

Item No.	Classification: Open	Date: July 2011	Decision Taker: Cabinet Member for Regeneration and Corporate Strategy
Report title:		Approval to extend the life of the East Peckham and Nunhead Renewal Areas.	
Ward(s) or groups affected:		Livesey, Nunhead, Peckham, Peckham Rye, The Lane	
From:		Deputy Chief Executive	

RECOMMENDATIONS

That the Cabinet Member for Regeneration and Corporate Strategy agrees:

1. To confirm the extension of the life of the Renewal Areas of East Peckham and Nunhead by four years.

BACKGROUND INFORMATION

2. The two renewal areas of east Peckham and Nunhead 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 with the aim to transform them into vibrant, revitalised neighbourhoods whilst also encouraging housing maintenance. The model for this adopted approach was the Bellenden Area renewal Scheme.
3. Renewal Areas are statutory area-based intervention designed at tackling poor private sector housing conditions in areas where there are high numbers of residents living on low income.
4. The 2008 private sector stock condition survey confirmed that East Peckham and Nunhead contain the worst private sector housing in the borough and that this housing is occupied by some of the poorest residents. For instance:
 - 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).
5. To target these issues in the renewal areas will require cross-departmental working, involving the following teams:
 - Housing Team (environmental health)
 - Home Improvement Agency
 - Renewal Team
 - Empty Homes Team
 - Handy Person Service and
 - Area Renewal Team.
6. 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.

7. Some scheme elements at Meeting House Lane, Nunhead Green and Evelina Road have been linked to programmes that are already on site, for instance the Improving Local Retail Environments (ILRE) programme or have been recently delivered such as new paving on Meeting House Lane by Public Realm Department. Environmental improvement schemes such as the works to properties along Nunhead Lane and further are planned to:
 - Nunhead Lane, Nunhead Green and Evelina Road
 - Meeting House Lane
 - Queens Road and
 - Improvements to lighting generally through the area.
8. Detail of specific project streams are contained in Appendix 1.

FACTORS FOR CONSIDERATION

9. The reason for the recommendation to extend the life of the renewal area is that whilst there have been some significant successes including:
 - Home improvement grants and loans to low-income and vulnerable homeowners;
 - The street renewal on of Astbury Road and Colls Road; and
 - New lighting south of Evelina Road.
10. Long promised new shop fronts, lighting and other improvements on Meeting House Lane, Queens Road and Evelina Road have yet to be delivered. The delay in delivery has been to such an extent that the original five year life of the renewal area has expired.
11. The Cabinet agreed on the 25 January 2011 to note the proposal to extend the life of the renewal areas of East Peckham and Nunhead by four years to 2015.
12. The Leader of the council agreed to delegate to the Cabinet Member for Regeneration and Corporate Strategy the decision to extend the renewal Area following statutory consultation.

Consultation

13. In order to comply with the legislation, a newsletter and questionnaire was produced and distributed to 12,000 households within the proposed renewal areas. The return of the questionnaire was requested by the 29 April 2011. The residents were asked:
 - Do you support the council's proposal to extend the renewal area status until 2015?
 - What's your idea to improve east Peckham and Nunhead?
 - Would you like more information about help available to low income and elderly homeowners? and,
 - Would you like to receive further information via email?
14. In total 32 responses were received. All the responses supported proposed extension of the renewal area status. There were a number of common themes (details in Appendix 2) in the residents answers to question regarding improvements required in the renewal areas including:
 - Improvements to the shopping parades;
 - Improvements to the lighting in the areas;

