

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
TENANT MANAGEMENT ORGANISATION LIMITED**

TMO BOARD – 11 JANUARY 2007

REPORT BY DIRECTOR OF HOUSING MANAGEMENT

HOUSING REGENERATION PROGRAMME PROPOSALS 2007/2008

1 Purpose of the Report

- 1.1 To seek the Board's approval of the recommended consultation process outlined in paragraph 4 to formulate the bids for the Housing Regeneration Programme.

FOR DECISION

2. Background

- 2.1. The Council has notified the TMO of the funding opportunity that the Housing Regeneration Programme will present in 2007/ 2008.
- 2.2. The Council has provisionally set aside a total of £465,000 for housing regeneration projects across both TMO estates and registered social landlord property within the borough. Funding is for capital expenditure and is not available for revenue items. The previous 2006/ 2007 allocation to TMO estates amounted to £250,000 out of the total budget available.
- 2.3. The Housing Regeneration Programme has historically been used as a substantial financial element of projects match funded with the TMO's own Area Revenue Works (ARW) programme.
- 2.4. The Board will recall the December 2006 report which proposed reduced funding for the 2007/ 2008 ARW programme. There is therefore, an additional focus on ensuring that any bids submitted to the Housing Regeneration Programme, achieve excellent value for money, and have the broad support, and meet the requirements of, the majority of local residents. It is also essential that the TMO can demonstrate that residents have had an opportunity to make their case for what they consider in their neighbourhood are relevant schemes given the stipulated funding criteria.

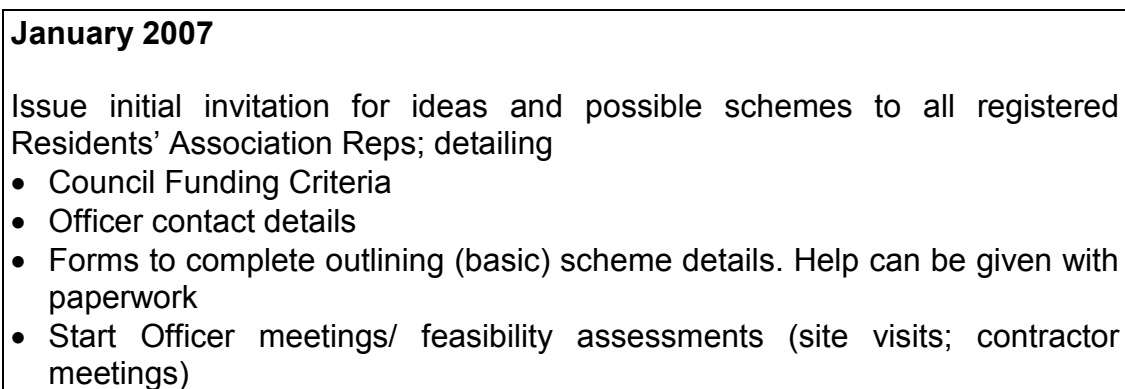
3. The Funding Criteria

- 3.1. The Council has stated that, at this initial stage, it seeks to invest in regeneration on estates that 'aim to promote the Cleaner, Greener, Safer agenda and generally improve the quality of life for residents'¹.
- 3.2. The prime focus for regeneration is estates although schemes which are based around street properties will be considered, particularly in the north of the borough as this is covered by the Local Area Agreement (LAA) . It is anticipated that more detailed criteria may be issued by the Council when the programme is confirmed in early 2007. The deadline for bid submission is expected to be end March 2007.
- 3.3. The following aims are highlighted by the council to meet their requirements:
 - Improve the overall appearance and amenity of estates
 - Make the built environment of estates work better in terms of waste management, access, car parking, and play
 - Help reduce crime and antisocial behaviour
- 3.4. The outline of the criteria is attached for reference in the appendix.

4. The Proposed Consultation Process

- 4.1. The Council have not stipulated the consultation required to formulate bids for this funding. The TMO therefore have the opportunity to establish a wide consultation with residents across the borough, ensuring they are able to consider the funding criteria and take advice from TMO Officers regarding the suitability of their proposals.
- 4.2. It is proposed that the funding bids are resident led, with the final decision regarding submission of bids and possible ARW match funding being taken at the first Area Review Board (ARB) meetings in 2007.

Figure 1. Consultation Proposal



¹ Council Housing Regeneration funding notification letter December 2006

End January/ Early February 2007

- Finalise feasibility assessments
- Distribute to Residents representatives and ARB members for consideration
- Contact Council for informal assessment of outline bids (TMO Officers + residents)



February 2007

- ARB meeting to discuss funding bids to go forward
- ARB to agree match funding if necessary for bids
- Final questions to Officers and bidding residents at ARB meeting



March 2007

- Submit bids to Housing Regeneration Programme

4.3. The Board are requested to agree to this process of consultation.

5. Financial, Human Resources and Legal implications

5.1. There are no financial, human resources or legal implications relating to this issue.

**IAN TWYFORD
DIRECTOR OF HOUSING MANAGEMENT**

Appendix 1

HOUSING REGENERATION PROGRAMME 2007/08 – FUNDING CRITERIA

Regeneration Benefits

Schemes should seek to promote liveability for social housing residents in that they should achieve one or more of the following aims:

1. Improve the overall appearance and amenity of social housing;
2. Make the built environment on housing estates work better in terms of waste management, access, car parking and play; or
3. Reduce crime and anti-social behaviour.

In addition, the following criteria will also be considered when assessing a scheme's suitability for grant award. These are:

Value for Money

Schemes must provide value for money. As such, the following factors will be taken into account:

- the overall amount of funding required
- the number of beneficiaries
- the availability of "matched funding"
- links with other programmes such as LAA and Decent Homes

Deliverability

Schemes must spend the resources available in the current year. As such, the following factors will be taken into account:

- how the budget estimate has been calculated
- the existence of a clear project plan
- risks identified and actions to mitigate them in place

Sustainability

Schemes must be sustainable. As such, the following factors will be taken into account:

- resident support for the scheme
- the support of other key stakeholders
- opportunities for community involvement and capacity building in developing or delivering the scheme
- proper management and maintenance arrangements in place