
Report To:	Safe, Sustainable Communities Committee	Date: 9 March 2010
Report By:	Corporate Director Environment and Community Protection	Report No: ECP/Plann/FJM10/005
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 March 2010.

2.0 SUMMARY

- 2.1 The majority of the final tranche of Early Action Fund (EAF) Grant has been expended on the completion of demolition works involving housing stock transferred to River Clyde Homes in December 2007. Area Renewal programmes being funded through the Affordable Housing Investment Programme (AHIP) and being undertaken by other Registered Social Landlords (RSLs) are progressing well. Details of these works are provided in paragraphs 4.2 – 4.10 of this report.
- 2.2 The first phases of River Clyde Homes' Reprovisioning Programme are now well under way on three sites in Port Glasgow and on two sites in Greenock East. Work on Phases 2 – 5 of the Cloch Housing Association Reprovisioning Programme at Maukinhill in Greenock is now under way and will continue over the next two years.
- 2.3 Expenditure of the £15m Early Action Fund (EAF) Grant will be completed by 31 March 2010. The remaining balance of the original EAF Grant is being used to complete the acquisition and demolition of houses to support the RCH Reprovisioning Programme, as agreed with the Scottish Government Housing Investment Division.
- 2.4 Full details of the expenditure on EAF Grant funded projects in 2009/10 are provided in paragraphs 6.2 and 6.3 of this report.

3.0 RECOMMENDATIONS

- 3.1 That Committee:
- (a) note the successful completion of all projects funded by the Early Action Fund Programme during 2009/10; and
 - (b) note the progress made to date on the Reprovisioning Programme and on Area Renewal projects by Registered Social Landlords operating within Inverclyde.

4.0 BACKGROUND

- 4.1 This report provides an update on progress made over the financial year 2009/10 to date in areas undergoing Area Renewal. A number of projects are currently being developed as part of the agreed Core Programme using Affordable Housing Investment Programme (AHIP) funding, administered by the Scottish Government HID and these are reported below. River Clyde Homes' Reprovisioning Programme commenced on site in October/November 2009 and consists of a series of 'lots' covering identified renewal areas in Greenock East and Port Glasgow. Phase 1 of the Cloch HA Reprovisioning Programme works at Maukinhill in Greenock was completed in autumn 2009 and Phases 2 – 5 are now under way with completion scheduled for 2012. Updates on ongoing and planned area renewal projects are provided in paragraphs 4.2 – 4.10 below.

Woodhall (Phase 1), Oronsay and Moray Road, Port Glasgow

- 4.2 River Clyde Homes' (RCH) Lot 1 covers the three areas of Woodhall (Phase 1), Oronsay, and Moray Road in Port Glasgow. Woodhall (Phase 1) began on site in November 2009, and Oronsay (Park Farm) and Moray Road started on site in January 2010. The adverse weather conditions during December 2009 and early 2010 have affected progress on all three sites however RCH are satisfied that appropriate progress is being made in the circumstances. Community consultation is now under way on the process for pre-allocating houses on all three sites to ensure that there is no delay in having them occupied as soon as they are ready for let. These three projects represent the first phases of the River Clyde Homes Reprovisioning Programme in the Port Glasgow area and they will continue to be monitored closely by Inverclyde Council and by the HID to ensure the maximum expenditure of agreed AHIP funding over the period up to 2011/12.

Clune Park, Port Glasgow

- 4.3 The Clune Park Regeneration Task Group established to progress this initiative is considering the options available to Inverclyde Council and its strategic partners to improve housing conditions in line with the Action Plan previously agreed by Committee. The regeneration of the Clune Park area has been included in the Strategic Housing Investment Plan (SHIP) 2010 – 2015 and the possible designation of Clune Park as a Housing Renewal Area (HRA) is still actively under consideration by the Scottish Government. Further discussions have been held with the Scottish Government Housing Investment Division since the SHIP was submitted, and an update progress report is included as item 9 on today's agenda. The Housing (Scotland) Act 2006 will be fully implemented from 1 April 2010 and it is hoped that this will allow progress to be made on HRA designation and the future redevelopment of the Clune Park area.

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Gibshill, Greenock

- 4.4 Cloch Housing Association completed 26 social rented houses in Gibshill last summer and all of these houses have been allocated to new tenants including those nominated by Inverclyde Council under the nomination agreement with the Association. Cloch HA is providing a further 25 new build houses for rent in Gibshill as part of the Reprovisioning Programme and work began on site in autumn 2009. These 25 houses will also be allocated to tenants who have been nominated under the agreement with the Association.

Maukinhill, Greenock

- 4.5 Work is progressing well on Phases 2 – 5 of the Cloch HA Reprovisioning Programme at Maukinhill following a site start in September 2009. This site was transferred from Inverclyde Council as part of the stock transfer in December 2007 and Cloch HA is demolishing the existing flats to provide new cottage-type houses for tenants who have

been temporarily displaced to allow the demolition works and new building to proceed. Phase 1 of new building comprising 48 units was completed in the autumn of 2009 and all of the new houses have now been allocated. Phases 2 – 5 of the Re-provisioning Programme will provide a further 145 new houses over the period up to 2011/12.

