

OUR CHANGING NEIGHBOURHOODS - JANUARY 2012

EAST ACCRINGTON Edition

Covering the PEEL & BARNFIELD areas

Regeneration and Area Management News
from Hyndburn Borough Council



HOUSING MARKET RENEWAL NOW DRAWING TO A CLOSE

But that does not mean regeneration will end.

The Government, as part of its plans to achieve significant savings, has ended the former Housing Market Renewal (HMR) initiative. Unfortunately, some of the projects that formed part of the East Accrington masterplan will not go ahead as planned, especially in the Peel Ward.

However, the Council remains committed to regenerating East Accrington. This will have to be done with a lot less public sector funding over a longer period.

On 9th May Grant Shapps, Minister for Housing and Local Government, announced a further funding pot of £30million which has been made available by the Department of Communities and Local Government (CLG) for the 5 priority HMR Pathfinders (Merseyside, Pennine Lancashire, North Staffordshire, Hull and Teesside) in order to deal with the transition as a result of the loss of HMR funding. The funding must be matched 50/50 with the Council's own resources. On 7th July Pennine Lancashire submitted a bid for this funding and Hyndburn's submission was for a total of £4.7m with a request of funding from CLG of £2.35m. The outcome of this funding bid was announced on 24th November and we were successful in securing the full £2.35m. The rules limit the funding to relocating households from designated clearance zones and do not allow the Council to spend any of it on refurbishing properties. For this reason the extra money will be used to relocate those households still remaining in otherwise derelict homes in Woodnook (see below).



WOODNOOK



Woodnook remains the Council's top neighbourhood regeneration priority. Significant resources (nearly £3 million) have gone into acquiring nearly 70 dwellings, and the Council proposes to conclude the acquisition of the remaining dwellings as soon as possible.

Cabinet made a decision on 11th January 2012 to promote a Compulsory Purchase Order for the area (shown on the map outlined in red).

The Council has considered 4 different redevelopment options:-

- 1- Clearance and new build
- 2 - Refurbishing and remodelling the existing stock
- 3 - A mixture of 1 & 2 above
4. Clearance for public open-space

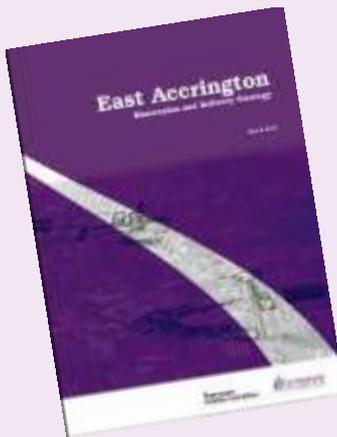
Following discussions with interested developers, and following consultation with the Woodnook Residents Association, a preferred option and a preferred developer have been chosen. The Council will work with PlaceFirst / Together Group Partnership in order to deliver a refurbishment and remodelling project for the existing stock. The timescale is very difficult to predict but all partners want to start as soon as possible. In the meantime, the Council will continue to work on other regeneration plans as set out on the reverse of this newsletter

Augusta Street	Nos. 1-33 & 2-32
Booth Street	Nos. 2-34
Hudson Street	Nos. 5-13
Royds Street	Nos. 53-85 & 54-86



REGENERATION & HOUSING MARKET RENEWAL ENQUIRIES
SARAH WHITTAKER tel. 01254 380613

OTHER REGENERATION ACTIVITY



The East Accrington Masterplan forms the basis for investment and regeneration of the East Accrington area. Whilst the Housing Market Renewal initiative has ended, the Council will be seeking to address some of the key priorities as follows:-

Empty dwellings - bringing them back into use via investment from partners or through enforcement powers.

Disrepair - the Council is getting tougher with owners who do not maintain their properties, especially those causing a nuisance to neighbouring dwellings.

New build housing - the Council will work with developers to help bring forward the development of new, high quality housing on key housing sites.

Bad landlords - the Council is currently reviewing its approach but intends to be tough in enforcing standards of property and management.

Public open space - the Council will be encouraging the management and maintenance of space to a high standard.

HOME FRONT SCHEME

Launched at the end of November 2009 by Accent Regeneration and in conjunction with Hyndburn Borough Council, this scheme has been very successful and has helped over 110 residents in the Peel & Barnfield area to carry out improvements to the front of their homes.



The scheme is now in its final stages and is looking to revisit the streets that have been included in the programme with the remaining funding available before the project concludes in March 2012.

The scheme secured £114,000 from the Fair Share Lottery together with £85,045 from resident contributions resulting in a total investment of £199,000 to date.

Not only has the scheme helped residents, but two local companies have benefited directly. These are B. McDermott's & Son Ltd and Neighbourhoods Together.



For further information contact
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New door



SELECTIVE LANDLORD LICENSING CURRENT POSITION

The Council still considers improving standards in the private rented sector a priority. Following the Judicial Review on the 25th May 2011 the Council's Selective Licensing Scheme was stopped. On the 11th January 2012 the Council's Cabinet decided that there may still be a case for Selective Licensing in Hyndburn and having learnt lessons from the Judicial Review is now embarking on a 12 week consultation period whereby all stakeholders will be invited to comment on a proposed new scheme. The consultation period will run from 30th January - 16th April 2012. Watch out for information coming through your door, presentations at your local residents association meetings and the Council's Website for further details.

For further information contact Helen Graham on 01254 380125

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