

REPORT OF THE EXECUTIVE MEMBER FOR HOUSING SERVICES

HOUSING REGENERATION AND DEVELOPMENT

Housing Market Renewal (HMR) programme update 2010-11

The Council has successfully delivered its planned delivery against the agreed programme for the year. The following projects have been delivered during the course of 2010/11. Sadly the Government has withdrawn Housing Market Renewal funding and this has resulted in the Council not being able to initiate any new projects due to the lack of resource now available.

Griffin Regeneration –

Refurbishments – We have refurbished 137 properties on Wellington Road, Griffin Street, Sandon Street, Bombay Street, Hardman Street and Norman Street.

Acquisitions & Demolition – During 2010 -11 we have purchased an additional 61 properties in Griffin. The council has now acquired 118 properties out of a total of 165 properties identified for clearance. There are 47 properties remaining to be purchased in the red zone.

We have demolished 5 properties on Coleridge Street and 8 on Baldwin Street. Further demolition to selected properties on Hancock Street and Stansfeld Street will commence in April.

Infirmiry Area Regeneration –

We successfully completed refurbishment of 36 properties on Hall Street.

The Places for People (PfP) development of 131 properties at Lock 54 has been completed and an event to celebrate the completion of the development is being held in May.

A photo call was held in March, with our partner's Places for People and Lancashire Constabulary, to celebrate the scheme achieving the Secured by Design Award.

PfP's final phase to develop a further 28 homes on Infirmiry Street is on target for completion in the autumn.

Accrington Road & Audley Range –

The Accrington Road "gateway" scheme is nearly complete, 34 properties out of the 97 properties identified for refurbishment have been completed this year and the remaining 63 properties will be completed in April.

A further 44 properties were refurbished in Audley Range during the year.

The housing regeneration in the area has now finished with all identified properties refurbished.

Darwen Regeneration –

Refurbishments – This year 63 properties on Joseph Street, Entwistle Street, Higher Church Street and Victoria Street in the St Peter's conservation area have been refurbished. This has completed the housing regeneration of the area with all identified (eligible) properties refurbished.

Queen Street Regeneration – Planning permission was granted in November 2010 for the development of 95 new homes. This scheme is being developed by Twin Valley Homes in partnership with the Council and properties will be built by contractors Wates Living Space.

A photo call was held in February to officially launch the development and a newsletter was distributed to local residents and business' to keep them informed of progress.

Community Confidence Project – The project carried out 63 safety initiatives on properties in identified streets across the three Housing regeneration areas.

Secured by Design – Secured by Design is a nationally recognised Police Accreditation scheme which has been granted to 8 new housing developments across the Borough, along with one accredited park refurbishment, during 2010/11, these are:

- The Valley Lane, Livesey Green, Whitendale Crescent and Dunoon Drive housing developments by Twin Valley Homes.
- The Mosley Street and Audley Range developments by Great Places
- The Brandyhouse Brow development by Guinness Northern Counties
- The Lock 54 development by Places for People.

- Highfield Park in the Infirmary area - Highfield Park became the first park in the Borough to receive this prestigious award and will compliment the exemplar housing regeneration carried out in the Infirmary Waterside area. The major refurbishment work was funded by the Big Lottery Fund and the Council.

Kingsway extra Care Scheme -

The Kingsway Extra Care Scheme at the site of the former Ardley Centre, Blackburn is now open and the first residents have moved in. The scheme has been developed by Housing 21 in partnership with the Council.

Housing 21 secured £4.1m of Department of Health funding for the project which complimented £2,141,072 from their own resources as well as a grant of £1,085,685 from the Housing and Communities Agency (HCA). The total cost of the scheme is just under £7.4m.

The scheme provides 64 units of accommodation of which four are 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. The new restaurant "The Olive Branch" is now open to none residents and residents and is proving very popular. The United Reformed church has held its inaugural service and is now holding regular services.

The Government has withdrawn all funding through the Department of Health and other schemes for this type of development. The Council will now have to consider different and innovative ways of being able to continue its delivery of this transformation programme for older persons accommodation.

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