

## HOUSING MARKET RENEWAL

**EXECUTIVE MEMBER:** Councillor G Clements  
**LEAD OFFICER:** M Tichford  
**REPORT AUTHOR:** M Tichford

### Summary:

**Recommendation:**

1. That the draft of the Housing Market Renewal (HMR) Prospectus is noted (to be circulated).
2. That the Chief Executive and Head of Regeneration are delegated to make a decision as to whether to approve the final HMR Prospectus in consultation with the portfolio holder for Housing and Community Safety.
2. That the proposal for a joint delivery team for HMR and Regeneration are approved in principle and as a basis for developing detailed proposals.

**Impact on delivering Copeland 2020 objectives:** To be confirmed

**Impact on other statutory objectives (e.g. crime & disorder, LA21):** To be confirmed

**Financial and human resource implications:** HMR is a major regeneration initiative on a sub regional scale. It will require significant staff time and funding although a dedicated team will manage the delivery funded by top slicing the budget. Until the Prospectus and delivery plan is agreed it is not possible to quantify implications.

**Project & Risk Management:** A dedicated team using systems and processes agreed with West Lakes Renaissance, who are the primary channel for funding, will manage HMR. The Council's direct involvement will be limited and mainly be in oversight of the scheme, facilitating development and delivery and representing community interests

### Key Decision Status

- **Financial:** No  
- **Ward:** No

**Other Ward Implications:** None

## 1. INTRODUCTION

1.1 Housing Market Renewal (HMR) is an initiative by the Government to redress housing market imbalance, resulting in falling demand and often in dereliction. Three areas outside of the original pathfinders have been identified as targets for the initiative. One of these is Furness

and West Cumbria for which a total of £18 million pounds has been identified over two years. Successful HMR areas may then be able to draw down further funding to reform local housing markets.

- 1.2 West Lakes Renaissance has been managing the process of developing a partnership approach to making a submission to the Regional Housing Board, aided by consultants DTZ. The local authorities and Registered Social Landlords have submitted individual schemes and these have been drawn together to present a limited number of development 'packages'.
- 1.3 It should be noted that the HMR project officers group has, at the time of writing, dismissed Copeland Borough Council Officer's objection to the exclusion of Cleator Moor, Frizington, Egremont and Distington from the programme. Copeland Homes is of like mind to the Council on this matter and both will be submitting strong representations making the case for inclusion of smaller settlements in the strategy, even if outside the two year initial programme.
- 1.4 The Prospectus has to be with the Regional Housing Board by 19 October 2005, with final comments to be received by DTZ on 14 October for incorporation. If the document is available it will be circulated at the meeting.
- 1.5 WLR have proposed that Chief Executives be delegated to approve the Prospectus but that the appropriate committee in each local authority approves the more detailed delivery plans that will follow.
- 1.6 WLR has presented a proposal as to how the HMR will be delivered and the key stakeholders are currently working together to develop an agreed plan. The original proposal from WLR is attached as Appendix A. The proposal suggests that the HMR team would report to the WLR Board and there is some concern about this.

## **List of Appendices**

[Appendix A – Integrated delivery for West Cumbria](#)

## **List of Background Documents:**

### **List of Consultees:**

Corporate Team  
Executive