

REGENERATION AND HOUSING PANEL

Monday, 14th October, 2019

Present: Councillor Loraine Cox (in the Chair), Councillors Jean Battle, Tony Dobson, Stewart Eaves, Joyce Plummer and Dave Parkins

Apologies Mohammad Ayub

62 Apologies for Absence and Substitutions

An apology for absence was submitted on behalf of Councillor Ayub.

Councillor June Harrison acted as substitute on behalf of Councillor Ayub.

63 Declarations of Interest

No declarations of interest were submitted at the meeting.

64 Minutes of Last Meeting held on 21st August 2019

The Head of Regeneration and Housing referred to the following items in the minutes:

Item 54: Housing Renewal Funding – Establishment of a Working Group

Members were informed that a meeting of the Disabled Facility Grants Working Group had been organised.

Item 56: Town Centre Shop Front Scheme – Presentation

Councillor Battle referred to the problem of shop fronts and the age of the buildings. The Head of Regeneration and Housing reported that various shops were at various stages of improvement and all was progressing well.

Item 57: B With Us Allocations Policy Review

It was reported that the comments made by Members at the last meeting to the East Lancs. wide network group and indicated that these would be taken into consideration when reviewing the Policy.

Item 58: Hyndburn Homelessness Strategy Refresh

Members were informed that the Hyndburn Homelessness Strategy refresh had been driven by the Homeless in Hyndburn Forum.

Members suggested that the former Tax Office would provide suitable accommodation for homeless people. They requested that this matter was given consideration.

Members reported chemicals on the Hargreaves Warehouse site and requested that these were removed. The Head of Regeneration and Housing referred to blighting on this site over many years and the constant need for action and that this site was currently being

monitored. Reference was also made to repairs required to the property at 10 Wilfrid Street and the Paladium, Oswaldtwistle.

Agreed - **That the Minutes be received and approved as a correct record.**

65 Housing Renewal Funding Update

The Regeneration Manager reported on progress with the 2019/20 Regeneration and Housing Funding Programmes (Capital and Revenue). She reported of a £5.5 million total capital programme for 2019/20 and pointed out that it would be unlikely that the full amount would be spent during this financial year. Reasons for this were mainly the large scale of the capital programme and capacity issues.

Members asked how work was contracted and were informed that appointments were made using the Council's procurement rates. They were informed that offices were looking to streamline processes better in order to work smarter.

The Regeneration Manager informed the Panel that steps were being taken to recruit personnel into the vacant posts within the Regeneration Section to replace the two Officers leaving. She referred Members to Appendix 1 to Regeneration and Housing Funding Programmes and highlighted a number of individual projects.

Agreed - **That the report be noted.**

66 Environmental Protection Performance Monitoring

The Head of Regeneration and Housing circulated a report in relation to Environmental Protection performance and indicated that the report considered two of three Key Performance Indicators.

Councillor Plummer reported that she had received a number of complaints about an empty property in the Peel ward (40 Avenue Parade) and requested that this be investigated.

Councillor Dobson pointed out that there had been a big difference on Willows Lane in respect of blighted sites and suggested that the use of technology had contributed to this.

Councillor Battle reported that a number of downspouts were being taken down by residents causing some problems to properties/neighbouring properties when raining heavily. The Head of Regeneration and Housing indicated that he would check the legislation in this respect.

Agreed (1) **That the report be noted; and**
(2) **That the Head of Regeneration and Housing checks legislation in respect of whether properties were required to have downspouts.**

67 Global Resettlement Scheme

The Housing Strategy and Policy Manager submitted a report to inform Members of the introduction of the Global Resettlement Scheme. Members were informed that details of the scheme were attached at appendix 1.

The Head of Regeneration and Housing reported that there was a new Government programme for resettling refugees from all around the world. He indicated that there was another programme in Hyndburn to take a further 10 refugee families within the next 5 years with 5 families in each cluster. He explained the difference between asylum seekers, who have to leave their accommodation once their application for asylum had been determined.

Councillor Dobson referred to residents from London who had settled in the borough recently. He reported that there was some kind of deal to resettle people in the Shires. The Head of Regeneration and Housing reported that many London boroughs were fulfilling their homelessness duties by settling people elsewhere, which legislation enables them to do. He also confirmed that the Council were aware of one household from London who had moved into the Barnfield ward.

Agreed - That the report be noted.

68 Housing Growth

The Head of Regeneration and Housing submitted a report to update the Panel on progress with new housing opportunities and development across the Borough. He provided updates on the following developments:

- Lyndon Park development,
- Parker Place, Rishton
- St. James' Court, Church
- Foxwood Chase, Huncoat
- Thwaites Road

He reported that all of the above developments were selling well with the exception of Huncoat which make slow progress but was now completed and Thwaites Road which was currently being developed.

Members referred to problems created by the development on Thwaites Road for residents and asked if anything could be done. The Head of Regeneration and Housing advised this would have to be raised with the Planning Team.

The Head of Regeneration and Housing reported that there were new housing opportunities for Victoria Street - Oswaldtwistle, Millerfold - Accrington, Ribblesdale Avenue - Accrington and Yorkshire Street - Huncoat. A number of potential planning pre-applications were also referred to including Britannia Mill – Great Harwood, Spring Street - Rishton, Rhoden Road – Oswaldtwistle and Woodnook Mill - Accrington.

Members commented that there had been methane gas spillage problems in previous planning permission in relation to Ribblesdale Avenue and asked if this had been resolved. The Head of Regeneration and Housing advised that this would have to be addressed in the planning application.

The Head of Regeneration and Housing reported that developers could sort out contaminated sites much more easily these days. The Head of Regeneration and Housing also reported that the Huncoat Masterplan had been slowed down to ensure consistency.

Agreed - That the report be noted.

69 Urgent Business

There was no urgent business.

70 The Time and Date of Future Meetings:

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed