23 **Apologies for Absence and Substitutions**

An apology for absence was submitted on behalf of Councillor Dwyer. There were no substitutions.

24 **Declarations of Interest**

There were no declarations of interest.

25 **Minutes of Last Meeting held on 21st September 2015**

The Minutes of the last meeting of the Regeneration and Housing Panel held on 21st September 2015 were submitted for approval as a correct record.

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

26 **Housing Renewal Funding**

The HMR Programme Monitoring Officer submitted a report to inform the Panel on progress with the 2015/16 Housing Renewal Programme. She reported that there had been an increase in spend on Nuttall Street and a number of properties had been subject to compulsory purchase orders. Any objections to the compulsory purchase orders would be considered by the Secretary of State. She explained that the properties on Augusta Street were owned by PlaceFirst and all were occupied, including the former show house.

With regards to equity loans the HMR Programme Monitoring Officer advised that loans on the properties would only be repayable on the death of the owner or the sale of the property. Councillor Plummer expressed concern that the Council could be left with debt if people did not repay the loans. The HMR Programme Monitoring Officer explained that the majority of people had been making payments to repay the loans and that the Council had no concerns about recovering the money as the loan was secured against the value of the property in the same way as a conventional mortgage.

Agreed - That the report be noted.

27 **Woodnook Update**

Using a power point presentation the Regeneration & Property Manager reported on progress with the regeneration projects in the Woodnook area including Okases kabd 2 if the empty homes project, facelift work, public open space and the Woodnook Mill site.
In response to a question about the Woodnook Mill site the Regeneration & Property Manager referred to a large culvert running across the middle of the site and to subsequent contamination issues. She reported that PlaceFirst had given ideas to how the site could be developed to address the water course and site contamination. In response to the facelift contract for the Nuttall Street site she reported that three of the properties had structural problems which were being dealt with under the Building Act and gave details of how the Council were working with the owners of the these properties to rectify this issue. The Chair requested that the Council directed its attentions to ensuring that the commercial properties on Nuttall Street adhered to the building regulations so that there would be no slow-down in progress with regeneration work in this area. The Regeneration and Property Manager explained that the Council was working with the businesses on Nuttall Street and progress was being made.

She also informed the Panel of the successful improvements that had taken place on Clement Street and referred to options for the land which had been created after the Booth Street clearance. Members expressed concern that this piece of land could be targeted for anti-social behaviour and requested that this was taken into consideration when deciding on plans for its use.

Agreed - That the report be noted.

28 West Accrington Report

The Regeneration and Housing Manager reported on Phoenix 1 and a requirement for further regeneration at the top of Savoy Street/Newark Street, which had been an area left out of the original plans. She explained that plans were in place to acquire the remaining properties for regeneration. In respect of Phoenix 2 she reported that progress was good and properties had been and were being sold as completed.

In response to a question about the Church/Oswaldtwistle Gateway, the Head of Regeneration and Housing advised on the impact of the Control of Major Accidents Hazards (COMAH) preventing regeneration in the area. However, he indicated some progress with this with interest from a third party. He reported that the Hargreaves Warehouse had been left out of the plans bearing in mind its listing and separate ownership.

Agreed - That the report be noted.

29 Housing and Environmental Standards

The Environmental Protection Manager submitted a report to update the Panel on actions taken by the Environmental Protection Team in relation to land and buildings that are detrimental to the amenity of the area during the period 3 September 2015 to 5 November 2015. He gave details of action that the Council had taken and progress that had been made in enforcing action on a number of properties.

Councillor referred to several properties to which they had concerns including:

King Street shops
Arnold Street
Pub entrance to Sports Centre
The Environmental Protection Manager indicated that he would visit and inspect each of these properties and update Members accordingly.

Agreed - That the report be noted.

30 Increasing Housing Supply

The Head of Regeneration and Housing submitted a report to update the Panel on bringing new housing development across the borough. He reported that there were signs that the market was moving again. He outlined progress with the key sites including Lyndon Playing Fields, Huncoat strategic sites, Clayton Triangle, Hambeldon Mill, Woodnook Mill and Parker Street in Rishton. He explained that the Huncoat strategic area was a large area and the Council’s aim was to create a masterplan for the site which would be split between employment and housing land. He informed the Panel of the pre-planning application advice sought on a number of sites in the borough.

Agreed - That the report be noted.

31 Accrington Town Centre Report - EXEMPT REPORT

Local Government Act 1972, Schedule 12A – Paragraph 3 Relating to the financial or business affairs of any particular person (including the authority holding that information)

The Head of Town Centre and the Regeneration and Property Manager submitted a report to provide the Panel with an update of issues surrounding Accrington Town Centre.

Agreed - That the report be noted.

32 Urgent Business

- **Pendle Street** - the Regeneration and Property Manager provided a brief update on Pendle Street.

33 The Time and Date of Future Meetings:

Agreed - That the next meeting of the Regeneration and Housing Panel be held on Monday, 25th January 2016 at 10 am.

Signed:………………………………………………

Date: …………………………………………………………

Chair of the meeting
At which the minutes were confirmed