

Committee:	Executive	Agenda Item No.:	5.
Date:	1 st November 2010	Category	
Subject:	Local Investment Plan (LIP)	Status	Open
Report by:	Head of Regeneration		
Other Officers involved:	Housing Strategy and Enabling Manager		
Director	Director of Development		
Relevant Portfolio Holder	Councillor A.F. Tomlinson, Portfolio Holder for Regeneration and Access Champion		

RELEVANT CORPORATE AIMS

COMMUNITY SAFETY – Ensuring that communities are safe and secure
CUSTOMER FOCUSED SERVICES – Providing excellent customer focused services
ENVIRONMENT – Promoting and enhancing a clean and sustainable environment
REGENERATION – Developing healthy, prosperous and sustainable communities
SOCIAL INCLUSION – Promoting fairness, equality and lifelong learning.

The Local Investment Plan relates to all Corporate Aims by identifying funding required to deliver the Local Development Framework.

TARGETS

To enhance and improve the wealth profile, well-being and quality of life for the communities of Bolsover District (Corporate Plan Vision)

VALUE FOR MONEY

During the development of the Local Investment Plan (LIP), the Coalition Government introduced the LEP structure proposals which are economic development focussed. It was felt prudent to increase the Economic Development focus of the LIP by including a new objective:

“Support for Economic Development and Regeneration”

This may help authorities to access Regional Growth Initiative funding being proposed by the Coalition Government via the LEP structure.

THE REPORT

1.0 Executive Summary

This paper requests approval of the final North Derbyshire and Bassetlaw Housing Market Area (HMA) Local Investment Plan (LIP) and advises of the processes required to implement the plan. Owing to Homes and Community approval board occurring on November 1st 2010 and their requirement for all six authorities to have signed off the North Derbyshire and Bassetlaw LIP, it should be noted that the Scrutiny call-in procedure as set out in 4.5.16 of the Council's constitution shall not apply.

2.0 Background

- 2.1 Local Investment Plans (LIP's) set out the investment required for an area to deliver the agreed vision and economic purpose of the place. LIP's are used as the basis for Local Investment Agreements (LIA), which set out the funding and resources that the Homes and Communities Agency (HCA) will invest in an area over time and as resources are made available.
- 2.2 The North Derbyshire and Bassetlaw HMA LIP has been developed with the support of the consultancy firms BBP and Shared Intelligence. Both firms have strong working knowledge of the investment planning process.
- 2.3 Following agreement by the Executive Sounding Board on the 29th July, each LA has identified its top two priorities for investment, which are deliverable in the first three years of the plan, to fit with the Local Investment Agreement timescales:

BASSETLAW <ul style="list-style-type: none">• Canalside Creative Village, Worksop• Enhancing the supply of affordable housing	BOLSOVER <ul style="list-style-type: none">• Affordable housing and non-traditional dwellings• Shirebrook
CHESTERFIELD <ul style="list-style-type: none">• Chesterfield Waterside• Chesterfield Town Centre Masterplan	NORTH EAST DERRBYSHIRE <ul style="list-style-type: none">• Improving the Council's stock• The School Site, Clay Cross

- 2.4 It is unlikely that the level of resource requested to bring forward the priority projects will be available, so prioritisation will be needed. The HCA will issue further guidance following the Comprehensive Spending Review with the unweighted prioritisation matrix put forward by BBP and Shared intelligence, already having been approved by Executive.

3.0 Local Investment Plan Sub Regional Process

- 3.1 The HMA's LIP has been developed in consultation with a range of partners and stakeholders, with draft versions of the document having been circulated for comments.
- 3.2 The partners have worked closely with the Homes and Communities Agency throughout the LIP development process, with HCA representatives commenting on and providing guidance on the content of the document.
- 3.3 The document has been approved by the Executive Sounding Board 14.10.10 and approval is now sought by each of the six partner Local Authorities during October 2010 ready for submission to the HCA on the 1st November.
- 3.4 Following approval by The HCA's Regional Management Group and Full Board in November, the LIP's will be used as the basis for negotiations between the LA's and the HCA in relation to Local Investment Agreements (LIA's).
- 3.5 Each programme or project within the LIA will be assessed to ensure that it meets the required criteria and provides value for money. The LA's will also be expected to contribute inputs which may include:
 - Funding
 - Assets
 - Consultancy support
 - Staff time
 - Other

These inputs will need to be stipulated within the Local Investment Agreements.

