

REPORT OF THE EXECUTIVE MEMBER FOR HOUSING

KINGSWAY EXTRA CARE SCHEME COMPLETION

The Kingsway Extra Care Scheme at the site of the former Ardley Centre, Blackburn is due for handover from the contractors to Housing21 on Tuesday 1st February. This will be followed by a four week commissioning programme so that the first residents are able to move in during the first week in March. The scheme has been developed by Housing21 in partnership with the Council which secured £4.1m of Department of Health funding for the project. Housing 21 are contributing £2,141,072 from their own resources as well as a grant of £1,085,685 from the Housing and Communities Agency (HCA) – a total of £3,226,757 towards the scheme. The total cost of the scheme is just under £7.5m. Housing21 are financing the cost over and above public funds.

The scheme will provide 64 units of accommodation of which four will be two bedroom bungalows for sale on a shared ownership model. The remaining 60 apartments are in the main building. There are eight one bedroom (two person) apartments and 52 two bedroom apartments. All the units of accommodation are fully wheelchair accessible. There are six apartments that are fully wheelchair adapted i.e. they have adjustable work surfaces as well as adjustable cooking hubs.

The scheme will provide a range of facilities that will enhance the quality of life for the residents. There is a restaurant that will be operated by a social enterprise, a well being suite, multi-faith room as well as a residents lounge. The United Reformed church and the Blackburn with Darwen Carers Service will be located in the scheme.

HOUSING REGENERATION AND DEVELOPMENT

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

To the end of December 2010 we have spent and claimed around £6,734,651 of HMR grant on the following projects.

Refurbishments Inner North West – Refurbishment schemes on Sandon Street, Bombay Street, Hardman Street and Norman Street in the Griffin area continue to progress well.

Refurbishments Inner South East – The Accrington Road “gateway” scheme (phase 1 from Audley Range junction to Bank Lane and phase 2 Bank Lane to Shadsworth Road) is on site and a traffic management system is in place whilst work is underway. The scheme was progressing well until

early November when the original contractor ROK went into administration. Alternative contractors have now been secured to complete the schemes and they will re-commence work on site in January 2011.

Refurbishments to one side of Hall Street in the Infirmary area are complete and the block on the opposite side is on site and progressing well.

Refurbishments Darwen – The refurbishment schemes in the St Peter's conversation area is finished. This has completed the housing regeneration of the area with all identified (eligible) properties refurbished.

Griffin Regeneration – Acquisitions in the Griffin area are progressing well with 53 acquisitions completed to date this year. Demolitions in the area have begun with five properties demolished on Coleridge Street. Further demolition is planned to take place early in 2011.

Queen Street Regeneration – Twin Valley Homes received full planning approval on 18th November for their development of 95 new homes. TVH started site investigations on the 29th November. Full building works are planned to start in February.

Infirmary Area Regeneration – All properties on Lock 54 have been completed and Places for People (PfP) are carrying out their final inspections (snagging). An event to celebrate the completion of the development will be planned with PfP. The Infirmary Street development is on site and progressing well.

Community Confidence Project – The project has started carrying out safety initiatives on properties in identified streets across the three Housing regeneration areas.

We continue to work with developers to ensure that standards and specifications of new developments are of the highest quality across the Borough.