

REPORT TO: Cabinet Member Regeneration

DATE: 16th December 2009

SUBJECT: HMR Department, Service Delivery Plan '09-10, half year performance progress

WARDS AFFECTED: Linacre, Derby, Litherland, Church, Netherton & Orrell

REPORT OF: Housing Market Renewal Director

CONTACT OFFICER: N Davies, HMR Strategy Manager: 934 4837

**EXEMPT/
CONFIDENTIAL:** No

PURPOSE/SUMMARY:

To advise Cabinet Member Regeneration on progress towards achieving the Departments objectives and targets in 2009-10

REASON WHY DECISION REQUIRED:

The report is for information

RECOMMENDATION(S):

Cabinet Member Regeneration notes the report

KEY DECISION: No

FORWARD PLAN: No

IMPLEMENTATION DATE: Following the expiry of the call in period for the minutes of the meeting

ALTERNATIVE OPTIONS:
None

IMPLICATIONS:

Budget/Policy Framework: None

Financial: N/A

<u>CAPITAL EXPENDITURE</u>	2006/ 2007 £	2007/ 2008 £	2008/ 2009 £	2009/ 2010 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<u>REVENUE IMPLICATIONS</u>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

Legal: None

Risk Assessment: 1. Failure to achieve targets will mean that Departmental and Corporate Objectives will not be met.
2. Some targets are linked to the Deed of Variation funding agreement with HCA. Poor performance on these targets may affect future HMR funding allocations

Asset Management: None

CONSULTATION UNDERTAKEN/VIEWS
None

CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community	X		
2	Creating Safe Communities	X		
3	Jobs and Prosperity	X		
4	Improving Health and Well-Being	X		
5	Environmental Sustainability	X		
6	Creating Inclusive Communities	X		
7	Improving the Quality of Council Services and Strengthening local Democracy	X		
8	Children and Young People	X		

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT
HMR Service Delivery Plan
'Sprint' Departmental Reports

1. BACKGROUND:

1.1 As part of the Corporate Performance Management Framework, departmental service delivery plans are reviewed each quarter. This report summarises the progress made over the first half year of 2009-10, towards meeting departmental targets and objectives.

2. Performance Progress

2.1 A detailed 'Sprint' report is appended to this report. In total there are 14 'Actions', which in turn contain 20 individual 'Activities'. In summary, progress against the range of these 'Actions' and 'Activities' is given below.

	Actions	Activities
Total Number	14	20
Completed/ Completed in Year	7	11
On Target	7	8
Overdue	0	1

2.2 Some of the Targets and Activities are linked to the Funding Agreement (Deed of Variation) with the Homes and Communities Agency (HCA). All of the targets associated with these activities are on target to be met by the end of the financial year.

2.3 Only 1 activity is overdue. This is ...'Develop an Empty Property Strategy', which is linked to the Action, DSP-HMR-AP-008. This Strategy was originally due to have been in place by March 2009. However, due to delays to the introduction of a new Private Sector Housing Strategy, which was approved by Cabinet in July 2009, following extensive consultations, the introduction of a new Empty Property Strategy was also delayed. However, this was submitted for approval to the Cabinet meeting on the 29th of October '09.

SEFTON METROPOLITAN BOROUGH COUNCIL



Departmental Service Plan Monitoring

Housing Market Renewal Initiative (HMRI)

Quarter 2 2009/10

Author: Performance and Partnerships

Print Date: 26/10/2009

<u>Action</u>	<u>Authorising Officer</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
COR-HMR-AP-017 Remediate to residential standards former industrial sites in south Sefton as part of Housing Market Renewal activity to protect greenfield sites from housing development	Alan Lunt	Alan Lunt	31-Mar-2009	On Target

<u>Progress Summary</u>		
<u>Period</u>	<u>Action Plan Status</u>	<u>% Complete</u>
Quarter 2	On Target	80
Quarter 1	On Target	70

<u>Progress</u>	<u>Issues affecting current/future progress & corrective actions</u>
Remediation strategies have been agreed for 2 sites; the former Tannery and Penpol sites. Remediation contractors have recently been appointed, and work should commence on site during October 2009. Th works should be completed by spring 2010.	

