

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	FINANCE AND DEMOCRACY COMMITTEE	25 NOVEMBER 2019	8

### COMMUNITY HOUSING FUND PHASE 2 – LINDSAY COURT

#### PUBLIC ITEM

This item is for consideration in the public part of the meeting.

#### SUMMARY

At the meeting of the Environment and Housing Committee held on 5 November, 2019 consideration to an updated report on the Community Housing Fund project.

The Committee resolved to seek the approval of the Finance and Democracy Committee for a fully-funded revenue budget increase in the total sum of £20,500 for 2019/20 in respect of Phase 2 Community Housing Grant Funding to continue the work with residents from Lindsay Court Steering group.

The funding will support the appointment of professional partners; Cass Associates and ForHousing to carry out extensive feasibility work, with a view to find a workable solution for the regeneration of the site.

Details with regard to the project were included in the report Environment and Housing Committee meeting and are also included as background papers to this report for information purposes.

#### RECOMMENDATIONS

##### The Committee is requested to:

To approve a fully-funded revenue budget increase in the total sum of £20,500 for 2019/20 to be funded by a proportion of the remaining Community Housing Fund grant, to enable the Lindsay Court Housing project to progress to Phase 2a as detailed within the report, leaving a balance of £241,000.

#### SUMMARY OF PREVIOUS DECISIONS

Minutes of Environment Health and Housing Committee 5 November 2019

Minutes of Environment Health and Housing Committee 4<sup>th</sup> March 2019

Minutes of Environmental, Health and Housing Committee 13th March 2018

Minutes of Council 17th July 2017

Minutes of Environmental, Health and Housing Committee 20th June 2017

Minutes of Council 17th October 2016

#### CORPORATE PRIORITIES

Spending your money in the most efficient way to achieve excellent services (**Value for Money**)

✓

Delivering the services that customers expect of an excellent council (**Clean and Green**)

Working with all partners ( <b>Vibrant Economy</b> )	
To make sure Fylde continues to be one of the most desirable places to live ( <b>A Great Place to Live</b> )	√
Promoting Fylde as a great destination to visit ( <b>A Great Place to Visit</b> )	

## REPORT

1. The Environment Health and Housing Committee were advised that the Community Housing Fund was announced in December 2016 by MHCLG and provided nationally £60 million per year of revenue grant funding to enable community led housing (CLH) schemes. In year 1 Fylde BC were awarded £440,381. Subsequent years funding have been transferred to Homes England to run a capital Community Housing Funding programme that provides capital funding for community led housing schemes. Revenue funding is now provided via Power for Change.
2. Within Fylde, community-led opportunities do not present on Greenfield sites with existing communities to drive new build 100% affordable housing units. Opportunities within the borough present on brownfield sites with potential to regenerate area, with a community-led approach in partnership with registered providers.
3. In 2018 the Community Housing Fund Officer began working with residents from Lindsay Court, New Road, St Anne's to establish a project to co-design a deliverable solution to establish options to improve the housing stock in the area.
4. Phase 1 of the project included supporting the group to access Fylde Council Community Housing Grant Funding to formalise their group status and facilitate partnership working with a project team, (Regenda Regeneration and Cass Associates), appointed in the Autumn of 2018. The purpose of the project team was to consider a fresh approach to effect the refurbishment of the 96 mixed-tenure apartments at Lindsay Court and to work with the residents to undertake co-designing a deliverable regeneration solution/s and test of the preferred options.
5. In brief, the Phase 2 project proposal and timeframe has been developed and agreed by the Project Team (Cass Associates, For Housing and Fylde Council) with associated costs. This report is requesting the initial funding required to begin Phase 2a be provided from Fylde Council Community Housing Fund.
6. Phase 2a is required initially to clarify the viability as to whether the project can proceed further. Phase 2b will not progress without freeholder cooperation or clarity on the implications of the Land Tribunal decision. On completion of Phase 2, the project will progress to Phase 3 which will result in a capital funding bid to Homes England undertaken by the Registered Provider who will lead the project from then on.
7. To enable the project to progress to stages Phase 2b and Phase 3 a request is being made to draw additional resources from the Community Housing Fund held by Fylde Council for the total sum of £20,500 to ensure Phase 2a can be undertaken to inform the viability of Phase 2b and ultimately Phase 3.
8. The Environment Health and Housing Committee resolved to seek approval of the Finance and Democracy Committee for a fully-funded revenue budget increase in the total sum of £20,500 for 2019/20 to be funded by a proportion of the remaining Community Housing Fund, to enable the Lindsay Court Housing project to progress to Phase 2a as detailed within the report, leaving a balance of £241,000

IMPLICATIONS	
Finance	This report recommends that the Finance and Democracy approve a fully-funded revenue budget increase in the total sum of £20,500 for 2019/20 in respect of the Lindsay Court Housing project, to be funded by a proportion of the remaining Community Housing Fund grant.
Legal	None
Community Safety	Community led initiative for affordable housing provision

Human Rights and Equalities	None
Sustainability and Environmental Impact	Community led initiative for sustainable, affordable housing and an impact on place based regeneration.
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
Kate Astley	<a href="mailto:Kate.astley@fylde.gov.uk">Kate.astley@fylde.gov.uk</a> Tel 01253 658420	Nov2019

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Power to Change	23/10/2019	<a href="https://www.powertochange.org.uk/">https://www.powertochange.org.uk/</a>
Homes England Community Housing Fund	23/10/2019	<a href="https://www.gov.uk/government/publications/community-housing-fund-prospectus">https://www.gov.uk/government/publications/community-housing-fund-prospectus</a>
Lindsay Court –Co designing a deliverable regeneration solution	01/09/2019	<a href="https://new.fylde.gov.uk/wp-content/uploads/2019/10/Lindsay-Court-Report-Final-Sept-2019.pdf">https://new.fylde.gov.uk/wp-content/uploads/2019/10/Lindsay-Court-Report-Final-Sept-2019.pdf</a>
Lindsay Court Project Stages	05/11/2019	<a href="https://new.fylde.gov.uk/wp-content/uploads/2019/10/Phase-2-and-Phase-3-Lindsay-Court-project-flowchart.pdf">https://new.fylde.gov.uk/wp-content/uploads/2019/10/Phase-2-and-Phase-3-Lindsay-Court-project-flowchart.pdf</a>