

# Item 4

## HEALTHY BOROUGH WITH STRONG COMMUNITIES OVERVIEW & SCRUTINY COMMITTEE

26 JUNE 2007

### REPORT OF THE CHIEF EXECUTIVE

#### **OVERVIEW AND SCRUTINY REVIEW: REGENERATION OF NEIGHBOURHOODS WITH OLDER PRIVATE SECTOR HOUSING PROGRESS ON ACTION PLAN**

##### **SUMMARY**

At its meeting on 25 April 2006 Overview & Scrutiny Committee 3 recommended that the response of Cabinet to the recommendations of the review, together with the implementation timetable outlined, be noted and progress on the Action Plan be reviewed.

Following changes to Committee responsibilities in the Annual Meeting of Council in May 2006, this Review is now the responsibility of the Healthy Borough with Strong Communities Overview and Scrutiny Committee.

The attached schedule details progress to date from the Cabinet's response and action plan following its consideration of the recommendations arising from the work of the Overview and Scrutiny Review into the Regeneration of Neighbourhoods with Older Private Sector Housing.

##### **RECOMMENDATIONS**

1. That the Committee notes progress of the Action Plan for the Overview & Scrutiny Review for Regeneration of Neighbourhoods with Older Private Sector Housing.
2. The Committee reviews progress on the action plan in 6 months.

##### **DETAIL**

1. At its meeting on 8 November 2005 Overview and Scrutiny Committee 3 received and approved the report of the Review Group established to consider the Regeneration of Neighbourhoods with Older Private Sector Housing.
2. The Review Group report, detailing the conclusions and recommendations arising from the review, was presented to Cabinet at its meeting on 16 February 2006 for consideration.

3. At its meeting on 25 April 2006 Overview & Scrutiny Committee 3 recommended that the response of Cabinet to the recommendations of the review, together with the implementation timetable outlined, be noted and progress on the Action Plan be reviewed. The first update on progress was reported at the Overview and Scrutiny committee 2 meeting on 28 November 2006.
4. The attached schedule details progress to date from the Cabinet's response and action plan following its consideration of the recommendations arising from the work of the Overview and Scrutiny Review into the Regeneration of Neighbourhoods with Older Private Sector Housing.
5. A suggested timetable for the implementation of actions is included and responsible officers have been identified.

## **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

## **LIST OF APPENDICES**

1. Overview and Scrutiny Review Group Report: Regeneration of Neighbourhoods with Older Private Sector Housing - Cabinet Response and Action Plan

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<b>Wards</b>	Borough-wide, with particular significance for Chilton and Ferryhill wards
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## **Background Papers**

Regeneration of Neighbourhoods with Older Private Sector Housing:  
Overview and Scrutiny Review Group Report

**OVERVIEW AND SCRUTINY REVIEW GROUP REPORT - REGENERATION OF NEIGHBOURHOODS WITH OLDER PRIVATE SECTOR HOUSING  
CABINET RESPONSE AND ACTION PLAN**

Review Recommendations	Cabinet Response		Implementation	
	Agreed?	Comments	Responsibility	Timescale
1. That the Council's commitment to acting as the lead agency in regeneration of neighbourhoods with older private sector housing be re-affirmed, together with the selection of three areas (at (West) Chilton, Ferryhill Station and Dean Bank, Ferryhill) for priority action through the delivery of the Master Plan for the areas.	Agreed	The Master Plan is complete and was presented to Cabinet in July 2006. Further work has been undertaken to confirm the financial profiles and develop effective solutions to allow all residents to access housing of choice.	A Palmer G Hall	July 2006 then ongoing
2. That a project timetable be included in the Master Plan and that this be used to monitor the delivery of the Regeneration of the Priority Areas.	Agreed	The Master Plan contains a section on delivery, together with indicative timescales. This will be expanded and provided in more detail in a programme business case to be presented to Cabinet in July 2007.	A Palmer G Hall	July 2006 Update by July 2007
3. That selective intervention is undertaken in other areas, as appropriate, to address problems associated with older private sector housing in those areas.	Agreed	A report on the delivery mechanisms for Private Sector Renewal, including Private Sector Licensing of Landlords, will be presented to Cabinet in June 2007.	G Hall	June 2007
4. That, in view of the resources required, the Council engages at a sub-regional level with agencies such as the Durham Coalfields Housing Renewal Partnership, Government Office North East and English Partnerships to examine all possible additional investment and funding opportunities.	Agreed	Officers will continue to attend the Durham Coalfields Housing Renewal Partnership. Secured Single Programme resources and appointed Countywide Coalfield Housing Development Director to feed into work by English Partnerships and the Regional housing Board	G Hall A Palmer	Ongoing  November 2006

Review Recommendations	Cabinet Response		Implementation	
	Agreed?	Comments	Responsibility	Timescale
5. That as there is a range of solutions available to address relevant issues, the most appropriate solution should be identified in each case - with the overall aim of ensuring that the outcome is a sustainable and viable community.	Agreed	Officers will utilise a range of tools to address private sector housing renewal and regeneration of our priority neighbourhoods.	D Hedley	Ongoing
6. That any households displaced by regeneration programmes are offered, as far as is possible, the housing solution most appropriate to their needs.	Agreed	Bespoke relocation packages are being developed to support any household displaced by regeneration programme. Consultants due to provide report including further details and mechanisms for payment.	A. Stephenson J Wilkinson	May 2006
7. That the Council ensures, as far as it can, that any future housing developments resulting from the regeneration of neighbourhoods contain a mix of affordable family housing as well as a social housing element.	Agreed	The implementation of the regeneration of neighbourhoods that includes new house building will ensure a suitable mix of house type and tenures. Overview and Scrutiny Committee 2 carried out a review of affordable housing and the findings of the review were reported in February 2007. The principles established will be used across the priority communities	D Hedley C Myers	Ongoing  February 2007
8. That residents and stakeholders affected by regeneration programmes are consulted and kept informed at all stages of the process.	Agreed	Consultation with residents was fundamental to development of the Master Plan. Stakeholder Group developed to ensure effective community engagement during project delivery.	G. Hall D Hedley G Wood	July - October 2006  April 2007

Review Recommendations	Cabinet Response		Implementation	
	Agreed?	Comments	Responsibility	Timescale
9. That the Council uses all its available powers to achieve these objectives (including use of group repair schemes) to improve homes; use of compulsory purchase to acquire and clear blocks of redundant properties; use of planning and environmental health powers to tackle empty buildings and derelict sites; and consideration off he adoption of selective licensing of private landlords.	Agreed	The Master Plans for Chilton West, Dean Bank and Ferryhill Station will include the use of these available powers. The lessons learned from these interventions will be used to inform the approach to other areas of older private sector housing.	D Hedley E Beevers A Blakemore	Ongoing
10. That the Council works with other partners, such as the Police and County Council to effectively exercise the powers at 9. above.	Agreed	The Crime and Disorder Reduction Partnership and the Local Strategic Partnership are used to support the objectives of the regeneration of areas of older private sector housing.	A Palmer G Hall D Hedley	Ongoing
11. That links are established with other programmes via Neighbourhood Management, to address issues of crime, anti-social behaviour, joblessness, low educational achievement etc.	Agreed	Detailed integration of service delivery to underpin the use of the powers detailed in 10 above is to be provided by a Neighbourhood Management approach across the three communities.	G. Hall A. Palmer D Hedley G Wood	Ongoing

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