<u>Activities</u>	<u>Comments</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
The HMRI Programme involves the acquisition of land and property to assemble sites for new residential development. Before new development can start sites [usually] require remediation works to make them fit for development. This is particularly the case with former industrial sites.		Tom Clay	31-Mar-2009	Completed

<u>Action</u>	<u>Authorising Officer</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
COR-HMR-AP-025 Stimulate mixed tenure/sustainable development as part of Housing Market Renewal activity	Alan Lunt	Alan Lunt	31-Mar-2009	Activities

<u>Progress Summary</u>		
<u>Period</u>	<u>Action Plan Status</u>	<u>% Complete</u>
Quarter 2	Activities	99
Quarter 1	On Target	97
Quarter 1	On Target	97

<u>Progress</u>	<u>Issues affecting current/future progress & corrective actions</u>
<p>At the end of 2008-9 103 new homes had been built, of which 71 were affordable homes.</p> <p>At the end of the 1st quarter, 28 additional new homes have been completed.</p> <p>At the end of Quarter 2, a further 6 new homes have been completed. This takes the cumulative total to 137 new homes, against a target of 135 new homes by March 2010.</p> <p>Some further new homes should be completed before the end of the year.</p>	

<u>Activities</u>	<u>Comments</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
To facilitate and support the construction of new homes; offering a variety of types and tenures of new homes, to improve the housing market across the HMRI area.	At the end of 2008-9 103 new homes had been built, of which 71 were affordable homes. At the end of the 1st quarter, 28 additional new homes have been completed. At the end of the second quarter a further 60 homes had been completed. This takes the cumulative total to 137 new homes, against a target of 135 new homes by March 2010. A variety of housing types have been built, including houses, flats and some bungalows	Alan Lunt	31-Mar-2009	On Target

<u>Action</u>	<u>Authorising Officer</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
COR-HMR-AP-026 Develop masterplan visions for sustainable communities as part of Housing Market Renewal activity	Alan Lunt	Alan Lunt	31-Mar-2009	Activities

<u>Progress Summary</u>		
<u>Period</u>	<u>Action Plan Status</u>	<u>% Complete</u>
Quarter 2	Activities	80
Quarter 1	Activities	80

<u>Activities</u>	<u>Comments</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
Produce long term Planning masterplans for all 5 HMRI Neighbourhoods.	Masterplans are in place for 4 of the 5 HMRI neighbourhoods. The outstanding neighbourhood is Seaforth-Waterloo. A Masterplan for this area can only be developed once the Council's Planning Core Strategy is approved; which will be post 2011.	Neil Davies	31-Mar-2009	Activities

<u>Action</u>	<u>Authorising Officer</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
DSP HMR AP 013 To have in place a 'Sefton Integrated Investment Strategy' approved by the Sefton Borough Partnership. To agree an Investment Strategy with the Homes and Communities Agency, thereby securing their commitment to invest in the Borough.	Alan Lunt	Alan Lunt	31-Mar-2010	Completed

<u>Progress Summary</u>		
<u>Period</u>	<u>Action Plan Status</u>	<u>% Complete</u>
Quarter 2	Completed	100
Quarter 1	Completed	100

<u>Activities</u>	<u>Comments</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
Sefton Integrated Investment Strategy approved by Sefton Borough Partnership	SIIS Approved by Cabinet and SBP in May 2009	Alan Lunt	30-Jun-2009	Completed

<u>Action</u>	<u>Authorising Officer</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
DSP-HMR-AP-001 To ensure that all new-build units in the HMRI area achieve the 'Lifetime Homes' external standard, the 'Building for Life' Silver standard, and Level 3 of the Code for Sustainable Homes thus enabling the changing needs of a household to be met without the need for major refurbishment / remodelling or the need to move home	Alan Lunt	Tom Clay	31-Mar-2011	On Target

<u>Progress Summary</u>		
<u>Period</u>	<u>Action Plan Status</u>	<u>% Complete</u>
Quarter 2	On Target	99
Quarter 1	On Target	99

