

Item No. 11.	Classification: Open	Date: 25 January 2011	Meeting Name: Cabinet
Report title:		Approval to Extend the Life of the Existing Renewal Areas	
Ward(s) or groups affected:		Livesey, Nunhead, Peckham, Peckham Rye, The Lane	
Cabinet Member:		Councillor Fiona Colley, Regeneration and Corporate Strategy	

FOREWORD – COUNCILLOR FIONA COLLEY, CABINET MEMBER FOR REGENERATION AND CORPORATE STRATEGY

1. It has been more than five years since the East Peckham & Nunhead Renewal Areas were declared. The objective of the Renewal Area is to improve living conditions in these deprived areas.
2. Whilst there have been some significant successes – including many home improvement grant and loans to low income and vulnerable homeowners, the street renewal of Astbury Road and Colls Road and new lighting south of Evelina Road. Long promised new shop fronts, lighting and other improvements on Meeting House Lane, Queens Road and Evelina Road haven't been delivered. Indeed the project has been delayed to such an extent that its original five year life has expired.
3. This report asks Cabinet to agree to consult residents on extending the life of project (a statutory requirement). Over the next few months we will also consult on and complete delivery and implementation plans for the project which will link in to our administration's pledge to ensure that regeneration projects deliver for local people and to help deliver our Economic Development Strategy vision to create a strong sustainable economy, with a thriving network of town centres.

RECOMMENDATIONS

Recommendations for the Cabinet

That the Cabinet agrees:

4. To note the proposal to extend the life of the renewal areas of East Peckham and Nunhead by four years to 2015.
5. The consultation arrangements as set out in paragraphs 21-23.
6. To link Renewal Area Measured Deliverables into:
 - the Corporate Plan
 - the Community Strategy
 - the Peckham and Nunhead Area Action Plan
 - the Economic Development Strategy – Developing Town Centres.

7. To the implementation of outstanding schemes to be delivered within the first two years of the extended timeframe, subject to corporate cash flow constraints and consultation with Peckham and Nunhead & Peckham Rye Community Councils In February/March 2011 to refresh / double check community priorities.

Recommendations for the Leader of the Council

That the Leader delegates to the Cabinet Member for Regeneration and Corporate Strategy:

8. The allocation of unallocated resources from the original budget following consultation with relevant stakeholders and Community Council agreement. There will be no further call on corporate resources.
9. The agreement of a detailed implementation programme.
10. The decision to extend the Renewal Area following statutory consultation.

BACKGROUND INFORMATION

Extending the life of the Renewal Area

11. Before extending the life of a renewal area the council must bring to the attention of persons residing in the area or owning property in the area any outstanding proposals originally proposed when the renewal area was declared and inform those persons of the name and addresses of the person to whom enquiries and representations concerning those proposals should be made. Accordingly a full consultation exercise would require to be carried out as detailed in paragraphs 18 to 20.
12. The two renewal areas of East Peckham and Nunhead (EP&N) were declared by the council in May 2005 with a proposed five year life span. The aim was to deliver a range of housing and environmental improvements across the two areas whilst encouraging housing maintenance and to transform East Peckham and Nunhead (EP&N) into vibrant revitalised neighbourhoods and visitor destinations.

Renewal Areas – what are they?

13. Renewal Areas are a recognised area-based intervention tool and widely applied where there are poor living conditions. Area Renewal Status allows assistance to a wider section of the community, subject to financial status, than existing Council aid provision solely for the over 65s and individuals with medical needs.

KEY ISSUES FOR CONSIDERATION

14. The 2008 private sector stock condition survey has confirmed that EP&N contain the worst private sector housing in the borough and that this housing is occupied by some of the boroughs poorest residents.
15. Some key facts will illustrate this:
 - 55% of dwellings fail the decent homes standard (44% borough wide)
 - 77% of residents have no savings (55% borough wide)

- 7% of private sector dwellings in East Peckham are vacant (3% borough wide)
16. Work in the renewal areas links directly to the community strategy and the corporate plan. Several council strategies benefit directly from these schemes including tackling climate change, reducing crime and the fear of crime, increasing community safety and making the borough a better place for people. Environmental improvements are linked to places identified as areas of concern both by residents and the community safety unit, Meeting House Lane being an example. The aim is to work with the community on a range of environmental and housing improvements in order to transform these areas.
17. The main environmental improvement schemes planned are:
- Improvements to Nunhead Lane and Evelina Roads
 - Improvements to Meeting House Lane
 - Improvements to Queens Road
 - Improvements to Lighting
18. All of the major schemes (with the exception of Queens Road) have been the subject of significant public consultation in 2008. An example being the two-day weekend event held at Nunhead Green to consult on the plans for Nunhead Lane and Evelina Road in September 2008. Presentations regarding these projects have been made to Nunhead and Peckham Rye Community Council. Significant work has been undertaken with the Nunhead Community Forum and schemes have been detailed on the council's website. Minor scheme elements at Meeting House Lane and Nunhead and Evelina Roads are already on site.

