

REGENERATION

A record of decisions made by the Executive Member with responsibility for Regeneration on:-

MONDAY 10TH DECEMBER, 2007

following consideration of the matters detailed below in the presence of:-

Councillor Zaman	Executive Member for Regeneration
Councillor Mrs. Brierley	Major Opposition Spokesperson
Councillor D. Wilkinson	Minor Opposition Spokesperson
Mr. K. Davies	Director of Development and Regeneration
Mr. J. Smethurst	Chief Housing and Regeneration Officer
Mr. M. Kelly	Chief Economic Strategy Officer
Mr. I. Ankers	Director of Housing Services
Ms. C. Riley	Housing Services Business Manager
Mrs. C. Sutton	Head of Strategic Development
Mr. P. Lamb	Senior Project Officer
Ms. J. Wyatt	Group Accountant
Mr. R. Binks	Policy Accountant
Mrs. M. Horrocks	Housing Quality Assurance Manager
Mrs. V. Ridge	Principal Democratic Services Officer

62. MONITORING OF EXECUTIVE MEMBER DECISIONS

The Director of Legal and Democratic Services submitted a report which contained monitoring information related to decisions taken at the Executive Member's previous meetings.

The Executive Member for Regeneration NOTED the

progress on decisions previously taken, as detailed in the Appendix to these minutes.

63. BASELINE ANALYSIS OF THE WIDER FARNWORTH AREA

The Director of Development and Regeneration submitted a report which informed the Executive Member of the proposed baseline analysis of the wider Farnworth area.

The Executive Member was advised that the analysis would provide the evidence base required to underpin the economic and social renewal of Farnworth and would inform a range of policy, investment and service improvement frameworks, which were currently being developed by the Council and its partners. More specifically, the proposed baseline analysis would:-

- assess the viability and market potential of key economic assets, including the Town Centre and Moses Gate Mill complex;
- establish the capacity for development and private investment within the wider Farnworth area by focusing on the Town Centre and Moses Gate investment areas, together with targeted regeneration areas;
- identify the key education and skills gaps of young people and adult residents, in light of current and future economic demands;
- identify the market position and competitive advantages of Farnworth as an investor destination of choice;
- develop an action plan that would help the Council and its partners to secure developer/investor interest in the Farnworth offer;
- provide an evidential platform that would inform more detailed development frameworks and site

specific master planning;

- contribute to the strategic review of Council Access Points in the wider Farnworth area; and
- set clear targets, linked to Community Strategy and the Local Area Agreement outcomes, to measure the progress and success of economic and social renewal activities in Farnworth.

With regard to the resource implications, it was intended that the proposed analysis would be competitively commissioned from an external consultant or consortia at an estimated cost of around £50,000.

The Executive Member for Regeneration AUTHORISED –

The Director of Development and Regeneration to commission the baseline analysis of the wider Farnworth area as detailed in the report; and REQUESTED –

The Director of Development and Regeneration to keep himself and the Farnworth Ward Members up to date with progress with this commission and to report the key findings of the base analysis to members in due course.

64. TRANSITIONAL PROTECTION FOR TENANTS IN SHELTERED PROPERTIES AT 1ST APRIL, 2007

The Chief Housing Officer submitted a report which provided details of the number of tenants receiving transitional protection from the full economic charge of the sheltered housing service.

The Executive Member for Regeneration AGREED –

That this item be deferred for further consideration at the meeting of the Housing Policy Development Group on 7th January, 2007.

65. MISCELLANEOUS RENTS AND CHARGES 2008/2009

The Chief Housing Officer submitted a report which set out the proposed increases in fees and charges for the financial year 2007/2008 in respect of the following:-

Council Charges – Services Managed by Bolton at Home

- garage rents;
- Careline charges;
- sheltered support charges;
- concierge services;
- Mere Gardens Intensive Management Charge;
- Young Persons Tenancy Sustainment Charge;
- and
- group heating service charge.

Council Charges – Services Managed by Bolton MBC

- caravan site rents;
- refugee projects;
- furnished tenancy scheme;
- leasehold management; and
- Benjamin Court.

