

Subject: DCLG Estates Regeneration Programme

Report to: Housing & Neighbourhoods Committee

Report by: Robert Read, Director of Housing & Neighbourhoods

Date: 24th April 2017

SUBJECT MATTER/RECOMMENDATIONS

To update Housing and Neighbourhoods Committee on the plans for the use of grant funding awarded by the DCLG under the Estates Regeneration Programme

1. INTRODUCTION/BACKGROUND

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

On 26th May 2016, 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 matched the criteria for the scheme.

Following a report to Housing & Neighbourhoods Committee on 28th July 2016, the Council undertook a self-assessment and this was followed up by a visit by the DCLG's team of experts.

At the beginning of 2017, following the publication of the Government's National Strategy for Estate Regeneration, the Council was encouraged to put in an application for a £32m pot of money to fund preparatory and feasibility work on the Middlegate Estate.

A summary of the Government's strategy accompanies this report.

In February 2017 a bid was put in for £320k of funding and on 17th March 2017 it was confirmed that the Council had been successful. Some of the aspects of the proposals that the DCLG were particularly interested in were:

- 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

2. Outline of work to be undertaken

The DCLG have identified three stages of the regeneration process.

- Preparation
- Planning
- Delivery

The Middlegate project is at the 'Preparation' stage and as such all options for regenerating the estate are open to being considered. The following programme has been agreed with the DCLG and will be delivered through the Housing Assets Joint Venture Company, GYN:

Deliverable	Commencement/ Completion date
Establish (Internal) Project Team Appoint Development Manager	April 2017
Initial Appraisal & Information Gathering	May 2017

Commence Tenant/Resident Liaison and Member engagement	May 2017
Preparation of tender package for appointment of design and Viability consultants	July 2017
Design/Define project Brief	August 2017
Appoint Design Team (following Resident/member/Project Team interviews)	November 2017
Undertake Area Assessment (Including Thermal Imaging)	December 2017
Area Assessment submission to residents and members	March 2018
Initial Appraisal Options	March 2018
Evaluation and refinement of design and viability appraisal by project team.	April 2018
[Based on reduced options] Explore delivery route options	May 2018
Draft Final Options Report	August 2018
Final Feasibility & Options Appraisal submission	October 2018

In addition to the £32 million released for the preparation stage, the Government has also made £140 million in loan funding available over the length of this Parliament to encourage investment in regeneration from the private sector.

3. **FINANCIAL IMPLICATIONS**

The key financial implication at this stage is the requirement to ensure that the £320k is spent in line with the programme above. No match funding is required, however, there will be a call on officer's time to contribute to the delivery of the programme.

Further financial implications will be assessed as the scheme progresses and indeed one of the key deliverables will be an appraisal of financial models to help bring about the regeneration.

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

With reduced revenue and capital resources available within the Housing Revenue Account, competing demands and no major grant funding available, the Estates Regeneration Programme represents an opportunity to explore options for the regeneration of the Middlegate Estate and to link it closely to the Neighbourhoods that Work Programme, wider town centre regeneration and the Council's housing aspirations.

6. RECOMMENDATIONS

- To note the programme of work agreed with the DCLG
- To include as part of the quarterly update report to 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:	Through EMT
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



