

Update to Copeland Borough Council on the properties within Home Groups Decent Homes Extension

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Introduction

In July 2008 Home was granted an extension to December 2013 to achieve decent homes compliance for 538 homes across Cumbria, 401 within Copeland. This extension was subject to the TSA confirming that satisfactory progress was being achieved on Home's regeneration proposals for all of these homes. This waiver was in addition to a previous waiver obtained in 2007 for 181 homes including the 127 sheltered properties transferred from Copeland BC as part of the stock Transfer. The two programmes were merged into one during 2009 and we now report progress on this entire waiver programme to the Local Authorities and the TSA.

Progress to Date

The table below highlighting progress to date. All projects have involved extensive community consultation and our options for the homes have been directly influenced by the residents who live in them and in some cases the wider community.

Shp 270510
Item 6,

2007 Extension Properties	Number in Waiver	Current Position	Reason for Change	Project Update	Financial Approval Status
Wyndham Court	21	0	Sold	This property had few remaining residents and was closed down and sold in 2007.	Approved and complete
Powbeck Court	26	0	Demolished	Demolition complete site land banked for future development opportunity.	Approved and complete
Walkmill Court	22	0	Demolished	Phase 1, 20 x 2 bed flats new build complete. All residents moved into their new homes for Christmas. Phase 2 11 x 2 bed bungalows on site completion due Nov 2010.	Demolition expenditure as part of phase 2 Walkmill Court new build.
Ehen Court	24	0	Demolition	Demolition Complete. Planning Application for 22 x 2 bed Flats was submitted to CBC in April. We also hope to bid to the HCA for funding for the project in June 2010.	Demolition expenditure included in Home Group budget 2009/2010. New Build going to Home Groups Exec May 2010
Greenvale Court	34	34		We are currently working on research into the current Housing Market in Frizington and options for the scheme prior to full consultation with residents proposed for May/June 2010	Closure costs included in Home Groups budget 2010/2011 and 2011/2012
Sub Total	127	34			

2008 Extension Properties	Number in Waiver	Current Position	Reason for Change	Project Update	Financial Approval Status
Woodhouse	145	13	112 Demolished 20 Empty awaiting Demolition	Phase 1 & 2 Demolition Complete. Phase 3 Demolition currently on site. Phase 4 Demolition awaiting completion of New Build bungalows. External Refurbishment works on site along with new roofs Flying room planning Application to be submitted June 2010 for start on site October 2010 New Build of 30 bungalows on site and completion expected December 2010. Working with Story Homes to develop housing for sale within Woodhouse.	Group Board Approval May 08 HMR funding secured 2008/9, 2009/10, 2010/11. HCA funding secured for New Build bungalows.
Lapstone House	10	0	Property empty and currently negotiating sale with Cumbria CC	All residents now moved out most moved into the properties recently built on Rottington Rd	Expenditure included in Home Group budget 2009/2010
Barfs Rd Distington	74	60	60	Demolition of 14 currently onsite virtually complete. Refurbishment of 37 due to start April 2011 23 to get decent homes work to be completed by Dec 2010	Demolition expenditure included in Home Group 2009/10 & 10/11 budgets Decent Homes Expenditure within Homes 10/11 Decent Homes Budget. Refurbishment expenditure included in Home Groups budget 2011/12
Wath Brow, Cleator Moor	112	66	30 Demolitions Complete 16 Empty awaiting Demolition	Demolition of phase 1 complete. Demolition ph 2 18 properties held up due to bats due to start Autumn 2010 Refurbishment 8 homes due to start April 2011 56 to get decent homes work to be completed by Dec 2010	Demolition expenditure included in Home Group budget 2009/10 and 2010/11 Refurbishment expenditure included in Home Groups budget 2011/12 Decent Homes Expenditure within Homes 10/11 Decent Homes Budget.
Grammerscroft, Millom	60	46	14 Empty awaiting Demolition	14 Properties now empty awaiting demolition. Currently Decanting remaining residents. Contract for Refurb of 23 Properties now underway including 7 to be used as voids. We hope to submit a	Group Board Approval May 08

				planning application and bid for Funding in June/July 2010	
Sub Total	401	185			
Grand Total	528	219			

Summary

Home Group are currently on program to deliver all projects within the Decent Homes Extension

Action Requested

In May 2009, Copeland BC supported our first annual progress report with a letter confirming that the council were happy with our progress. We then forwarded this letter on to the TSA.

Within this report we outline the end of year position for 2009/10 and would be grateful if Copeland BC could again give their support to the progress we have made.