospectus.

### **List of Appendices**

[Appendix A – Housing Investment Programme 2006/07 approved 4<sup>th</sup> July 2006](#)

[Appendix B – Revised Housing Investment Programme 2006/07](#)

### **List of Background Documents:**

Executive report 4<sup>th</sup> July 2006 – Housing Investment Programme  
Furness and West Cumbria Housing Market Renewal Prospectus November 2005

### **List of Consultees:**

Corporate team, Paul Robson, Anne Fisher