

Item 5a

REPORT TO CABINET

9th October 2008

REPORT OF THE ASSISTANT CHIEF EXECUTIVE

Portfolio: Social Regeneration & Partnership

LOCAL IMPROVEMENT PROGRAMME – UPDATE ON CURRENT POSITION

1. SUMMARY

- 1.1 This report sets out the current picture across the Borough with respect to the Local Improvement Programme (LIP), and outlines the process that has been followed in considering schemes for determination by the Council.
- 1.2 This covering report is supplemented by 4 project reports identifying priority schemes for consideration by Cabinet.
- 1.3 A more detailed report setting out the options for consideration of additional projects across the Borough will be brought to Cabinet at its meeting to be held on 23rd October.

2. RECOMMENDATION

- 2.1 It is recommended that Cabinet considers and notes the content of the report.

3. LOCAL IMPROVEMENT PROGRAMME

Background

- 3.1 The purpose of this programme is to improve community assets and support community engagement in the regeneration of local areas. As part of this, Local Communities can propose projects against set criteria agreed by Cabinet. Through this programme resources will be released to improve sites and improve the usability of community facilities and buildings across the Borough.

Current Picture

- 3.2 To date 38 projects have been supported since LIP's inception in April 2006 to a value of £1,878,874.
- 3.3 Cabinet will recall that to aid the Programme management and to establish a clear picture of project activity in advance of the end to the programme in March 2009 that a 'cut-off' date for new applications of the end of July 2008 was implemented.

- 3.4 Following the cut-off date an additional 15 projects were submitted in addition to those already in the appraisal system. The total value of all LIP requests received is £1,645,021 over the original envisaged LIP budget of £3.8m.
- 3.5 The oversubscription has been across all Area Forum areas and has resulted in the need to prioritise project activity within the Area Forum areas to ensure that the finite resource available through LIP is used to best effect and has the greatest impact for localities within the Borough. The current oversubscription is broken down as follows;
- Area 1 – Spennymoor over subscribed by £310,317
Area 2 - Ferryhill, Chilton, Cornforth over subscribed by £210,182
Area 3 – Rural East, over subscribed by £116,501
Area 4 – Shildon, over subscribed by £799,956
Area 5 – Newton Aycliffe, over subscribed by £208,065
- 3.6 It is recognised and appreciated that the budget for LIP is fixed and that it can not be increased to meet the oversubscription of schemes because capital resources are fully committed across other programme areas.

4.0 PRIORITISATION PROCESS

- 4.1 Cabinet in 2005 agreed a Housing Land Capital Receipts strategy that outlined a range of project proposals and set out the creation of the Local Improvement Programme. To be eligible for consideration under this strategy all projects need to meet the governments 'regeneration' or 'affordable housing' definition as outlined below;

Regeneration –

“any project for the carrying out of works or activities on any land where –

(a) the land, or a building on the land, is vacant, unused, under-used, ineffectively used, contaminated or derelict; and

(b) the works or activities are carried out in order to secure that the land or the building will be brought into effective use.”

Affordable Housing –

“the provision of dwellings to meet the housing needs, as identified by the local authority, of persons on low incomes, whether provided by the local authority or a registered local landlord ...”

Additional Criteria

- 4.2 When assessing LIP Project requests the following criteria has formed the basis to the wider project appraisal.

Project Criteria

- Social Impact and additional outcomes
- Clear identified need
- Clear consultation
- Links to other regeneration activity
- Value for Money
- Deliverability of the scheme within LIP timeframe
- Leverage of match funding where possible
- Opportunity to phase the project to reduce the funding needed to implement the scheme without affecting the outcomes
- Principal of fair-share across communities within the Area Forum Locality.

4.3 The Area Forum's have also considered the project proposals and comments have been fed into the prioritisation process.

4.4 The 4 projects that are to be considered as part of this Cabinet agenda have been through this process and are regarded as priority projects.

5.0 NEXT STEPS

5.1 A more detailed report outlining all project activity across the Borough and options for allocation of funding is currently being developed and will be presented to Cabinet at the 23rd October meeting.

6.0 OVERVIEW AND SCRUTINY IMPLICATIONS

6.1 There has been no previous consultation or engagement with the Overview and Scrutiny Committees regarding this particular report or projects that are contained as supplementary items to this report.

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Ward: Various

Key Decision Validation: None

Background Papers:

Internal

- 1 Promotion Of The Regeneration Of The Borough Housing Land Capital Receipts To Support Regeneration And Affordable Housing Provision

June 2005

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"/>