Greenock East End

- 4.6 Lot 2 of the RCH Re-provisioning Programme is made up of three sites in the East End of Greenock and work started at Gilmour Street and on the former school site at Grosvenor Road in October 2009. Lot 2 has also been affected by the weather conditions experienced during December 2009 into early 2010 and by the need for road closures at both Gilmour Street and Grosvenor Road to allow for connections to mains services (sewerage, drainage, etc). RCH anticipate that the first handovers of completed houses will take place in March 2010 with a further 90 houses scheduled for completion before the Fair Holidays. RCH are satisfied with the progress being made by the builders and are working with prospective tenants to pre-allocate the new houses to ensure that there will be no delay in having them occupied once they are ready for let. Lot 2 will be completed in stages over the period up to 2012 as RCH tenants require to be relocated to the new build housing as it is completed in order to allow further demolition and redevelopment to take place.

Belville Street Area, Greenock

- 4.7 The demolition of Jedburgh and Langholm Courts was completed in 2009 and site clearance at Belville Street and at St Lawrence Street (where Ettrick, Duns and Teviot Places were previously demolished) has been completed using EAF Grant funding. This was the final phase of the project to be funded by EAF Grant and RCH will now continue the process of demolishing the Belville Street multi-storey blocks utilising their own, separate AHIP funding from HID (see paragraph 6.2 below).

Grieve Road / Wren Road, Greenock

- 4.8 The Oak Tree Housing Association development at Grieve Road / Wren Road was completed in October 2009 and all of the social rented housing has now been allocated to new tenants. The two phases of the development contain a mix of 94 new build houses and flats for social rent (including purpose built housing for particular needs), and 26 houses for low cost home ownership (LCHO). Oak Tree HA undertook a substantial marketing exercise to ensure that applicants who had expressed an interest in LCHO housing received details of the houses available and had the opportunity to view them. This exercise included Cloch HA, Larkfield HA and RCH applicants as the four associations share a common application form.

Branchton, Greenock

- 4.9 Oak Tree HA also completed its development of 93 new social rented and 27 low cost home ownership houses at Kirkwall Road in Branchton in October 2009 and all of the new houses for rent have now been allocated. Work on this site was substantially delayed due to inclement weather and unforeseen ground conditions affecting the progress of house building and associated environmental works. A few of the LCHO houses remain unsold and this is perhaps a reflection of the more cautious approach being adopted by lenders in the light of current economic circumstances.

South West Greenock

- 4.10 Lot 3 of the RCH Re-provisioning Programme is centred on the Cumberland Road area in Greenock and a Design Team has now been appointed to take forward the feasibility study for South West Greenock. A social survey of houses in the lower Larkfield area is currently under way as part of this process and there has been a very positive response from RCH tenants and from residents who have allowed access to their homes to carry out the survey. The feasibility study is scheduled for completion in April 2010 and Lot 3 is included in the SHIP with a projected site start in 2011/12.

5.0 PROPOSALS

5.1 It is proposed to continue providing Committee with periodic updates on the progress of the Area Renewal Strategy and Reprovisioning Programmes being undertaken by RSLs across Inverclyde. These updates will allow Committee to monitor progress against the projects set out in the current agreed SHIP programme over the period up to 2014/15.

6.0 IMPLICATIONS

6.1 **Legal:** there are no additional legal implications to that already known.

6.2 **Financial:** The main focus of EAF Grant funded expenditure in 2009/10 was on the final phases of demolition works in the following areas:

- Woodhall area, Port Glasgow;
- Burnside Avenue, Port Glasgow;
- Garvald Street, Greenock
- Belville Street, Greenock; and
- Peat Road area in Greenock.

The opportunity was also taken to complete a number of smaller scale projects begun during the 2008/09 financial year. The following table details EAF Grant expenditure from April 2009 to date.

Total EAF Grant offers for 2009/10	£538,344.00
Expenditure 01.04.09 – 03.10	£538,344.00
Balance	£0

6.3 Details of EAF Grant expenditure during 2009/10 by budget heading are as shown in the following table.

Cost Centre	Budget Heading	Budget Year	Expenditure	Virement	Other Comments
EAF	Demolition Costs	2009/10	£349,621.00	N/A	N/A
EAF	Acquisition Costs, Legal Fees, etc.	2009/10	£160,868.00	N/A	N/A
EAF	Project Management Costs, Fees, etc.	2009/10	£27,855.00	N/A	N/A
TOTAL			£538,344.00		

6.4 The above sum represents the final tranche of the original EAF Grant award of £15m and the entire grant will be fully expended by 31 March 2010. Further demolition work is still to be carried out at a number of sites including the Woodhall area of Port Glasgow and the Belville Street and Peat Road areas in Greenock. However this work will be undertaken by RCH using separate AHIP funding made available to them as part of their Business Plan Support Grant allocation from the Scottish Government HID.

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

6.6 **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 final position in relation to the expenditure of EAF Grant funding as detailed in paragraphs 6.2 and 6.3 above.

9.0 LIST OF BACKGROUND REPORTS

- 9.1 (1) Inverclyde Council 'Strategic Housing Investment Plan 2010 - 2015' (SHIP)
(Finalised Draft, November 2009), agreed by Special Meeting of Committee,
27 November 2009.

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SSC Cmtee 2010 Area Renewal Update Report (March 10)