
Report To:	Safe, Sustainable Communities Committee	Date: 5 May 2009
Report By:	Corporate Director Environment and Community Protection	Report No: ECP/Plann/FJM09/016
Contact Officer:	Fergus J Macleod	Contact No: 01475 712404
Subject:	Area Renewal Strategy Update	

1.0 PURPOSE

- 1.1 To inform the Committee of the financial expenditure on and progress of area renewal across Inverclyde for the period up to the end of March 2009.

2.0 SUMMARY

- 2.1 The last phases of demolition and clearance of housing stock that was transferred to River Clyde Homes in December 2007 are now under way and the final tranche of Early Action Fund (EAF) Grant will be expended during 2009/10. Area Renewal programmes being funded and undertaken by other Registered Social Landlords (RSLs) are also progressing throughout the Greenock area and further details are provided in paragraphs 4.2 – 4.9 of this report. The first phases of River Clyde Homes' Reprovisioning Programme are now well advanced and it is anticipated that work will begin on sites in Port Glasgow and in Greenock South East in autumn 2009. Work on the first phase of the Cloch Housing Association Reprovisioning Programme at Maukinhill in Greenock is now well under way and demolition of vacant stock will be followed by new house building in further phases over the next few years.
- 2.2 Expenditure of the £15m Early Action Fund (EAF) Grant is on target and the final phase of the demolition programme is now nearing completion. The remaining balance of the original EAF Grant will be fully expended early in the 2009/10 financial year, as agreed with the Scottish Government Housing Investment Division (HID).
- 2.3 Full details of the completed (2008/09) and anticipated (2009/10) expenditure on EAF Grant funded projects are provided in paragraphs 6.2 and 6.3 of this report.

3.0 RECOMMENDATIONS

- 3.1 That Committee:
- (a) note the progress made to date on Early Action Fund Grant-aided projects for the Area Renewal Strategy; and
 - (b) note the progress made to date on the Reprovisioning Programme and on Area Renewal projects by Registered Social Landlords operating within Inverclyde

Fraser K Williamson
Head of Planning and Housing

4.0 BACKGROUND

- 4.1 This report provides an update on progress made over the financial year 2008/09 in areas undergoing area renewal. A number of projects are currently under way as part of the Core Programme funded by the Scottish Government HID under the Affordable Housing Investment Programme (AHIP), which is the subject of a separate report to this Committee. River Clyde Homes' Reprovisioning Programme is due to commence on site in autumn 2009 in a series of 'lots' covering the identified areas/neighbourhoods for renewal in Greenock South East and Port Glasgow. Phase 1 of the Cloch HA Reprovisioning Programme works at Maukinhill in Greenock is progressing and Phase 2 is due to commence later in 2009 once demolition and site clearance works have been completed. Updates on ongoing and planned area renewal projects are outlined in paragraphs 4.2 – 4.9 below.

Woodhall, Oronsay and Moray Road, Port Glasgow

- 4.2 River Clyde Homes' (RCH) Lot 1 covers the three areas of Woodhall, Oronsay and Moray Road in Port Glasgow. Woodhall Phase 1, Oronsay/Park Farm, and Moray Road are currently the subject of detailed planning applications and discussions between RCH, the Design Team, and Development Management are ongoing with a view to planning permission being granted in spring 2009 and a site start as soon as possible thereafter. The outline planning application and associated masterplan for the whole of the Woodhall Regeneration Initiative Area is also being processed in parallel with the Phase 1 detailed planning application. These three projects represent the first phases of the River Clyde Homes Reprovisioning Programme and they will continue to be monitored closely by Inverclyde Council and by the HID as they will help to set the pattern for future developments by RCH over the next five to six years and beyond.

Clune Park, Port Glasgow

- 4.3 The Clune Park Regeneration Task Group established to progress this initiative is progressing work on elements of the Action Plan previously agreed by Committee. Action has been taken in liaison with Strathclyde Police to secure vacant properties and those potentially unfit for habitation with the purpose of reducing crime and improving housing conditions in line with the Action Plan. The regeneration of the Clune Park area has been included in the Strategic Housing Investment Plan (SHIP) 2009 – 2014 and an estimated allocation of £7.3m for acquisition and demolition has been identified for financial planning purposes. The possible designation of Clune Park as a Housing Renewal Area (HRA) is still actively under consideration by the Scottish Government and guidance on the implementation of the Housing (Scotland) Act 2006 has finally been issued, which will allow progress to be made on HRA designation and the future redevelopment of the Clune Park area. [Min Ref: 25/10/07 Para 680] [Min Ref: 25/11/08 Para 831]

Gibshill, Greenock

- 4.4 The 26 social rented houses have now been completed and handed over to Cloch Housing Association for allocation to new tenants. The tenants of these 26 new homes will include those nominated by Inverclyde Council under the nomination agreement with Cloch HA. Discussions on the provision of a further 25 new build houses for rent are ongoing with HID and, subject to funding approval, Cloch HA are aiming for a site start in summer 2009. These 25 houses will contribute to the Reprovisioning Programme being undertaken by Cloch HA in Gibshill.