<u>Progress</u>	<u>Issues affecting current/future progress & corrective actions</u>
<p>During the first quarter of 09-10, 3 new residential planning applications have been approved, with a total of 124 dwellings.</p> <p>During the second quarter a further 4 new schemes have received planning approval, with a total of 91 dwellings.</p> <p>Together with the 37 dwellings approved in '08-9, the cumulative total is 252 dwellings approved with the various design standards applied, which is ahead of the cumulative target of 135 units approved.</p>	

<u>Activities</u>	<u>Comments</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
135 new-build units with Planning approval to achieve Lifetime Homes Standard, Building for Life Silver standard, and Level 3 of the Code for Sustainable Homes (cumulative for 2008-09 and 2009-10)	As at the end of 2008-09, 37 units had planning approvals with conditions that the properties will achieve these standards. Over the first half of 2009 a further 7 schemes have received planning approval with 215 dwellings. The cumulative total is 252 dwelling with approval which is ahead of the cumulative target of 135 dwellings.	Tom Clay	31-Mar-2010	On Target

<u>Action</u>	<u>Authorising Officer</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
DSP-HMR-AP-002 To undertake detailed site investigations on sites that can be accessed for such purposes within the HMRI area, in order to assess their potential for causing potential danger to human health as a result of contamination and develop effective remediation strategies to ensure that the risks of such are mitigated effectively	Alan Lunt	Tom Clay	31-Mar-2011	Completed

<u>Progress Summary</u>		
<u>Period</u>	<u>Action Plan Status</u>	<u>% Complete</u>
Quarter 2	Completed	100
Quarter 1	On Target	70

<u>Progress</u>	<u>Issues affecting current/future progress & corrective actions</u>
Remediation strategies have been completed for 2 sites on Hawthorn Road; the former Tannery site and the Penpol site. Contractors have recently been appointed and work will start on site during October 2009.	

<u>Activities</u>	<u>Comments</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
Develop approved remediation strategies in respect of two sites within the Hawthorne Road Corridor	Remediation strategies are completed and in place for 2 sites - the former Tannery site and the Penpol site. Contractors are now appointed and work will begin on site during October 2009.	Tom Clay	30-Sep-2009	Completed

<u>Action</u>	<u>Authorising Officer</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
DSP-HMR-AP-005 Continue to deliver new-build dwellings in south Sefton in a mix of tenure, cost and size so as to provide suitable accommodation for sustainable communities for the future	Alan Lunt	Tom Clay	31-Mar-2011	Activities

<u>Progress Summary</u>		
<u>Period</u>	<u>Action Plan Status</u>	<u>% Complete</u>
Quarter 2	Activities	99
Quarter 1	On Target	97

<u>Progress</u>	<u>Issues affecting current/future progress & corrective actions</u>
At the end of the 1st quarter, 28 additional new homes have been completed. A further 6 new homes have been completed by the end of Quarter 2. This takes the cumulative total to 137 new homes, against a target of 135 new homes by March 2010.	

<u>Activities</u>	<u>Comments</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
135 new-build units completed (cumulative for 2008-09 and 2009-10) of which at least 40 are affordable homes (30%)	As at the end of 2008-09 103 units had been completed, of which 71 are affordable. By Quarter 2 a further 34 new homes have been completed, taking the cumulative total to 137, against a target of 135 by March 2010.	Tom Clay	31-Mar-2010	Activities

<u>Action</u>	<u>Authorising Officer</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
DSP-HMR-AP-006 To continue to effectively tackle the over-supply of low demand / obsolete houses so as to protect adjacent areas from similar decline, thus protecting the built form heritage of south Sefton	Alan Lunt	Tom Clay	31-Mar-2011	Completed

<u>Progress Summary</u>		
<u>Period</u>	<u>Action Plan Status</u>	<u>% Complete</u>
Quarter 2	Completed	100
Quarter 1	Completed	100

