

REPORT TO THE EXECUTIVE



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PORTFOLIO	Regeneration and Economic Development
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Annual Update Of the Facelift Programme

PURPOSE

1. To seek approval for the Council's updated two year Facelift programme. Appendix one details the proposed properties.

RECOMMENDATION

2. To approve the facelift programme for 2008/09 and 2009/10 as detailed in Appendix 1.
3. To authorise the Head of Housing in consultation with the Executive Member for Regeneration and Housing to manage any variations within the facelifting programme for 2008/09 and 2009/10 to:
 - * ensure the criteria within the Facelift Policy is met
 - * ensure there are minimal delays to the facelift scheme and
 - * ensure spend and contractual outputs are met

REASONS FOR RECOMMENDATION

4. To limit delays to the facelift schemes, ensuring spend and contractual outputs are met.
5. To continue work in the Area Action Plan areas to improve the external appearance of blocks, to assist in raising property values, to assist in stabilising the housing market; to assist in raising demand and so reducing the number of empty properties and to encourage complementary investment in the properties by their owners.

SUMMARY OF KEY POINTS

6. The main purpose of facelifting schemes are to contribute to the transformation of the housing market, give confidence to the community in a neighbourhood through works to external elevations of sustainable homes including works such as stone cleaning,

siliconing, pointing and gutter replacement to front and gable curtilages.

It's objectives are :

- To improve the external appearance of a block
- To assist in raising the property values
- To assist in stabilising the housing market
- To assist in raising demand and so reducing the number of empty properties
- To encourage a complementary investment in the properties by their owners.

7. On the 30th January 2007, the Executive approved a facelift Programme which adhered to the facelift policy in relation to location; this included boundary edges in terms of main thoroughfares, terraces overlooking proposed new developments sites and so called "firewalls".
8. On the 4th March 2008 , the Executive approved amendments to the Council's facelifting policy. In summary these were;
 1. Facelifting the backs of properties that overlook new or proposed redevelopment detailed in the Area Action Plans.
 2. A proposed method of addressing the structural movement of existing properties which meet the Council's facelifting policy and where the best course of action is to retain the properties rather than to demolish them.
9. With the successful delivery of the 2007/08 facelift schemes, revision of the facelift programme has been undertaken to respond to the availability of funding and Area Action Plan proposals approved by this committee on the 5th February 2008 and the ongoing regeneration activity.
10. The 2009/10 and future facelifting priorities will be identified through the Area Action Plan process. Under the current facelift policy the priorities of improving key gateways, thoroughfares and fire walling have in the main been delivered. This has seen more than 950 properties being facelifted, contributing to raising property values and reducing low demand in the areas.

FINANCIAL IMPLICATIONS AND BUDGET PROVISION

11. The required funding for the attached programme reflects the proposals submitted in the Housing Capital Investment programme which was approved on the 24th June 08.

POLICY IMPLICATIONS

12. The continued delivery of the facelift schemes will improve the external appearance of a block; assist in raising property values and assist in stabilising the housing market in the areas; this will then contribute to the Councils strategic objective of 'Better Housing, Healthier Communities'.

DETAILS OF CONSULTATION

13. None.

BACKGROUND PAPERS

14. Facelift Policy

FURTHER INFORMATION

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[Appx 1](#)