Extending the life of the Renewal Area

19. Renewal Area Extension by four years will allow the council to complete projects started in 2008 (within the first two years), re-consult and deliver community and arts based projects and repeat the successes of the Bellenden Renewal Area in East Peckham and Nunhead. When housing and environmental improvements are delivered together the environmental improvements make the housing improvements sustainable by creating a situation in which stakeholders are willing to invest in the area themselves. Homeowners and other stakeholders see the area as "on the up" and recognise the value of investment. The tools to deliver this success include :

Project Works

- a) **Street Renewal** – Works to private, council owned and housing association properties have been completed under a single contract in Astbury and Colls Roads. Two feasibility studies have been undertaken to assess further schemes. The decision as to where these will take place needs to take into account the cost/benefit for each element of work.
- b) **Energy Efficiency** and the council's climate change strategy – Over £400,000 has already been awarded to the council by the GLA in respect of energy efficiency / solar hot water works specifically within the renewal areas. In addition to this, part of the renewal area has now been confirmed as a Low Carbon Zone by the GLA, attracting a further £300,000. The zone is supported by British Gas

and the Council are working with them to deliver substantial investment through a Community Energy Savings Programme (CESP) scheme.

Investment Projects

- c) **Shop Fronts** – working in partnership with Independent Retail Local Environmental (IRLE) scheme works have commenced to improve shop fronts in Meeting House Lane. Pilots are being developed in consultation with local traders and residents to extend shop front improvement schemes to Queens Road and Nunhead Lane / Evelina Road.
- d) **Lighting** – working in partnership with public realm and Low Carbon Zone initiatives to improve street lighting and install LED / low maintenance lamps to address resident concerns about personal safety, crime prevention and to try to reduce traffic related incidents by improving visibility.
- e) **Tree planting** – in partnership with public realm/planning (trees) working to improve the area amenity by soft landscaping. This also has a positive impact on Carbon Emission targets as young trees and sapling growth absorbs CO2. It should be noted that these works will be executed in accordance with the Council's Tree planting Strategy and that no projects will start on site unless maintenance provision has been made via revenue budgets or a community maintenance scheme has been established and is deemed viable.
- f) **Environmental Improvements** – Before the renewal areas were declared residents told us that crime and anti-social behaviour were their key concerns. This needs a two tiered approach:
 - Tier 1 – physical improvements to buildings, walls, lighting, roads etc show that the council is willing to invest in the area. This would include outstanding projects from the initial Renewal Area timeframes
 - Tier 2 is more subjective and is aimed at giving residents pride in their locality. This is carried out in the following ways:
 - a) **Client based** – concentrating on the needs of particular groups such as older or disabled people (grants and loans)
 - b) **Based on property type** - taking action on particular kinds of property (empty properties, Houses in Multiple Occupation)
 - c) **Area improvements** – targeted environmental improvements aimed at providing a strong visual impact and improve confidence within the area

Community Projects

- g) **Community** Projects will address this by targeting 3 areas that have been identified as suffering from significant levels of crime and anti-social behaviour. All three sites currently under consideration are amongst the top five “Peckham hotspots” identified by Community Safety and the police. It is anticipated that the Council will consult to identify the priorities for these areas however previous consultation highlighted community support for the following :
 - Street Lighting and lighting to public open spaces
 - Accident Reduction
 - Paving

- Security Improvements / linked and monitored CCTV (in accordance with the Council's CCTV Strategy)
- Estate and Residential Area Lighting
- Improvements to the Queens Road Station
- Pedestrian Safety to Queens Road Bridge

Art and Culture Projects

- h) Previous Area Renewal Projects highlight that improvements to areas can be achieved by using artists to harness the imagination of local people whilst attracting private investment. These projects will depend on external funding via agencies such as Arts Council and Art for Architecture and will only be commissioned where a comprehensive cost/benefit or value for money exercise has been carried out.

Policy implications

20. The renewal areas directly support other council strategies and initiatives. These include:
- a. the Corporate Plan
 - b. the Community Strategy
 - c. the Peckham and Nunhead Area Action plan
 - d. the Economic Development Strategy – Developing Town Centres

Consultation

21. Consultation will be carried out in accordance with statutory requirements. The Council needs to consult all 12,000 households on extending the life of the renewal area, however the council can build upon consultation exercises already carried out by other departments, i.e. Public Realm and tie this exercise into other planned consultation exercises to minimise cost to the council. However it should be noted that there will be an associated cost to do this.
22. In addition it is anticipated that the following consultation will be carried out during this period: -
- Meeting with the Resident reps in the Group Repair Scheme early in the New Year
 - Meeting with all the residents in the Group Repair Scheme in order that they can design their own garden walls
 - Launch of the Low Carbon Zone. There will be a meeting with Laura early in the New Year to look at the details of this launch
 - Attendance at Community Council Meetings
 - Neighbour Days at Local Schools – in partnership with Low Carbon Zone

