

CABINET

Housing Regeneration Cabinet Liaison Group

13 March 2012

Joint report of Head of Health and Housing and Head of Regeneration and Policy

PURPOSE OF REPORT				
To consider the establishment and terms of reference of a Housing Regeneration Cabinet Liaison Group.				
Key Decision	<input type="checkbox"/>	Non-Key Decision	<input type="checkbox"/>	Referral from Cabinet Member
Date Included in Forward Plan	N/A			
This report is public.				

RECOMMENDATIONS OF COUNCILLORS LEYTHAM AND HANSON

- (1) That Cabinet approves the establishment and terms of reference of a housing regeneration Cabinet Liaison Group as set out in the report.

1.0 Introduction

- 1.1 During the 2012/13 corporate planning and budget process, Members have been considering their priorities to inform the adoption of a corporate plan for 2012 – 2015. Housing regeneration is one of those priorities and at Cabinet in October 2011 (Minute 48 refers), members reaffirmed their strategic housing regeneration priorities as:

- a) To increase the supply and delivery of affordable housing schemes
- b) To complete the existing unfinished schemes in the west end.
- c) To bring empty properties back into use and

That having reaffirmed the strategic housing regeneration priorities further reports be prepared for Cabinet to consider examining the potential of affordable housing provision for each of those categories through (a) to (d) below which are set out in order of priority:

- a) Options for the completion of outstanding housing regeneration projects at Chatsworth Gardens and Marlborough Road/Bold Street along with the report to include financial options in relation to the Council borrowing to complete the schemes if there is no other external funding available- also that negotiations are entered into with the HCA to agree a change of direction/contractual agreement based upon the possibility that the Council are able to fund completion of the scheme.
- b) The self financed Housing Revenue Account coming into effect from April 2012.
- c) Allocating land in the Local Development Framework and securing contributions from Section 106 agreement and eventually through Community Infrastructure Levy.
- d) The provision of a Lend a Hand mortgage support scheme.

1.2 In addition, the council has been preparing for the implementation of the new self financing regime for council housing which comes into force on 1st April. This will mean the Housing Revenue Account taking on a debt of just over £31m but the current housing subsidy arrangements will cease, giving the council greater autonomy in future. It is in this context that the council will be able to make decisions on investing in its existing housing stock, on enabling any new stock to be built and formulating its own policy around rent levels.

1.3 In recognition of the challenges facing the Council in delivering housing regeneration, the Cabinet Members for Housing and Environmental Health, and Economic Regeneration and Planning consider a Cabinet Liaison Group for Housing Regeneration would assist them in carrying out their roles.

2.0 Proposal Details

2.1 Membership

The group would be chaired by one of the Cabinet Members and in accordance Cabinet Procedure Rule 2.9 in Part 4, Section 5 of the Council's Constitution, participants will be invited by the chairman and could comprise any or all of the following;

- Other Members of the Cabinet
- Other non executive Members of the Council
- Others from outside the Council
- Council officers

It is anticipated that this will include tenant representatives.

2.2 Terms of reference

The purpose of the group would be to assist the Cabinet Members in overseeing implementation of options for housing regeneration priorities including:

- To examine the options for delivering and financing affordable housing schemes through the HRA (including schemes in the West End)
- To examine the viability of building new council homes with a particular focus on meeting the housing needs of the growing population of older people in the medium to long term.
- The adoption of a rent policy for council housing
- Consideration of an empty homes strategy
- Opportunities for affordable housing schemes through the land allocations in the LDF
- The potential impact on residents and the Council of the changes to the welfare reform system
- The adoption of a tenancy strategy for the district
- Any other funding opportunities to support housing regeneration priorities, including any through the council's General Fund.
- To consider housing regeneration related reports prior to being presented to Cabinet, Individual Cabinet Member Decisions or other council committees.

The terms of reference are deliberately wide ranging to enable full consideration of all issues connected with housing regeneration.

3.0 Details of Consultation

3.1 N/A

4.0 Options and Options Analysis (including risk assessment)

	Option 1: To establish a CLG with the terms of reference as proposed in this report	Option 2: To establish a CLG as proposed but with different TOR	Option 3: Not to establish a CLG
Advantages	Will allow for comprehensive consideration of housing regeneration issues.	Would allow for the widening or reducing of the proposed TOR.	Small saving of officer time.
Disadvantages	None.	Substantially different TOR may not provide the Cabinet Members with the information and detail needed to assist them with their portfolio areas.	Missing an opportunity to more systematically discuss housing regeneration issues to support Council objectives.
Risks	None.	Some key issues could be missed.	Housing regeneration issues would be discussed on a more ad hoc basis.

5.0 Conclusion

5.1 Option 1 is the preferred option to support the Cabinet Members in undertaking their roles.

RELATIONSHIP TO POLICY FRAMEWORK

Economic regeneration including housing regeneration.
Corporate plan 2012 – 2015 Health and well being and Economic growth. Improving housing supply, the west end schemes, empty properties and use of the HRA have all been identified as priorities for the coming years.

CONCLUSION OF IMPACT ASSESSMENT

(including Diversity, Human Rights, Community Safety, Sustainability and Rural Proofing)

The proposed CLG should help facilitate sustainable housing regeneration which will improve outcomes for residents of our district.

LEGAL IMPLICATIONS

Legal have been consulted and have no comments to make

FINANCIAL IMPLICATIONS

Financial implications regarding the establishment of a Cabinet Liaison Group will involve the usual costs; that is officer time in administering and supporting the Group, room hire and refreshment costs for meetings and any travel costs for officers and members undertaking any site visits to successful housing regeneration schemes. These costs will be met from within existing budgets and resources.

OTHER RESOURCE IMPLICATIONS

Human Resources:

None

Information Services:

None

Property:

None

Open Spaces:

None

SECTION 151 OFFICER'S COMMENTS

The Section 151 Officer has been consulted and has no further comments.

MONITORING OFFICER'S COMMENTS

The Monitoring Officer has been consulted and has no further comments.

BACKGROUND PAPERS

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