

Item 5

REPORT TO CABINET

14TH DECEMBER 2006

REPORT OF DIRECTOR OF
NEIGHBOURHOOD SERVICES

Portfolio – Housing

Private Sector Housing Renewal – Neighbourhood Renewal Assessment

1. SUMMARY

- 1.1 The Council has identified the three priority communities of Chilton West, Dean Bank and Ferryhill Station for housing led regeneration through housing renewal. Each area has a significant proportion of pre 1919 terraced housing and is facing a number of issues including static or falling house prices, high levels of empty properties, increased private landlord ownership and a deteriorating quality of life for residents.
- 1.2 The Master plan for the regeneration of the priority areas of Dean Bank, Ferryhill Station and Chilton West was adopted on 13th July 2006 following a report to Cabinet. The report set out the proposed scope and direction of the intervention highlighted in the Masterplan and identified the projected costs for the redevelopment of sites across the three priority neighbourhoods.
- 1.3 In order to ensure that the interventions proposed by the Masterplan remain valid, it will be necessary to carry out Neighbourhood Renewal Assessments (NRA) for the groups of properties affected in Dean Bank and Chilton West. The aim of an NRA is to confirm the most satisfactory course of action for the properties identified in the Masterplan remains valid.

RECOMMENDATIONS

1. That an approach to procuring the specialist consultancy required to undertake the NRA's required to support the delivery of the Masterplan during its first three years as detailed be approved.
2. That tenders be invited from those firms with the relevant expertise and specialist knowledge to carry out Neighbourhood Renewal Assessments as required to support delivery of the Master Plan under procurement Procedure Rule 6.
3. That a further report be presented on the outcomes of procurement.

3. Background

- 3.1** The Masterplan was adopted by Cabinet on 13th July 2006 and the Council is committed to delivering the housing led regeneration of the three priority areas of Chilton West, Dean Bank and Ferryhill Station.
- 3.2** Guidance issued to local authorities working in areas with poor housing, environmental and socio- economic challenges by the Department of Communities and Local Government (DCLG) formerly the Office of the Deputy Prime Minister, recommends undertaking a Neighbourhood Renewal Assessment (NRA) before carrying out any intervention. This method provides a systematic approach by which local authorities can assess the socio economic benefits of any preferred options to determine if it is the most satisfactory course of action. It is the tool used to underpin delivery of the Master plan and provide the basis of the Statement of Reasons for any subsequent Compulsory Purchase Order (CPO). It is unlikely that any CPO would be confirmed without undertaking a robust NRA therefore such assessment will be vital in the progress of this element of the Masterplan. An NRA was completed in relation to Ferryhill Station in February 2006.
- 3.3** Given the need to ensure that the assessment is up to date prior to the implementation of a CPO it is envisaged that the NRA's will be procured as required during the first three years of the Masterplan. The programme is split into two phases for Dean Bank and Chilton West and it is therefore envisaged that four individual NRA's will be required to support the proposed CPO's.
- 3.4** The process of NRA requires specialist professional expertise, due to the specialist nature of the works to be undertaken and the need to be flexible with the timing for commissioning the work, it is appropriate to invite tenders only from the limited number of firms with the relevant experience and expertise to deliver the service.
- 3.5** It is therefore recommended that the services of a specialist provider be secured for this work under the terms of Procedure Rule 6.

4 RESOURCE IMPLICATIONS

It is envisaged that the indicative cost of the consultants to carry out NRA's for Dean Bank and Chilton West based on the previous NRA carried out at Ferryhill Station will be in the region of £35,000, (£8,750 per each of the four NRA's). The Consultants' fee will be met from the Single Housing Investment Pot (SHIP) funding secured for 2006/08. Any variations to these arrangements will be reported to Cabinet.

5 CONSULTATIONS

This report has been prepared after consultation with the Masterplan delivery project management team.

6 OTHER MATERIAL CONSIDERATIONS

Links to Corporate Ambitions / Values

6.1 The Community Strategy Outcomes include a Borough with Strong Communities where residents can access a good choice of high quality housing. The Council's ambitions mirror the Community Strategy outcomes and are articulated through the Corporate Plan and the Medium Term Financial Plan. Our ambitions include delivering a Borough with Strong Communities with good quality affordable housing in safe neighbourhoods. Undertaking an NRA in the priority communities of Dean Bank and Chilton West will play a direct role in the delivery of these ambitions.

6.2 Risk Management

Undertaking an NRA in the priority communities of Dean Bank and Chilton West, along with effective programme management arrangements will reduce the potential risks of budget overspend and will aid the successful outcome of the programme.

6.3 Health & Safety

The engagement of a specialist provider to undertake the Neighbourhood Renewal Assessments will ensure that no significant Health and Safety issues arise.

6.3 Equality & Diversity

The Council's duties in terms of promoting equality and diversity have been taken into account in the recommendation arising from this report.

6.5 Sustainability

One of the objectives of Neighbourhood Renewal Assessment is to improve the housing choices available to meet current and future demand and to support economic growth by providing modern attractive homes in sustainable neighbourhoods, which will contribute to the delivery of sustainable communities throughout the Borough.

6.6 Crime & Disorder

The Council's duty under Section 17 of the Crime & Disorder Act 1998 has been taken into account in considering undertaking a Neighbourhood Renewal Assessment.

6.7 Legal & Constitutional

The guidance relating to Neighbourhood Renewal Assessment issued by the Office of the Deputy Prime Minister in 2004 and the Planning & Compulsory Purchase Act 2004 have been considered in the recommendation arising from this report

7. OVERVIEW AND SCRUTINY IMPLICATIONS

None

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Wards: All

Background Papers:

ODPM Guidance relating to Neighbourhood Renewal Assessment
Coalfields Housing Renewal - Masterplanning - Report to Cabinet
Private Sector Housing Capital Programme and the Single Housing investment Programme Round 2 - Report to Cabinet
Older Private Sector Housing Regeneration – Developing The Capacity To Deliver Housing Renewal – Report to Cabinet

Examination by Statutory Officers

	Yes	Not Applicable
1. The report has been examined by the Councils Head of the Paid Service or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The content has been examined by the Councils S.151 Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The content has been examined by the Council's Monitoring Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The report has been approved by Management Team	<input checked="" type="checkbox"/>	<input type="checkbox"/>