<u>Activities</u>	<u>Comments</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
250 Properties demolished (cumulative for 2008-09 and 2009-10) At the end of 2008-9 a total of 229 properties had been demolished	By the end of Quarter 1 [09-10] a further 103 properties had been demolished, taking the cumulative total to 332, which is ahead of the annual and 2 year target. It is unlikely that there will be much further demolition activity this year.	Tom Clay	31-Mar-2010	Completed

<u>Action</u>	<u>Authorising Officer</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
DSP-HMR-AP-007 To continue to effectively tackle the over-supply of low demand / obsolete houses so as to protect adjacent areas from similar decline, thus protecting the built form heritage of south Sefton	Alan Lunt	Tom Clay	31-Mar-2011	On Target

<u>Progress Summary</u>		
<u>Period</u>	<u>Action Plan Status</u>	<u>% Complete</u>
Quarter 2	On Target	97
Quarter 1	On Target	78

<u>Progress</u>	<u>Issues affecting current/future progress & corrective actions</u>
<p>At the end of 2008-9 a total of 131 properties had been acquired for redevelopment. At the end of Quarter 1, 10 more properties had been acquired. At the end of quarter 2 a further 33 properties have been acquired, taking the cumulative total to 174 properties, against a cumulative target of 180 properties. Further property acquisitions are likely over the remainder of the year.</p>	

<u>Activities</u>	<u>Comments</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
180 Properties acquired (cumulative for 2008-09 and 2009-10)	<p>By the end of 2008-09, 131 units had been acquired</p> <p>Over the first half of 2009/10 a further 43 properties had been acquired taking the cumulative total 174 properties against a target of 180 properties.</p>	Tom Clay	31-Mar-2010	On Target

<u>Action</u>	<u>Authorising Officer</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
DSP-HMR-AP-008 To contribute towards an effective policy aimed at tackling long term vacant residential / commercial properties in south Sefton	Alan Lunt	Neil Davies	31-Mar-2011	On Target
<u>Progress Summary</u>				
<u>Period</u>	<u>Action Plan Status</u>	<u>% Complete</u>		
Quarter 2	On Target	75		
Quarter 1	On Target	50		
<u>Progress</u>				
<u>Issues affecting current/future progress & corrective actions</u>				
Progress is being made on all of the individual activities. A key activity is to have a new, approved Empty Properties strategy in place. A draft is in place, and this will be presented to Cabinet in October 2009.				
<u>Activities</u>	<u>Comments</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
Begin to Implement Empty Properties Strategy	Officers from HMR, Planning, Environmental Protection, together with Neighbourhood RSL partners, have formed a Dilapidated Buildings Group. They meet to identify problematic empty properties, maintain a list of them, prioritise action, and track the progress of actions agreed.	Neil Davies	30-Sep-2009	On Target
Develop draft Empty Properties Strategy	Revised target to submit an Empty Property Strategy for approval by Cabinet during October 2009. This is now included on the Forward Plan, with the aim of taking a report to the meeting on the 29th October 2009.	Neil Davies	31-Mar-2009	Delayed
Establish a system of 'grading' empty properties so as to provide means of prioritisation	The 'grading system' will be a feature of the new Empty Properties strategy, which should be approved during October 2009.	Robert Cannon	30-Sep-2009	On Target
Maintain a list of long term vacant properties within the HMRI area, and identify all problematic properties for action	System established with Planning Dept and Neighbourhood partners to monitor empty properties across the HMRI area	Robert Cannon	31-Mar-2010	On Target

<u>Action</u>	<u>Authorising Officer</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
DSP-HMR-AP-009 To ensure that all new-build dwellings approved within the HMRI area achieve the 'Secure by Design' standard	Alan Lunt	Tom Clay	31-Mar-2010	Activities
<u>Progress Summary</u>				
<u>Period</u>	<u>Action Plan Status</u>	<u>% Complete</u>		
Quarter 2	Activities	99		
Quarter 1	On Target	97		
<u>Progress</u>				
During Quarter 2, 6 new homes have been built to this standard, taking the total for the year to date to 34, and 137 cumulative [2008-9 and 2009-10], against a target of 135 completions.		<u>Issues affecting current/future progress & corrective actions</u>		
<u>Activities</u>				
135 New Build Properties achieving 'Secure by Design' status (cumulative for 2008-09 and 2009-10)	<u>Comments</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
	By the end of 2008-09, 103 homes had been built to this standard. By the end of quarter 2, a further 34 homes have been built to this standard, taking the cumulative total to 137, against a target of 135 completions.	Tom Clay	31-Mar-2010	Activities

