

REPORT TO EXECUTIVE



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PORTFOLIO	Regeneration and Economic Development
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BURNLEY HOUSING INVESTMENT PROGRAMME 2009/10

PURPOSE

1. To seek Executive approval to the Burnley Housing Investment Programme 2009/10, funded from Elevate and Housing Capital grants, and to recommend to Full Council that this programme is included within the Council's budget.

RECOMMENDATION

2. That the Burnley Housing Investment Programme 2009/10 be approved as set out in paragraphs. 10 and 11. (Also attached as Appendix 1)
3. That the Executive recommends to Full Council revising the Burnley Housing Investment Programme 2009/10 to £14,335,725, of which £13,348,628 is capital and £987,097 is revenue.
4. That the Executive is asked to approve the release of all budgets associated with the Housing Investment Programme 2009/10.

REASONS FOR RECOMMENDATION

5. To allow the continued delivery of the Burnley Housing Investment Programme.

SUMMARY OF KEY POINTS

BURNLEY HOUSING INVESTMENT PROGRAMME 2008/09

6. The Burnley Housing Investment Programme will allow the Council to continue to deliver its commitments in the Community Strategy of renewing housing markets and improving quality of life in the inner parts of the Borough. This programme is funded from two primary sources:
 - Elevate
 - Housing Capital Grants

In 2009/10 these two funding sources create a total housing investment programme of £14.3 million. The overall envelope for 2009/10 represents a significant reduction on the 2008/09 programme with budget cuts in both Housing Market Renewal Pathfinder Funding and Housing Capital Grant.

A report seeking approval to spend at risk on housing projects was presented to the 10th of March Executive meeting, this report now seeks final approval for the 2009/10 housing investment programme following the receipt of formal confirmation for these two grants.

ELEVATE 2009/10

7. The overall Elevate East Lancashire allocation for 2009-2010 is £45 million. The Elevate Board has approved individual district allocations – for 2009/10 Burnley’s allocation is £12,543,619.
8. The Elevate Board approved budget of £12,543,619, despite being a reduction on the previous years allocation, is positive news for Burnley in the context of the overall allocation and allows the Council to continue with its successful Elevate funded housing market renewal work. (See paragraph 10). In the next year this will see the following Elevate funded outputs:
 - 304 properties improved through facelifting
 - 13 empty properties acquired and completely refurbished and modernised under the Vacant Property Initiative
 - 68 property acquisitions and 108 demolitions to tackle the issue of empty properties and redevelop land for new homes
 - Continued support for residents through neighbourhood management and associated projects
 - A package of measures to bring forward sites for housing and mixed use development together with assistance for residents to access new build properties
10. This Elevate funding will support the following elements of the Housing Investment Programme in Burnley:

REFERENCE	PROJECT	BUDGET
BUR101	Vacant Property Initiative	£460,000
BUR105	Acquisitions and clearance	£7,800,000
BUR108	Area Action Plans	£199,570
BUR109	Neighbourhood management	£347,064
BUR111	Facelifting	£2,249,000
BUR601	Market Support	£750,000
	Staffing (capital)	£97,952
	Staffing (revenue)	£640,033
	Total	£12,543,619

HOUSING CAPITAL GRANT 2009/10

11. The Local Authority element of the Single Housing Pot for the North West Region in 2009/10 is £108 million. From this regional total Burnley have been allocated £1,438,000.

Add to this allocation a carried forward amount of £304,106 from 2008/09 and the total housing capital grant available in 2009/10 is £1,792,106.

In addition to housing capital grant, in 2009/10 Burnley will also receive,

- £904,000 Specified Capital Grant for disabled adaptations, £851,000 2009/10 allocation plus a carry forward underspend of £53,000.
- £490,00 recycled capital receipts from the sale of vacant property. *(This figure is an assumption based on the number of properties the Council expect to sell during 2009/10)*

This Housing Capital Grant funding will support the following elements of the Housing Investment Programme in Burnley:

PROJECT	DESCRIPTION	HOUSING CAPITAL GRANT
Disabled Facilities Grant (DFG)	Mandatory grants to provide adapted homes to meet identified needs.	£442,000
Clearance Programme	Purchase and site clearance activity	£280,000
Vacant Acquisitions	Brings long term empty properties back into use through acquisition, refurbishment and subsequent sale	£150,000
Switch onto Savings	Energy efficiency – insulation	£90,106
Lead Developer Team	Supports Lead Developer activity in regeneration areas	£200,000
Facelifting	Facelifting properties in the regeneration areas	£230,000
Accreditation Grants	Supports landlord accreditation, properties meet Decent Homes Standard with matched investment by landlord	£50,000
Home Repairs Assistance Grant (HRA)	Provides loans to owner occupiers aged 60 and over throughout Burnley	£350,000
TOTAL		£1,792,106

FINANCIAL IMPLICATIONS AND BUDGET PROVISION

19. The Burnley Housing Investment Programme 2009/10 will be funded from Elevate, Housing Capital Grants and recycled capital receipts. The Elevate Board has approved an allocation for Burnley of £12.5 million for this financial year. 4NW have also confirmed Burnley will receive £1,438,000 of Housing Capital Grant and £851,000 of Specified Capital Grant. In addition to this there is an underspend on SCG of £53,000 from 2008/09. The figure for recycled capital receipts is an assumption based on the number of properties the Council expect to sale in 2009/10. The entire programme is set out in the table at Appendix 1.

POLICY IMPLICATIONS

21. The Burnley Housing Investment Programme will allow the Council to continue to meet its commitments in the Community Strategy and Strategic Plans and will be delivered within the Council's existing policy framework.

DETAILS OF CONSULTATION

22. None.

BACKGROUND PAPERS

23. Elevate Programme 2009/10 – held by Elevate Co-ordinator

FURTHER INFORMATION

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