4.1 Requested Monies Bolsover District Council (see Appendix B)

4.1.1 Support for Economic Development and Regeneration Appendix B

Shirebrook Town Centre: Over the next 3 years Shirebrook Town Centre is identified to receive £6.9 million of investment if the sale to Tesco completes and LA contribution of £4 million capital receipt is made. Monies requested from the HCA are to deliver Market Square improvements and rehousing for residents affected by demolition activity.

Shirebrook South: Over the next 3 years, the Coalfields Regeneration Trust proposed investment of £4.5 million is identified as kickstarting build out on this important site. No HCA monies are requested rather the larger EMDA site is being put out to tender to cross subsidise the Shirebrook South Scheme.

South Normanton and Pinxton: £5 million is identified to deliver public realm works laid out in the South Normanton and Pinxton Masterplan.

Bolsover Town: £125,000 is requested from the HCA for a remediation strategy for the Coalite site and surrounds.

4.1.2 Increase the Supply of Affordable Housing (Appendix B)

The affordable housing grant request for Bolsover District Council is highest in the Housing Market Area at an average of £6.68 million pa. This is a result of having high need, the lowest viability and the greatest land availability. During the downturn, many sites have been mothballed or gone into liquidation and 212 affordable plots have been identified as having the ability to come forward 2011/12 if grant is forthcoming at £50,000 per unit.

The affordable housing schedule includes Langwith Junction and New Houghton Tarran sites, Castle Estate and Tibshelf sites. The affordable housing schedule also includes disability access and move-on units for persons leaving supported housing.

4.1.3 Improve the Quality of Existing Housing Stock (Appendix B)

This section is split into 2 sub-sections:

- a. Public Sector Stock
- b. Private Sector Stock
- a. Public Sector Stock

HCA advice has been for all four authorities to include their Decent Homes and Decent Homes (plus) requirements in the body of the text with the Bolsover District requirement found at page 82 of Appendix A.

b. Private Sector Stock (Appendix B)

Traditional funding sources utilised by the Private Sector Renewal Team, such as the Regional Housing Board and GOEM, are no longer in existence and there is a requirement for these monies to be included in the next draft. At present, the £850,000 pa ask is appropriate based on historic spending.

The issue of private sector renewal and delivery models, other than grant provision, will be the focus of a Sub-Regional Private Sector Renewal Strategy currently out to tender.

4.1.4 Provide Supported Housing (Appendix B)

Three schemes are identified for Bolsover District under this heading:

- a. Extra Care Older Persons Housing
- b. Young Persons Foyer Scheme

c. Gypsy and Traveller Site Blackbridge

ISSUES FOR CONSIDERATION

Finance

Appendix B demonstrates total public sector funding requirements for each project but does not quantify private sector leverage. This will need to occur.

In order to be fully effective, the Local Investment Plan should be linked to a Corporate Asset Management Strategy covering the totality of Council assets. County Council have verbally confirmed that their Asset Management Strategy will be reviewed by November 2010.

Legal

There are no legal considerations in relation to the LIP. It should also be noted that the Local Investment Agreements, which will be prepared after the Local Investment Plan, will be a non-legally binding Memorandum of Understanding between each of the local authorities and the Homes and Communities Agency.

Human Resources

LA officer time will be required to formulate Local Investment Agreements. The HCA are in receipt of individual project manager contact details within the Regeneration service and will be making one to one visits in due course.

RECOMMENDATIONS

- 1. Members approve the final version of the Local Investment Plan and note the next steps in relation to the development of the Local Investment Agreements.**
- 2. It be noted that the Chairman of the Council has agreed that the call-in procedure as set out in 4.5.16 of the Council's constitution shall not apply.**

ATTACHMENT: Appendices A, B,C
FILE REFERENCE: ***please complete***
SOURCE DOCUMENT: HMA Housing Strategy, North Derbyshire
Economic Development Strategy, BDC draft LDF