- A wish for new gardens walls and gates similar to those carried out in Astbury and Colls Road;
 - Traffic calming and
 - New paving and trees.
15. It should be noted that works procured to date within the Housing Renewal Areas have been the subject to extensive community and wider stakeholder consultation. Where delivery has already recommenced, a clear consultation mandate had been achieved and furthermore the schemes will be presented to both the Nunhead & Peckham Rye and Peckham Community Councils. Finally, the extension of the Renewal Areas will allow the council more effectively consult on the unallocated renewal area resources.
16. Furthermore, it is anticipated that additional consultation will be carried out as the programme is refreshed including, but not limited to:
- Meeting with the resident's representatives in the Group Repair Scheme to look at the design of garden walls and other works being offered under the Area Renewal programme. (Note the first meeting was held on 14 June with the residents of the East Peckham area).
 - Continue to "piggy-back" on other consultation exercises for instance the Low Carbon Zone (Environment Department led programme) which has involved considerable consultation within the East Peckham area.
 - Attendance at Community Council meetings including Nunhead and Peckham Rye (03/03/2011) and planned themed Community Councils meetings in September based on Area and Housing Renewal.

Community impact statement

17. Works procured to date within the Housing Renewal Areas have been the subject to extensive community and wider stakeholder consultation carried out in 2008.
18. 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 re-presented to the Nunhead & Peckham Rye and Peckham Community Councils.
19. 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 to deliver projects of value to local people. Projects will be considered in respect of their impact on local people giving due regard to the council's equalities obligations.
20. There are grants and loans schemes specifically targeted at low income and elderly home owners. These will be delivered in conjunction with the teams highlighted in paragraph 5.
21. Those residents on low incomes will be offered financial health checks to ensure that they are able to access financial assistance be they benefits or the grants and loans for home improvements.
22. Specific additional assistance for the elderly and infirm can include an occupational health assessment to determine whether there are specific adaptations and modifications that can be undertaken to assist them in the home.

23. The majority of the area renewal investment is in the privately owned housing stock. To ensure that council tenants are not excluded from the benefits that area renewal status can bring, environmental improvements within the areas are also proposed such as those highlighted by residents (see para. 13).

Legal Implications

24. The rules on Renewal Areas are laid out in the Local Government and Housing Act 1989 Part VII, Section 89.
25. Section 89 sub-section 4 states that *“an area which is declared to be a renewal area shall be such an area*
- *Until at the end of the period specified in the declaration or*
 - *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”.*
26. 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,*
- *to declare an area to be a renewal area or*
 - *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.”*
27. 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”.*
28. It should be noted that 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. It is also a requirement that 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 should also be communicated.

Financial implications

29. 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.
30. The refreshed Capital Programme, approved in July 2011, has funding sources identified to cover the overall programme of £11.1m. The delivery of the programme is split between the Housing Investment Programme (£5.6m) and other General Fund sources (£5.5m).

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

31. The report recommends extension of the East Peckham and Nunhead renewal areas. 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.
32. 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. 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, subject to certain limitations, enables the council to do anything it considers 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.
33. The provisions of the LGHA 1989 enable the council to extend the period for which an area is to be a renewal area. Before exercising its power in this regard the council is required to consult with persons residing or owning property in the area. Details of the consultation that has taken place and the responses received are set out in the report. The Cabinet Member must be satisfied that effective consultation has taken place and give careful consideration to the consultation responses when taking a decision on the recommendation.
34. A decision to extend the renewal areas will trigger 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.
35. The Cabinet Member may make the decision on the proposed renewal area extension under the authority provided by the Leaders decision to delegate to the Cabinet Member.

Finance Director

36. This report seeks approval to confirm the extension of the life of the Renewal Areas of East Peckham and Nunhead by four years.
37. The Finance Director notes that the extension of the Area Renewal time frame will be accommodated within the current approved capital budgetary provision, and that no additional call on capital resources is planned. Officer time to effect the recommendation will be contained within existing budgeted revenue resources.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Cabinet Report	Regeneration Dept.	Alistair Huggett x55576

APPENDICES

No.	Title
Appendix 1	Project Streams
Appendix 2	Consultation responses

AUDIT TRAIL

Lead Officer	Eleanor Kelly, Deputy Chief Executive	
Report Author	Alistair Huggett, Frameworks and Implementation Manager	
Version	Final	
Dated	12 July 2011	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	Yes	Yes
Finance Director	Yes	Yes
List other officers here		
Cabinet Member	Yes	Yes
Date final report sent to Constitutional/Community Council/Scrutiny Team	14 July 2011	