

**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. Working with adjacent Durham Districts and English Partnerships, a programme of delivery has been detailed which will assist in securing external funding and clarifying delivery priorities as we move towards the new authority.	G Hall G Wood	July 2006 Update by October 2008
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, was presented to Cabinet in June 2007. Following DCLG approval and necessary notifications licenses have now started to be issued.	G Hall D Hedley	June 2007 August 2008.

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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 continue to attend the Durham Coalfields Housing Renewal Partnership. Secured Single Programme resources and appointed Countywide Coalfield Housing Development Director Further investigation of opportunities for funding for projects through the New Growth Point programme which operates across the Priority Neighbourhoods	G Hall G Wood	Ongoing November 2006 October 2008
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. The Council's Relocation assistance Policy is continually reviewed to ensure that all possible mechanisms are available.	A. Stephenson J Wilkinson	May 2006 Ongoing
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

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8. That residents and stakeholders affected by regeneration programmes are consulted and kept informed at all stages of the process.	Agreed	The Active participation of residents was fundamental to development of the Master Plan. Stakeholder Group developed to ensure effective community engagement during project delivery. This structure is currently being developed to also provide the reference structure for the Neighbourhood Management programme	G. Hall D Hedley G Wood	July - October 2006 October 2008
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 of the adoption of selective licensing of private landlords.	Agreed	The Master Plans for Chilton West, Dean Bank and Ferryhill Station I include the use of these available powers. Group repair schemes have now been completed to blocks of property in Chilton and Ferryhill Station. A compulsory Purchase order was pursued to secure the final properties required to bring forward the third phase of redevelopment at the Rows, Ferryhill Station 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

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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.	G Hall D Hedley A Palmer	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 D Hedley G Wood	Ongoing