The Executive Member for Regeneration NOTED the report.

66. DRAFT HOUSING MANAGEMENT FEE 2008/2009

The Chief Housing Officer submitted a report which outlined the detail behind the proposed bid for growth from the Management Fee paid to Bolton at Home from the Housing Revenue Account (HRA). The growth in the management fee referred to in the report was all demand led growth. A further two headings showed the savings which had been identified:-

- savings to the HRA Management Fee paid to Bolton at Home; and
- savings elsewhere within the HRA.

The proposed growth and savings were summarised as follows:-

Removal of one-off items	25.0		
Demand Led Growth	468.	480	490
Savings to the HRA Management Fee to BH	-380.9		
Savings to the HRA (not included in management fee total)	-107.6	-107.5	-100.3
Draft Management Fee	14,124.3	14,604.3	15,094.3
Increase in management fee over previous year	112.1	480.0	490.0
Net Changes to HRA (includes savings to HRA)	4.5	372.5	389.7
% change in HRA management fee	0.8%	3.4%	3.4%
Total Savings as % management fee	3.5	0.8%	0.7%

The Executive Member for Regeneration NOTED the report.

67. FIT FOR THE FUTURE – PLACES – FINAL PROPOSALS

The Chief Executive, Bolton at Home, submitted a report which put forward proposals on how the future of Housing Services would be accessed by customers and where staff would deliver the services from.

By way of background, the Executive Member was informed that Bolton at Home currently provided its core landlord services from 14 neighbourhood offices around the Borough, however, it was felt that a review was needed to be undertaken into how housing services could retain and potentially increase the number of access points for customers whilst reducing the number of staff bases.

The Executive Member was advised that to assess the geographic intensity of demand for landlord services a

framework had been developed based on the LIFE model. The life model looked at the statistics for an area and then graded its presence in an area based on the intensity of services as either 'lead', 'influence', 'follow' or 'exit'.

The report outlined the process which had been used to collate and analyse the information and the factors which had been included. From this, hotspots were defined and the results identified areas which were most in need of the core landlord function.

The Executive Member was also advised that housing services recognised the importance of local access and that, for some customers, a physical location was essential. Consequently, Bolton at Home did not want to reduce provision in this area and also consultation had suggested that customers wanted access in the local area. Therefore, strong partnerships with the Council had been further developed around one stop shops, access points, access channels and service availability, details of which were provided in the report.

In terms of the future of neighbourhood offices, using the research gained, eight Housing Management Zones had been developed where there was a need to intensify the level of management. Consequently, the following proposals were put forward for each of the neighbourhoods, as follows:-

- 1) the relocation of the Blackburn Road staff into the Prince Street office following the relocation of the Anti-Social Behaviour Team;
- 2) the relocation of the staff from Horwich to Johnson Fold.
- 3) in the short to medium term, the relocation of Higher Deane Team to Pikes Lane Medical Centre. However, a medium to long term arrangement was being explored as part of Phase 2 that more closely located services within the Deane 'hotspots';

- 4) the Farnworth and the Kearsley Team would co-locate with the Farnworth West (New Bury) Team. However, in order to facilitate the co-location of the three teams, the Farnworth Inclusion Team would be relocated to the Highfield office;
- 5) it was proposed that the Great Lever office remain in its current position;
- 6) it was proposed that the Tonge Moor office remain in its current position.
- 7) the Westhoughton team, in the short to medium term would continue to operate as a One Stop Shop, however it was proposed to review the location of Westhoughton Office in partnership with Bolton Council in the medium to long term.

With regard to the financial implications, the review would realise significant ongoing savings. Some of these had been recycled to support the development of the anti-social behaviour centre and the remainder equated to approximately £40,000 a year.

In terms of the next steps, it was felt that the proposals would allow greater freedom and flexibility to deal with the next stages of the review, which would include:-

- shared services;
- the debate between co-location/integration and the full access points offer;
- the outcomes of the regeneration review;
- the capacity for business expansion or service improvement; and
- the future of service delivery.

The Executive Member for Regeneration APPROVED –

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The proposals as detailed in the report.