Department for
Communities and
Local Government

Estate Regeneration National Strategy

Executive Summary

December 2016

Department for Communities and Local Government

Executive Summary

1. Estate regeneration can transform neighbourhoods by delivering well designed housing and public space, a better quality of life and new opportunities for residents. It provides an opportunity both to improve housing for existing residents and to provide much needed new homes, particularly in urban areas, where estates have been built at relatively low densities. We believe estate regeneration has the potential to deliver thousands of net additional homes over the next 10 to 15 years.
2. We recognise that estate regeneration can often be challenging. This national strategy aims to support local partners to improve and accelerate local estate regeneration to deliver more and better quality housing, drive local growth and improve opportunities for residents.
3. We have seen some excellent examples of regeneration schemes in all parts of the country. Whether finished, in delivery, just getting going or still an idea, it is clear that no two schemes are the same and different places face different challenges. A 'one size fits all' national approach is not appropriate. But we think there are three key principles that underpin successful estate regeneration:
 - a. Community engaged as partners
 - b. Support and leadership of the local authority
 - c. Willingness to work with the private sector to access commercial skills and lever in investment.
4. We have seen many estates in need of regeneration, characterised by poor quality housing, unattractive buildings in physical decline, and large areas of underutilised and degraded open space. They are often inward looking and physically, socially and economically disconnected from their surroundings, leading to higher concentrations of social deprivation and lack of opportunities for communities living there.
5. Through a combination of practical advice and guidance, the national strategy addresses the common elements and challenges that most schemes will need to consider. It is particularly aimed at the early stages of regeneration, as schemes move from aspiration and concept to developing tangible options and plans. We know from our discussions that getting this right is critical to the success of a scheme.
6. We recognise that there is already a considerable body of good practice, published guides and reports. We have sought to draw on and signpost these whilst providing guidance where we have identified gaps. Our intention is to add to this resource as we continue to work with schemes.
7. The national strategy has been developed with the Estate Regeneration Advisory Panel, co-chaired by Lord Heseltine and the Housing and Planning Minister. [A list of panel members is here](#). It has also been informed by our discussions with over 100 areas, from all parts of the country that came forward to work with us. We will continue to work with these areas to help them progress their plans.
8. We are grateful to everyone who has given us their time, hosted visits and shared their experiences and expertise. Their input has been invaluable in ensuring the national strategy is grounded in what works in practice.

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9. The national strategy comprises:
 - a. **Resident engagement and protection:** sets out Government expectations for ensuring that residents are at the centre of re-shaping their estates, in partnership with authorities and developers, and are protected during the lifetime of an estate regeneration scheme.
 - b. **Role of the local authority:** sets out the importance of wider place making, strategic use of public sector land, design and effective use of the planning system.
 - c. **Financing and delivering estate regeneration:** provides options for building a sound financial base, including setting out the key challenges, advice on particular aspects and de-mystifying the processes and terminology.
 - d. **Good practice guide:** steers schemes through all the key stages, from developing the initial idea through to build out and delivery; includes checklists on process design and quality to ensure important issues or stages are not overlooked; provides a framework for overall sequencing.
 - e. **Better social outcomes:** reports on Government's work with four estates on mapping public spend in estates, in the broader context of looking at how estate regeneration schemes can be part of a place based approach to tackling poor life chances.
 - f. **Alternative approaches:** provides advice on community-led housing development as an effective means of putting the community at the heart of housing delivery.
 - g. **Case studies:** illustrate and highlight particularly positive elements from a range of schemes, including design and quality, community engagement and strategic and innovative financing.
 10. Government recognises that without some public investment early on, many schemes will not get off the ground. The estate regeneration funding prospectus enables areas to bid for a share of £140m of loan funding, £30m of enabling grant, and £2m of capacity building funding. This financial support from government is directly targeted at de-risking the early stages of regeneration schemes and providing support to areas for such activities as community engagement, feasibility studies, scoping of proposals and masterplanning. There is also support available for preconstruction activities such demolition and moving residents. More information is in the Funding Prospectus.
 11. Alongside this, where appropriate, estate regeneration schemes can make use of other government measures designed to boost delivery of new homes, particularly in areas of high need. These include the £7 billion that the government has made available to support delivery of new affordable homes, including Shared Ownership, Rent to Buy and Affordable Rent and the £2.3 billion of housing infrastructure funding. Schemes can also benefit from the government's commitment to release land from the government estate and to work with local authorities to release their land, offering the potential to cross-subsidise development at a local level. Local authorities will also be able to make use of changes to planning policy and benefit from the Housing Zones programme.
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