

NORTH LINCOLNSHIRE COUNCIL

**ASSET MANAGEMENT, CULTURE AND HOUSING
CABINET MEMBER**

INVESTMENT IN HOUSING LED REGENERATION

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 Approval is requested to help fund two empty property schemes and meet local housing need.
- 1.2 Key points in this report are:
- The government awards councils New Homes Bonus as a payment on each long term property brought back into use.
 - Support for housing schemes is now coming from the Property Trading Account mechanism (General Fund managed schemes) rather than New Homes Bonus.
 - The council works with housing associations and other organisations to meet local housing needs.

2. BACKGROUND INFORMATION

- 2.1 Members agreed a funding plan for New Homes Bonus in February 2012. One of the three priorities is housing led regeneration. Members agreed the Property Trading Account (PTA) would fund housing schemes (via the General Fund managed schemes) when setting the council's budget for 2013/14.
- 2.2 The housing market remains tough. Extra costs arise for special schemes that will not go ahead without council help.
- 2.3 The council works with housing associations and others to meet local needs as stated in our housing strategy. The council can give vital funding that enables schemes to go ahead.
- 2.4 Recommendation to fund two housing schemes is set out in appendix 1. The council has offered to help organisations who have secured funding from the Department for Communities and Local Government (DCLG) to bring empty properties back into use to meet local need.
- 2.5 Carlton Education and Enterprise (CEE) are based in Barton upon Humber. They provide housing, education and training for local

people. NACRO is a national organisation working to help people at risk of offending.

3. OPTIONS FOR CONSIDERATION

3.1 The recommendation is to offer financial support in principle totalling up to £148,500 over a three year period in support of the two projects detailed in appendix 1.

3.2 The option is not to provide funding support.

4. ANALYSIS OF OPTIONS

4.1 The preferred option is to approve the proposals in appendix 1. This will provide up to thirty-five new homes to meet local need. The NACRO Resettlement scheme will help up to thirty North Lincolnshire people and the CEE scheme will help up to six North Lincolnshire people.

4.2 The two schemes will not continue without help from the council. These schemes meet the requirements of the council, Humberside Police, Humberside Probation Trust and DCLG.

4.3 Assisting these schemes will improve the job prospects of unemployed people and reduce the risk of crime.

4.4 Prior to finalising the level of financial support offered, the Asset and Estate Management team will need to verify the financial details connected with each of the projects.

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

5.1 The council is asked to provide up to £148,500 towards refurbishing the units in the two schemes set out in appendix 1. CEE and NACRO will obtain properties on a long-term lease basis from the owners. They will be responsible for all repairs.

5.2 The thirty-five units should provide £168,000 NHB over the next six years.

5.3 There are no staffing, property, or IT implications for the council.

6. OUTCOMES OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)

6.1 There is a positive benefit for people at risk of becoming homeless.

6.2 There is a positive benefit for people at risk of offending.

6.3 There is a positive benefit for people who have mental health and substance issues.

7. OUTCOMES OF CONSULTATION AND CONFLICTS OF INTERESTS DECLARED

- 7.1 The NACRO resettlement scheme is the outcome of meetings with Humberside Police, Humberside Probation Trust, Addaction and the Safer Neighbourhoods Partnership with the aim of reducing re-offenders in North Lincolnshire.
- 7.2 The CEE scheme reflects discussions with Barton Town Council regarding suitable premises and the overall size of the scheme.
- 7.3 Consultation with relevant officers will be required prior to finalising the level of financial support offered by the council.
- 7.4 Officers are not aware of any conflicts of interest affecting this matter.

8. RECOMMENDATIONS

- 8.1 That the Cabinet Member agrees in principle to provide up to £148,500 from the PTA managed schemes general fund budget towards the schemes set out in appendix 1 over a three-year period. The final level of support to be determined following consideration by officers in the Asset and Estate Management team.
- 8.2 Further reports to be presented as other housing schemes are developed to fulfil the council's housing strategy.

DIRECTOR OF PLACES

Civic Centre
Ashby Road
SCUNTHORPE
North Lincolnshire
DN16 1AB
Author: Martin Ely
Date: 10 March 2014

Background Papers used in the preparation of this report:

North Lincolnshire Housing Strategy 2013 to 18

Investment proposals for 2014 – 2016: Proposed funding towards schemes to meet local housing needs

(Formerly the New Homes Bonus Investment priority three: Delivering Housing Led Regeneration)

Project	Outputs	Benefits	Applicant	Other partners	Total project cost	Maximum Council contribution offered	Comments/conditions
Empty Homes Lease scheme	5 residential units	Long term empty properties returned to use	Carlton Education and Employment (CEE)	Department of Communities and Local Government (DCLG)	£105,000	£40,500	Dependent on actual cost incurred & being in excess of DCLG contributions
Housing Resettlement Service	30 residential units	Long term empty properties returned to use Accommodation for people with offender backgrounds or those at risk of offending	NACRO	Humberside Police Service, Humberside Probation Trust and Addaction	£8,000 per person per year revenue	£108,000	Funding dependent on lease agreements signed per property
					£385,000 total investment in year 1 then approx. £280,000 investment per year thereafter	£148,500 PTA Gen. Fund managed scheme contribution	Total 35 additional supported homes