23. Consultation timetable

January 2011	Cabinet note the proposal to extend Renewal Area Delivery Period until 2015 and consider proposed consultation arrangements
February 2011	Consultation letter sent out
Feb / March 2011	Community Council meetings to obtain feedback and to link into other council consultation programmes

March /April 2011	Report to Cabinet Member for Regeneration and Corporate Strategy to consider the outcome of consultation
April 2011	Area Renewal Status reinstated, subject to the above

Community impact statement

24. Works procured to date within the Housing Renewal Areas have been the subject to extensive community and wider stakeholder consultation carried out in 2008.
25. Delivery has recommenced in 2010 to deliver projects where a clear consultation mandate had been previously achieved, however several sections of the community have expressed concern over the length of time it has taken to see end results. Schemes will therefore be represented to the Nunhead & Peckham Rye and Peckham Community Councils.
26. Extension of the Renewal Areas will allow the council to complete an additional street renewal scheme and properly consult on the unallocated renewal area resources.

Legal implications

27. The rules on Renewal Areas are laid out in the Local Government and Housing Act 1989 Part VII, Section 89.
28. Section 89 sub-section 4 states that *"an area which is declared to be a renewal area shall be such an area*
 - a) *Until the end of the period specified in the declaration or*
 - b) *If at any time during that period the local authority by resolution extend the period for which the area is to be a renewal area, until the end of the period specified in the resolution".*
29. This would indicate that a report that is agreed by an appropriate body is sufficient to extend the life of the renewal areas. The Act goes on to state *"before exercising the power,*
 - a) *To declare an area to be a renewal area or*
 - b) *To extend (or further extend) the period to which an area is to be a renewal area. a local authority shall take the steps required by sub-section 7.*
30. Sub-section 7 states that *"where the authority are considering the extension of the period for which an area is to be a renewal area, such of those proposals as remain to be implemented are brought to the attention of persons residing or owning properties in the area and that those persons are informed of the name and address of the persons to whom should be addressed inquiries and representations concerning those proposals".*

Financial implications

31. The financial resources for this scheme are included in the council's capital programme. Any projects undertaken as a result of the extension of the renewal area life will be resourced from these budgets and there will therefore be no additional call on capital resources.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

32. The report asks Cabinet to note the proposal to extend the life of the renewal areas of East Peckham and Nunhead by four years. As indicated in the report the council's power to declare a renewal area is set out in section 89 of the Local Government and Housing Act 1989. This power was exercised in respect of areas in East Peckham and Nunhead in May 2005 when renewal areas were declared for 5 years.
33. There are a number of powers at the council's disposal that may be exercised in relation to a renewal area to support the renewal strategy. Such powers include:
- The specific powers conferred by section 93 of the LGHA 1989 upon declaration of a renewal area. These include acquisition of land, provision of housing accommodation on land acquired, carrying out of works on land owned by the authority and entering into certain agreements; these powers are additional powers and are without prejudice to other powers available to the council.
 - A general power that enables the council to provide assistance for housing renewal in accordance with its published housing renewal policy provided by article 3 of the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002.
 - A general power that enables local authorities to do anything they consider likely to promote or improve the economic, social or environmental well being of their area provided by section 2 of the Local Government Act 2000.
34. The provisions of the LGHA 1989 enable the council to extend the period for which an area is to be a renewal area. However, as indicated in the report, before exercising its power in this regard the council is required to consult with persons residing or owning property in the area. The proposed consultation arrangements are set out in the report; the report recommends that officers are requested to report back to the Cabinet Member for Regeneration & Corporate Strategy following consultation for a decision on the proposed extension of the renewal areas. The Cabinet Member should take into account the outcome of consultation when taking a decision on the proposal.
35. In the event of a decision to extend the renewal areas, there are post extension requirements set out in the LGHA 1989 that include bringing the decision to the attention of residents and persons owning property in the area and the publication from time to time of information about what is proposed and existing action in the area and assistance available for the carrying out of works

Finance Director

36. The extension of the Area Renewal timeframes will take place within current budget framework provisions.
37. It is recognised that expenditure will be contained within existing budgets and that no additional call on capital resources will be required.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Executive Report – May 2005	Regeneration and Neighbourhoods, Tooley Street, London	Clare Gibb on 020 7525 1851

APPENDICES

No.	Title
None	

AUDIT TRAIL

Cabinet Member	Councillor Fiona Colley, Regeneration and Corporate Strategy		
Lead Officer	Eleanor Kelly, Deputy Chief Executive		
Report Author	Clare Gibb, Housing Renewal Manager		
Version	Final		
Dated	14 January 2011		
Key Decision?	Yes		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
	Officer Title	Comments Sought	Comments included
	Strategic Director of Communities, Law & Governance	Yes	Yes
	Finance Director	Yes	Yes
	Cabinet Member	Yes	Yes
	Date final report sent to Constitutional/Community Council/Scrutiny Team		14 January 2011