

REPORT OF THE EXECUTIVE MEMBER FOR HOUSING

1.0 Housing Market Renewal (HMR) update

The confirmed allocation for the Borough for 2010 – 11 is £8,349,651 million. Residents living within the HMR areas will continue to see an ongoing programme of refurbishments, acquisitions and clearance projects as well as some community and environmental initiatives during the year.

Programme Update 2010-11

Refurbishments – Inner South East Area

The refurbishment scheme on Audley Range is complete. The Accrington Road “gateway” scheme (Phase 1) from Audley Range junction to Bank Lane is on site and a traffic management system is in place whilst work is underway. Phase 2 between Bank Lane and Shadsworth Road is planned to start on site in October. A refurbishment scheme to one side of Hall Street in Infirmary is underway and progressing well, the other side will be started in October.

Darwen - Refurbishment work in the St Peter’s Conservation area of Darwen is nearing completion. Work to properties on Joseph Street was completed in July and the schemes on Higher Church Street and Victoria Street are progressing well and due to be completed in October. This will complete the regeneration of the area with all identified properties having been refurbished.

Inner North West – This year refurbishment schemes in the Griffin area will continue. Schemes on Wellington Road, Stansfeld Street and Griffin St are now complete. Schemes on Sandon Street, Bombay Street, Hardman Street, Rodney Street and Norman Street in the Griffin area are all on site and progressing well.

Acquisitions and Demolition – We continue to purchase properties by agreement in Griffin as part of the wider regeneration proposals for the area. Twenty five acquisitions have been completed this year.

Other Projects

The Community Confidence project is continuing this year and will be delivered by Groundwork Pennine Lancashire. The project has started carrying out safety initiatives on properties in the identified areas.

Lock 54 – The development of 131 new homes of mixed tenure and type, will be completed in October 2010 and a launch with partners Places for People is being planned.

Infirmary St - The Infirmary Street development of 29 new homes of mixed tenure and type is on site and progressing well.

Queen Street Development, Darwen – A formal planning application has been submitted by our partners Twin Valley Homes for the development of 98 new homes on the Council’s clearance area and adjacent Woodvale site. The scheme is planned to start on site in November. Consultation with local residents and stakeholders has been well received.

Highfield Park & Pavilion Refurbishment – The refurbishment to the pavilion was completed last year and work to the park was completed at the end of July. A launch event was held on the 20th August and was attended by the lead member for housing, ward councillors, stakeholders and local residents. The community association organised a family fun day with bouncy castle, face painting and games for the children.

Purchase Assistance Loans - The Council continues to offer Purchase Assistance Loans to residents who are displaced through clearance in the Borough, through the administrators Guinness Northern Counties Housing Association.

For further information contact: Subhan Ali on (01254) 585768.

2.0 Work of the Executive Member for Housing Sept 2010 onwards

The Housing Portfolio plays a very important role in the lives of almost all of our residents and communities. We recognise the very important contribution housing makes to economic prosperity, inward investment, health, education and quality of life.

We recognise that this Government has not as yet given any comfort to suggest that Housing will remain a key priority in their funding proposals going forward. We will therefore lobby at every level to influence Government Policy and fight for the best outcome for the people of this Borough.

At this stage we are trying to understand what resources are available, timescales for funding and future implications of the CSR 2010. We will work with officers to understand and evaluate future implications both positive and negative before making any assumptions about the longer term future of our services.

For further information contact Sayyed Osman on 01254 585340