

REPORT TO: HOUSING COMMITTEE – 20 JUNE 2005

REPORT ON: HOUSING ESTATE REGENERATION BID 2005-2008

REPORT BY: DIRECTOR OF HOUSING

REPORT NO.: 415-2005

1. PURPOSE OF THE REPORT

To seek Committee's agreement to the contents of and submission of the Housing Estate Regeneration Bid (HERF) 2005-2008.

2. RECOMMENDATIONS

It is recommended that the Housing Committee.

- 2.1. Agree the content of the bid.
- 2.2. Remit the Director of Housing to submit the bid to Communities Scotland.
- 2.3. Remit the Director of Housing to report back to Committee on the outcome of the bid assessment by Communities Scotland.

3. FINANCIAL IMPLICATIONS

Should the HERF bid be successful this will negate the need to utilise Housing Revenue Account funding for demolitions or estate strategy works over the period 2005/06 and 2007/08.

4. SUSTAINABILITY IMPLICATIONS

- Resources are used efficiently and waste is minimised.
- Local needs are met locally.
- Removal of vacant and derelict buildings will provide an opportunity to enhance immediate environmental conditions for the betterment of residents.
- All sections of the community are empowered to participate.

5. EQUAL OPPORTUNITY IMPLICATIONS

- Every opportunity is made to make Dundee a more family-friendly and barrier free City.

6. BACKGROUND

6.1. Housing Estate Regeneration Fund

- 6.1.1. The Scottish Executive, in April 2004, provided information to local authorities about the Community Ownership Programme and regeneration funding. This was followed up by confirmation of establishment of the Housing Estate Regeneration Fund in February 2005.
- 6.1.2. This fund, £50m, will be available over three financial years, 2005-2008, to Councils who can demonstrate that they will be able to achieve the Scottish Housing Quality Standard while retaining their stock.
- 6.1.3. Funding is available to support demolitions, new build (by Housing Associations) and environmental works.
- 6.1.4. The assessment process will cover:
- Whether the Council has a robust Scottish Housing Quality Standard Delivery Plan.
 - How the proposals fit with the Local Housing Strategy.
 - How the proposals fit with regeneration needs and the Regeneration Outcome Agreement.
 - How deliverable the projects are within the timescale available for funding, including engagement of communities affected and other relevant stakeholders.
- 6.1.5. Bids must be submitted by 1 July 2005, but Councils should assume that allocations will not be approved before October 2005.

6.2. The 2005/08 Bid

- 6.2.1. A copy of the bid proposal has been lodged in the Councillors' Lounge.
- 6.2.2. The first priority for funding is related to demolition of 639 surplus houses previously approved by Committee which are expected to be vacated and demolished prior to March 2008. This funding, £3,352,000 between 2005/06 and 2007/08, would be managed by the Council. Approval of this element of the bid for the funding sought will negate the need to utilise Housing Revenue Account funds for demolition costs.
- 6.2.3. The second priority is for funding to increase the new build programme undertaken by Housing Associations and managed by Communities Scotland's Area Office. The proposal in the bid is to provide 70 units between 2005/06 and 2007/08 in Lochee (Kirk Street) and Charleston (Dunholm area).

The current new build development programme funded via Communities Scotland is expected to support the provision of 180-185 new houses per year for the foreseeable future. This is insufficient to meet anticipated demand and established targets of at least 200 per annum.

The HERF bid augments the provision of new build expected from current programmes to meet the target level over the next three years. The funding sought to support this priority is £4,455,500.

- 6.2.4. The third priority for funding is to support environmental works which will contribute to maximising social cohesion and health and well being within community regeneration areas making them more sustainable, safer and better places to live.

Consultation within communities regarding priorities for environmental improvement works has already commenced via the community planning process, the regeneration outcome agreements and/or direct consultation between tenants and/or tenants groups by the Housing Department.

Consequently, the focus for works will be in St. Mary's, Mid Craigie, Linlathen, Mill O' Mains, Lochee, Douglas and the Hilltown. An allowance of £2,500,000 over the period of 2005/08 has been made within the bid. Approval of this element of the bid for funding sought will negate the need to utilise Housing Revenue Account funds for Estate Strategy works.

7. **SUMMARY**

The Housing Estate Regeneration Fund 2005/2008 bid is intended to compliment Dundee Partnership's vision for building safe, stronger communities and the Council's Local Housing Strategy to regenerate unpopular areas, while meeting the criteria established by the Scottish Executive and the assessment criteria to be applied by Communities Scotland.

The bid seeks funding of £10,307,500 to fund demolition costs and estate strategy works plus augmentation of the new build programme undertaken by Housing Associations.

8. **CONSULTATION**

All Chief Officers have been consulted on the content of this report.

9. **BACKGROUND PAPERS**

None.

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DIRECTOR OF HOUSING

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