

Subject: DCLG Estates Regeneration Programme

Report to: Housing & Neighbourhoods Committee

Report by: Robert Read, Director of Housing & Neighbourhoods

Date: 28th July 2016

SUBJECT MATTER/RECOMMENDATIONS

To update EMT on the application made to the DCLG to be part of the Estates Regeneration Programme

1. INTRODUCTION/BACKGROUND

The Estates Regeneration Programme was launched in January 2016, when the Prime Minister announced a programme to improve the life chances of the most disadvantaged by working with a larger number of housing estates across the country to radically transform them. A fund of £140m was announced.

In February, an Estates Regeneration Advisory Panel was announced, chaired jointly by the then Housing Minister Brandon Lewis and Lord Heseltine.

On 26th May, The Council submitted an Expression of Interest in the Government's Estates Regeneration programme, with a view to looking at Estates near the Town centre as they most closely match the criteria for the scheme.

2. RESPONSE FROM THE DCLG

A telecon was held with DCLG on 7th July with an indication that, although Great Yarmouth's scheme was at a very early stage, they were interested in supporting the Council to further develop it.

Elements of the scheme that interested them included:

- The strong links between physical and social regeneration represented by neighbourhood management and the Neighbourhoods that Work Programme
- The strong track record of Great Yarmouth in community engagement
- The regeneration being part of a wider programme to improve place, local economy and life chances, e.g. the link to town centre regeneration
- Potential links to housing growth and improvement, represented by the nearby waterfront development prioritised in the Local Plan and potential for an improvement programme for private sector stock

The scheme is likely to be formally launched shortly and the DCLG will want to move quickly to start developing schemes. They have identified 3 stages in the programme:

- Preparation
- Planning
- Delivery

It is likely that the Planning stage will be where £140m will be spent across the country and is likely to be in the form of a loan. However, there is also likely to be central support in the form of expertise such as in design, finance, community engagement and planning. There is also likely to be relationship management with partners provided through the Homes & Communities Agency.

Great Yarmouth has been asked to pilot the DCLG's new self-assessment tool to determine what stage we are at, the resources and skills that we have and what central support would suit us best.

DCLG have stressed that the scheme is focused on 'improving life chances'

as much as physical regeneration of estates.

DCLG were very keen to stress their advice, based on best practice models, to begin community engagement from the very outset of the scheme.

3. FINANCIAL IMPLICATIONS

At the present time, there are no financial implications other than the need to resource the initial self-assessment work and community engagement which will be undertaken using existing resources.

Further financial implications will be assessed as the scheme progresses.

4. RISK IMPLICATIONS

The key risk issue at this stage is ensuring that the scheme is seen in a positive light and that communication and community engagement is managed carefully in order to prevent any unsettlement amongst residents of the estate.

This can be managed through the expertise of the neighbourhood management team working with housing staff and local Members.

5. CONCLUSIONS

The Estates Regeneration Programme represents a good opportunity to draw in support to look at the physical regeneration of estates and to link it closely to both the Neighbourhoods that Work Programme and wider town centre regeneration.

6. RECOMMENDATIONS

- To work with the Government to pilot the self-assessment tool and to follow through with any support offered in the preparation stage.
- To present this report to the Housing & Neighbourhoods Committee

7. BACKGROUND PAPERS

Areas of consideration: e.g. does this report raise any of the following issues and if so how have these been considered/mitigated against?

Area for consideration	Comment
Monitoring Officer Consultation:	None
Section 151 Officer Consultation:	Through EMT
Existing Council Policies:	Corporate Plan
Financial Implications:	As above
Legal Implications (including human rights):	None identified at present though these are likely to arise and will need to be appraised as the scheme progresses
Risk Implications:	As above
Equality Issues/EQIA assessment:	The scheme is designed to improve the life chances of all residents and equalities issues will need to be appraised as the scheme progresses
Crime & Disorder:	The scheme is designed to have a positive effect on crime and disorder
Every Child Matters:	The scheme is designed to have a positive effect on the life chances of children and young people