Maukinhill, Greenock

- 4.5 Work is progressing well on Phase 1 of the Cloch Housing Association Reprovisioning Programme at Maukinhill following a site start in September 2008. This site was transferred from Inverclyde Council as part of the stock transfer in December 2007. The first phase of new building comprising 48 units is now well under way and it is anticipated that the first handovers will begin in June 2009. Some additional works are

required in Phase 1 due to adverse site conditions however the Association do not expect any significant delay to their work programme. Phase 2 of the programme will begin later this year following the conclusion of discussions between the Design Team and the HID on funding issues.

Greenock East End

- 4.6 Detailed planning applications are being processed for the three sites that comprise Lot 2 of River Clyde Homes' Reprovisioning Programme based in Greenock East End. Discussions are currently ongoing between RCH, the Design Team, and Development Management with a view to planning permission being granted in spring 2009 and a site start as soon as possible thereafter. Lot 2 will be completed in stages as RCH tenants require to be relocated to the new build housing to allow further demolition and redevelopment to take place.

Belville Street Area, Greenock

- 4.7 The demolition of Jedburgh and Langholm Courts is now complete and site clearance is also complete both at Belville Street and at St Lawrence Street where Ettrick, Duns and Teviot Places were demolished during 2007/08. The Belville Street Area was the main project to be funded by EAF Grant during 2008/09 and virtually all of the £1.6m available was drawn down in the last financial year (see paragraphs 6.2 and 6.3 below).

Grieve Road / Wren Road, Greenock

- 4.8 The Oak Tree Housing Association project at Grieve Road / Wren Road is now on target after delays caused by adverse site conditions encountered during 2008. The first phase of a mix of new build housing for social rent, low cost home ownership, and housing for particular needs is due for hand over to the Association in May 2009, with the second phase due for completion by October 2009.

Branchton, Greenock

- 4.9 Oak Tree Housing Association is also building new social rented and low cost home ownership housing at Kirkwall Road in Branchton. Work is now progressing following lengthy delays due to inclement weather and unforeseen ground conditions affecting house building and associated environmental works during 2008. A total of 23 houses have been completed to date and all 23 have now been allocated. Final completion and handover of new build houses is now expected in September 2009, however this remains subject to change in view of the difficulties experienced on site.

5.0 PROPOSALS

- 5.1 It is proposed to continue providing Committee with periodic updates on the progress of the Area Renewal Strategy and Re-provisioning Programmes being undertaken by RSLs across Inverclyde. These updates will become increasingly important as large-scale Re-provisioning Programme projects start to come on stream during 2009/10 and as the SHIP programme is rolled out over the period up to 2013/14.

6.0 IMPLICATIONS

- 6.1 **Legal:** there are no additional legal implications to that already known.
- 6.2 **Financial:** The following table details EAF Grant expenditure between 1 April 2008 and 31 March 2009. The main focus of expenditure was the demolition of the multi-storey blocks at Belville Street, Greenock, as this was the most significant and highest value project due to be completed during the 2008/09 financial year.

Total EAF Grant offers for 2008/09	£1,600,000.00
Expenditure 01.04.08 – 31.03.09	£1,584,604.00
Amount under-claimed to 31.03.09	£15,396.00

6.3 The current commitments for EAF Grant expenditure during 2009/10 are as outlined in the following table.

Cost Centre	Budget Heading	Budget Year	Proposed Spend	Virement	Other Comments
EAF	Demolitions, etc.	2009/10	£418,344.00	N/A	N/A
EAF	Paths & Roads	2009/10	£93,000.00	N/A	N/A
EAF	Environmental Works	2009/10	£27,000.00	N/A	N/A
TOTAL			£538,344.00		

The above sum represents the remainder of the original EAF Grant award of £15m and the HID has requested that this final tranche of funding be spent as soon as possible in the 2009/10 financial year as the programmed works were originally scheduled for completion by 31 March 2008.

6.4 **Personnel:** there are no personnel implications affecting Inverclyde Council.

6.5 **Equalities:** when delivering services to our customers, full cognisance is taken of equality and diversity processes and procedures.

7.0 CONSULTATION

7.1 This report has been prepared in consultation with the Chief Financial Officer and the Head of Property Resources and Facilities Management.

8.0 CONCLUSION

8.1 The Committee is asked to note the progress being made in relation to the agreed Area Renewal Strategy and to note the financial position in relation to the expenditure of EAF Grant as outlined in paragraphs 6.2 and 6.3 above.

9.0 LIST OF BACKGROUND REPORTS

9.1 Inverclyde Council 'Strategic Housing Investment Plan 2009 - 2014' (SHIP) (Finalised Draft, November 2008), agreed by Special Meeting of Committee, 25 November 2008.

[Min Ref
25/11/08
para 831]