<u>Action</u>	<u>Authorising Officer</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
DSP-HMR-AP-010 Ensure that the Department achieves Level 4 of the Qualities Standard for Local Government	Alan Lunt	Tom Clay	31-Mar-2009	Completed

<u>Progress Summary</u>		
<u>Period</u>	<u>Action Plan Status</u>	<u>% Complete</u>
Quarter 2	Completed	100
Quarter 1	Completed	100

<u>Activities</u>	<u>Comments</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
Achievement of 100% of required standard for Level 4, which will be measured at a corporate level	As at the end of 2008-09 we reported that HMR Dept is 97% completed. Work by the HMR Dept is now effectively completed, outstanding issues are being dealt with at a corporate level.	Karen McComish	31-Mar-2009	Completed
Ensure targets arising from EIA Action Plans are attained, and maintain evidence that progress is being made to achieve the targets.	There 10 principle actions arising from the EIA. 8 had been implemented by March 2009. The other 2 Actions related to the rehousing of under 18-yr. olds. These have been dealt with and resolved, as part of the Council's review of it's Homelessness Strategy.	Karen McComish	31-Mar-2009	Completed

<u>Action</u>	<u>Authorising Officer</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
DSP-HMR-AP-011 Evaluate, review and (if necessary) revise the adopted HMRI Consultation / engagement	Alan Lunt	Tom Clay	31-Mar-2010	On Target

<u>Progress Summary</u>		
<u>Period</u>	<u>Action Plan Status</u>	<u>% Complete</u>
Quarter 2	On Target	90
Quarter 1	On Target	70

<u>Progress</u>	<u>Issues affecting current/future progress & corrective actions</u>
<p>The new Consultation and Engagement Strategy has been finalised and approved. 2 HMR newsletters have so far been delivered this year. 10 residents are participating in the education programme.</p>	

<u>Activities</u>	<u>Comments</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
10 Residents participate in a Community Development and Education Programme	A HMR OFFICER has set up an Accredited Learning course, to teach resident representatives and allow them to gain a formal qualification. This process feeds the Community Champions process, which has involved these participants to set up and run successful community events. The purpose of the course is to assist build the capacity and confidence of community representatives. To date 10 residents have been recruited onto the course.	Tom Clay	31-Mar-2010	Completed
3 HMR Newsletters provided to all residents	By the second quarter 2 newsletters had been delivered	Neil Davies	31-Mar-2010	On Target
Evaluation of current consultation / engagement protocol with New Heartlands partnership completed	By March 2009, a draft revised Consultation and Engagement Strategy had been developed by NewHeartlands. This has since been the subject of consultation with a residents representatives panel, drawn from across the NewHeartlands Pathfinder. The revised strategy was approved by the NewHeartlands Board during July. This is now being rolled out with all partners. Sefton officers have liased with Sefton Equalities Partnership, to ensure this new strategy is compatible with Sefton's own Engagement strategy.	Karen McComish	31-Mar-2010	Completed

<u>Activities</u>	<u>Comments</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
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<u>Action</u>	<u>Authorising Officer</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
DSP-HMR-AP-012 Contribute towards the adoption of a 'fit for purpose' Corporate Housing Strategy	Alan Lunt	Neil Davies	31-Mar-2010	Completed

<u>Progress Summary</u>		
<u>Period</u>	<u>Action Plan Status</u>	<u>% Complete</u>
Quarter 2	Completed	100
Quarter 1	Completed	100

<u>Activities</u>	<u>Comments</u>	<u>Lead Officer</u>	<u>Deadline</u>	<u>Status</u>
New Private Housing Financial Assistance Policy Approved	The new Housing Financial Assistance policy was approved by Cabinet on the 9th July.	Robert Cannon	30-Sep-2009	Completed