

THE EXECUTIVE

17 FEBRUARY 2004

REPORT OF THE DIRECTOR OF HOUSING AND HEALTH

LOCAL AUTHORITY REGENERATION SCHEMES: BIDS FOR FUNDING FROM REGIONAL POT	FOR DECISION	
<p><i>This report deals with funding bids to progress Council estate renewal schemes.</i></p> <p><u>Summary</u></p> <p>This report provides details of a new Government funding source for Local Authority housing regeneration projects. The funding available for this regional programme is relatively low and is targeted at small to medium size estate renewal schemes.</p> <p>Given the criteria for project bids under this programme, which are set out in the report, it is proposed that support be given to 2 bids for outline estate renewal schemes to benefit London Road / North Street and Cadiz Court.</p> <p>The lead Members for Regeneration and Housing, Health and Social Care have been consulted on this matter.</p> <p><u>Recommendation</u></p> <p>The Executive is asked to support bids under this new funding source for housing regeneration schemes for estate renewal schemes at London Road / North Street and Cadiz Court.</p> <p><u>Reasons</u></p> <p>The potential schemes at these 2 estates best fit the criteria for this new funding source. Securing the funding for estate renewal will bring forward schemes which will assist the Council to achieve the decent homes target and meet broader regeneration objectives.</p>		
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1. Background

- 1.1 The Office of the Deputy Prime Minister (ODPM) have for 2004/05 and future years aggregated the capital resources for housing which had formerly been available under the Housing Investment Programme for Local Authorities and the Housing Corporation's Approved Development Programme for Registered social Landlords

(RSLs). Within this a stream has been created for Local Authority Regeneration Schemes for council housing estates. The Government Office for London (GOL) informed London councils on 23 December 2003 of the criteria and invited bids - with a deadline imposed of 30 January 2004.

- 1.2 The funding available under this programme to the London region is £38.9million for 2004/05 and £41.8million for 2005/06.

2. Criteria for project bids

- 2.1 Projects must deliver an improvement in the condition or replacement of the housing stock to address the future demand for affordable homes and be consistent with overall regeneration plans. It must also be demonstrated that schemes have the support of the local community, in particular from tenants / residents within the specific estate. In particular, the stated criteria are to:

- increase the supply and / or density of homes
- improve energy efficiency and affordable warmth
- produce a safe local environment
- deliver well designed public spaces
- address social exclusion
- produce an innovative approach

3. Proposal

- 3.1 Barking and Dagenham has a number of housing estates which would meet the criteria, though in the great majority of instances schemes are not progressed to the stage where bids could be made and in particular local residents have not been engaged.

- 3.2 At present there are 2 potential projects at London Road / North Street and Cadiz Court which could meet the criteria in that:

- substantial investment will be needed to achieve the decent homes standard
- the opportunity exists to both increase the supply and improve the quality of homes as well as substantially enhance the local environment
- the schemes can contribute to the delivery of wider regeneration objectives
- some consultation with local residents has begun

A report on the regeneration of London Road / North Street was prepared for the Executive on 27 January - the proposed bid is fully consistent with this.

The combined value of the bids is £5,130,000 (the Cadiz Court bid is for £2,500,000 and the London Road/North Street bid is for £2,630,000).

- 3.3 Following consultation with Councillors Kallar and Osborn, lead Members for regeneration and Housing, Health and Social Care, outline bids are being progressed with GOL. The Executive is asked to support this action.

3.4 There remain some details to be established from GOL on any conditions which may be attached to funding - for example, are nominations to the affordable homes produced to be shared. It is planned to report back to the Executive on progress with the bid and provide further details.

Background papers used in the preparation of this report:

- Letter from GOL dated 23 December 2003
- Executive Report - London Road / North Street Redevelopment (Minute 262, 27 January 2004)