

REGENERATION

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

MONDAY 21ST JANUARY, 2008

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

Councillor Zaman	Executive Member for Regeneration
Councillor Critchley	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. E. Mellor	Financial Services Manager
Mr. K. Fenton	ICT and Business Support Manager
Mr. D. Conway	BCH Partnership and Development Manager
Ms. N. Connell	Manager, Neighbourhood Renewal Policy Team
Ms. S. Cuncliffe	Trainee Neighbourhood Renewal Officer
Mr. R. Binks	Policy Accountant
Mrs. M. Horrocks	Housing Quality Assurance Manager
Mrs. V. Ridge	Principal Democratic Services Officer

68. 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.

69. PROPOSED LEASE OF GROUND FLOOR NO.4 THE COURTYARD

The Director of Development and Regeneration submitted a report which sought the Executive's Member's approval to lease the ground floor of No 4 The Courtyard to accommodate Bolton at Home's Anti-Social Behaviour Team and other related BH staff and partners.

The Executive Member was advised that the Housing Services' Anti-Social Behaviour Team was currently based at Prince Street office, along with the Brownlow Way Neighbourhood Housing Management Team and the Concierge Team. However, the team's office was cramped and the existing accommodation did not allow for any joint working with partners.

It was stated that the ground floor of No 4 The Courtyard was empty and available for lease and it could not only house Bolton at Home's Anti-Social Behaviour Team but would also enable the team to be joined by closely related partner organisations.

The report outlined the financial implications of the proposed move and it was indicated that the total saving would be in the region of £126,000.

The Executive Member for Regeneration APPROVED –

Subject to clarification being sought regarding the savings which had been identified within the Fit for Future Places Report the negotiation of a lease on the Ground Floor of No 4 The Courtyard with effect from 1st February, 2008 and NOTED that the lease be initially co-terminus with the leases already in place for 1-3 The Courtyard and the First Floor, 4, The Courtyard.

70. NEIGHBOURHOOD RENEWAL FUND PROGRAMME 2006-2008 UPDATE

The Director of Development and Regeneration submitted a report which provided information around progress on the allocation and spend of 2006/2008 Neighbourhood Renewal Fund Programme.

It was stated that the programme overall was performing on target and current overprogramming was around 2.5%. A number of changes had also been made to the programme and these were detailed in the report.

The Executive Member for Regeneration NOTED –

The changes to the Neighbourhood Renewal Fund Programme for 2006/2008 which had been approved by the LAA Agencies Group in December, 2007.

71. AFFORDABLE HOUSING PLAN

The Director of Development and Regeneration submitted a report which sought the Executive Member's approval of the Affordable Housing Plan.

The Executive Member was advised that, over the last few years, the income to house price ratio had changed dramatically and along with the rest of the UK, Bolton now had a significant issue with the lack of affordable housing. Consequently, there was a need to develop a range of interventions to address the issue of affordable housing, including working with developers and developing a new range of financial products.

In view of the above, an Affordable Housing Plan had been developed and was attached to the report. The Plan provided the following:-

- highlighted and discussed the complexities of the current housing market in Bolton and how the housing ladder

- impacted on the local community;
- outlined the key players involved in the process;
- described the types of affordable housing products that were available and met the CLG definition;
- highlighted the important information from the recent Housing Needs Survey; and
- identified the shortfall of accommodation, the reduction of social housing stock and the huge increase in demand and the need to look to increase the target for onsite provision on private developments to 35%.

Furthermore, the Plan provided a range of actions and tasks to further develop existing approaches and programmes to enhance affordable housing provision and improve access to housing for those unable to currently do so through the open market. The key actions included:-

- the new build element of 'Transforming Estates' to develop a special purpose vehicle to develop new homes;
- to consider Council owned land to be provided below market value for affordable housing provision;
- further develop the evidence base through a Strategic Housing Market Assessment and ensure that this was integrated into the emerging Local Development Framework; and
- produce a new affordable housing policy note to reflect the current housing need and target.

The Executive Member for Regeneration APPROVED –

The proposals and actions and priorities as detailed in the Affordable Housing Plan.