
REGENERATION AND HOUSING PANEL

Monday, 23rd May, 2016

Present: Councillor Clare Cleary (in the Chair), Councillors Mohammad Ayub and June Harrison

Apologies Tony Dobson, Joyce Plummer, Jean Battle and Stewart Eaves

60 Apologies for Absence and Substitutions

Apologies for absence were submitted on behalf of Councillors Dobson, Plummer, Battle and Eaves. There were no substitutions.

61 Declarations of Interest

There were no declarations of interest submitted at the meeting.

62 Minutes of Last Meeting held on 21st March 2016

The Minutes of the last meeting of the Regeneration and Housing Panel held on 21st March 2016 were submitted for approval as a correct record.

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

63 Housing Renewal Funding

The HMR Programme Monitoring Officer submitted a report to inform the Panel on the outturn for the 2015/16 Housing Renewal Programme and to report on the funding to be carried forward for the Housing Renewal Programme for 2015/16 which formed the programme for 2016/17. She reported that surplus funding which had been made available to acquire properties on Corporation Street had been moved into the East Accrington Programme 2016. The Panel was informed that details of Pendle Street and the facelifting project in Rishton were also included in the Housing Renewal Programme report. She referred to appendix 1 which showed a breakdown of all projects, including budget and the amounts spent on projects.

Members asked if improvements could be made to the gardens on Spring Street and if the facelifting scheme in West Accrington would continue.

The HMR Programme Monitoring Officer reported that improvements to gardens on Spring Street would exceed the budget but they would be cleaned up and painted within the allocated budget.

The Head of Regeneration and Housing reported that it had been decided to end the facelifting scheme in West Accrington when the Government ended the former Housing Market Renewal programme prematurely back in 2011.

- Agreed**
- (1) That the Panel noted the outturn for the 2015/16 Housing Renewal Programme; and**
 - (2) That funding be carried forward for the Housing Renewal Programme for 2015/16 to form the programme for 2016/17.**

64 Woodnook Update

The Regeneration and Housing Manager submitted a report to update the Panel on progress with the Woodnook regeneration project. He reported that good progress was being made on all aspects of the project. He reported that 35 of the 64 long term empty properties in phase 1 had been completed and the remainder were due to be completed by the end of July 2016. He explained that a public inquiry regarding the compulsory purchase order of one of the properties had taken place and the result of the Inspector's decision was being awaited. He also reported on the progress of improvement works to 60 properties within Phase 2 and that contracts were being prepared for a further 22 dwellings for the next tranche.

Members referred to the following issues:

- Complaints regarding the standard of sandblasting
- The number of empty houses on Nuttall Street

Members were informed that the sandblasting complaint would be followed up and that the reason that many properties on Nuttall Street remained empty was because some of them formed part of the Phase 2 works.

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

65 West Accrington

The Head of Regeneration and Housing provided the Panel with a progress report on regeneration projects in West Accrington. He reported that Keepmoat were progressing well and that there were 103 properties to be constructed in phase 2 of which 73 had been completed and 67 of those sold. He indicated that the remaining 30 properties were due to be completed by October 2016. He explained that Keepmoat had reported that they had carried out a site investigation on the Steiner Street site and that they would be making a decision on whether they would develop the site for residential housing within the next couple of weeks.

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

66 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 were detrimental to the amenity of the area during the period 2 March to 1 May 2016. He referred to the report which showed properties where action had been completed and the report which showed ongoing action, including new cases. He reported that 3 legal cases had been concluded during this time.

Members referred to a number of properties considered to be causing a detrimental impact on the neighbourhood. The Environmental Protection Manager indicated that he would look into the cases raised.

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

67 Selective Licensing - Next Steps

The Head of Regeneration and Housing submitted a report on the future options for selective licensing. This is currently being considered by the Leader of the Council and Portfolio Holder with lots of evidence and data to consider. He reported that the Council had approved the introduction of selective licensing of private landlords in parts of Accrington and Church in August 2012. He reported that the area was designated for 5 years and the designation was due to end in November 2017 and that the authority would have to consider whether to continue with the scheme or not.

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

68 Supporting People Budget Cuts

The Head of Regeneration and Housing submitted a report to bring to the Panel's attention to the potential impact of Lancashire County Council budget cuts on Hyndburn's Supporting People funded services. He reported that services at risk included housing related support for older people in sheltered accommodation, young people at risk, vulnerable people with mental health problems in supported housing schemes, people with substance misuse, generic housing related floating support and floating support for former offenders. He reported that this could mean the closure of some housing projects resulting in a potential increase in demand for the Council's housing services. He indicated that the Council would have to give consideration to the impact of this on the Council and its services in future years.

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

69 Increasing Housing Supply

The Head of Regeneration and Housing submitted a report to update the Panel on progress with new housing development across the borough. He reported that 19 national and regional house builders had expressed an interest in the development site at Lyndon Playing Fields. He reported on the deadline for submissions and that works on the new football pitches were due to start at the beginning of June 2016. He also referred to other potential housing development sites including Parker Street, Rishton, Steiner Street and the Huncoat Strategic Site. He also informed the Panel that the Council had expressed interest to the Government for the Starter Homes Land Fund. He reported that this was a key part of the Government's initiative to increase and accelerate housing supply nationally.

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

70 Urgent Business

There was no urgent business.

71 The Time and Date of Future Meetings:

Agreed

- That the next meeting of the Regeneration and Housing Panel be held on Monday 18th July 2016.

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed