



Leicester
City Council

**WARDS AFFECTED – BELGRAVE, CROWN HILLS, COLEMAN, STONEYGATE
CABINET**

10 MARCH 2003

ENVIRONMENTAL WORKS PROGRAMME 2003/ 2004

REPORT OF THE CORPORATE DIRECTOR OF HOUSING.

1. SUMMARY

This report summarises the proposed programme of environmental works in the declared Renewal Areas.

This report seeks Cabinet approval to proceed with the programme of environmental works as outlined in appendix 1 and the Environment Task force – New Deal rear wall scheme outlined in appendix 2.

2. RECOMMENDATIONS

It is recommended that:

- i. The proposed environmental works in renewal areas be approved as shown in detail in paragraph 1, appendix 1 be agreed.
- ii. The proposed programme of works for the Environment Task Force (New Deal Rear Wall Scheme) in North Belgrave Renewal Area Phase 2 is approved as shown in appendix 2
- iii. All owners that benefit from the New Deal Rear Walls Scheme should make a flat rate contribution of £150 towards the overall cost of skips used and for the work cabins provided on site.

3. FINANCIAL IMPLICATIONS

Renewal areas have a ten-year life and it is essential that resources are made available for action to be sustained.

The current capital programme for 2003/2004, approved on 27 January 2002, contains £175,000 for environmental works in renewal areas, and £30,000 for the provision of rear walls in Belgrave. The SRB 6 Programme team have agreed to fund 50% of the total cost of environmental works in New Humberstone, resulting in leverage of £99,807. This will bring the total spend on environmental works to £274,807.

Officer to contact about this report -

Janice Pearson, Renewal & Grants Service Manager, x5386 or 0116 299 5386

DECISION STATUS

Key Decision	Yes
Reason	Citywide impact on communities
Appeared in Forward Plan	Yes
Executive or Council Decision	Executive (Cabinet)

ENVIRONMENTAL WORKS PROGRAMME IN RENEWAL AREAS 2003/2004

Scheme Title	Number of properties	Estimated cost (ex fees)
Evington Valley Renewal Area Phase 1		
Chepstow Road Facelift (Odds and evens)	57	22,331
Cromer Street Facelift (Odds and evens)	56	21,931
Evington Valley Renewal Area Phase 2		
Sawley Street facelift (Odds and evens)	56	21,931
St Saviours Renewal Area Phase 1		
Orson Street Rear Alleyway Scheme No 1	8	9,000
New Humberstone Renewal Area		
Turner Road Front Walls Phase 1 No's 1 – 73	37	65,000
Turner Road Front Walls Phase 2 No's 10 – 82	37	65,000
Haynes Road Front Walls No's 1,5,7,9 and 2 – 6	7	11,900
Haynes Road Facelift (Odds and evens)	46	24,246
Exton Road Facelift No's 7 – 17, 12 – 22	12	6,324
Exton Road Front walls No's 11 – 17, 12 – 18	8	13,600
Coleman Road facelift No's 2 – 48	24	12,648
Total Cost of Proposed Schemes	348	274,807
Less SRB 6 Contribution to New Humberstone Renewal Area Schemes		99,807
Net Cost and Agreed Budget for Schemes	348	175,000
Reserve Schemes:		
Orson Street Rear Alleyway Scheme No 2	8	9,000
Kingston Road facelift (Odds and Evens)	49	19,600
Normanton Road Front Walls (Evens)	19	53,200
King Edward Road Facelift No's 5 – 67, 8 – 24, 26 – 50, 70 – 78	59	38940
Humberstone Drive Front Walls No's 2 – 52 and 26	26	44,200
Humberstone Drive Facelift No's 2 – 52	26	20,020
Total Cost of Reserve Schemes	187	184,960
Less 50% contribution from SRB 6 for New Humberstone Renewal Area Schemes		51,580
Revised cost of reserve schemes	187	133,380

PROPOSED PROGRAMME FOR THE REAR ALLEYWAY/REAR WALL SCHEME - NORTH BELGRAVE RENEWAL AREA PHASE 2

Phase	No of props	Addresses
1	14	Lancashire Street 23-25,41,47-49
2	21	Lancashire Street 12 – 34, 40 – 50, 52 – 56,
3	14	Lancashire Street 76 – 102
4	2	Melton Road 248 – 250
Total	51	



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**ALL WARDS AFFECTED – BELGRAVE, CROWN HILLS,
COLEMAN, STONEYGATE,**

CABINET

10 MARCH 2003

PROPOSED ENVIRONMENTAL WORKS PROGRAMME 2003/2004

REPORT OF THE CORPORATE DIRECTOR OF HOUSING.

SUPPORTING INFORMATION AND APPENDICES

1. BACKGROUND

Leicester's Renewal Strategy was adopted in 1976 and has followed a mainly area based approach. Following the declaration of Renewal Areas it has been custom and practice to embark on environmental improvements works to compliment the house improvement programme. The DETR Good Practice Guidance entitled "Running and Sustaining Renewal Areas" highlights strategic environmental objectives should include provision to achieve improvements of the environment of the area, and to carry out work that will improve the security and sense of well being of residents in their home and local area. The programme put forward for the renewal areas and citywide home maintenance schemes helps to achieve these objectives.

North Belgrave Renewal Area Phase 2 has benefited last year from having a youth training scheme working in the area. The rebuilding of defective shared and entry and garden walls has been the main objective together with replacement gates. The programme needs to continue to address the outstanding defective and dangerous rear alley walls.

Originally the scheme working on this project was the Leicester City Council Career Start Training Scheme, which was superseded by the Environment Task Force - New Deal for the young unemployed. These schemes have provided effective training for young people in bricklaying and also some carpentry skills. All trainees work towards the completion of NVQ level 1 and 2.

The labour element of the work is provided free of charge and the council pays an agreed sum per property for the materials used.

PROPOSALS FOR 2003/2004.

2.1 Renewal Areas

The proposed environmental works report is detailed in paragraph 1, appendix 1. All work undertaken is in four of the active renewal areas, namely Evington Valley Phases 1 and 2, St Saviour's and New Humberstone.

2.2 Environment Task Force – New Deal Rear Walls Scheme, North Belgrave Renewal Area Phase 2.

The proposals for the Environment Task Force New Deal Rear Walls Scheme are detailed in appendix 2. There are currently 214 properties in the North Belgrave Renewal Area Phase 2 that require work on their rear walls and entries. The breakdown is as follows:

Table 1 shows the current condition of the walls.

Priority	No	Description
High	106	Properties with shared entries and walls requiring rebuilding as they have been assessed as very dangerous or in many cases non-existent.
Medium	33	Properties with poor / dangerous walls.
Low	75	Properties with no shared entries but requiring patch pointing and general maintenance
Total	214	

Table 2 sets out the proposed programme on a worst first basis.

Phase	No of props	Addresses
1	14	Lancashire Street 23-25,41,47-49
2	21	Lancashire Street 12 – 34, 40 – 50, 52 – 56,
3	14	Lancashire Street 76 – 102
4	2	Melton Road 248 – 250
5	20	St Michaels Avenue 4-26, 32-38, 40-42, 50-52, 60-62
6	2	Harrison Road 350-352
7	30	St Michaels Avenue 3-15, 55-99
8	3	Harrison Road 334-346, 348
Total	106	

Experience has shown that the average cost per property is £1500 not including the owners' contribution. This sum would normally pay for the demolition and rebuilding or rear walls, party walls, and the renewal of the garden gate and entry gate as necessary. Reslabbing is only carried out where disturbed. The budget sum of £30,000 would be expected to provide for approximately 23 properties to benefit this year. This means that phase 1 and half of phase 2 can be completed this year.

2. FINANCIAL, LEGAL AND OTHER IMPLICATIONS

2.1 FINANCIAL IMPLICATIONS

Renewal areas have a ten-year life and it is essential that resources are made available for action to be sustained.

The current capital programme for 2003/2004, approved on 27 January 2002, contains £175,000 for environmental works in renewal areas, and £30,000 for the provision of rear walls in Belgrave. The SRB 6 Programme team have agreed to fund 50% of the total cost of environmental works in New Humberstone, resulting in leverage of £99,807. This will bring the total spend on environmental works to £274,807.

2.2 LEGAL IMPLICATIONS

The Council has the power to declare Renewal Areas and carry out certain works in them, and to provide the range of housing renewal grants by virtue of the Housing Grants, Construction and Regeneration Act 1996.

The Council also has certain duties, in dealing with unfit housing and an annual consideration of house conditions. Guidance is given in Circular 17/96 "Private Sector Renewal: a Strategic Approach".

Environmental Health Officers in Environment and Development take enforcement action when necessary.

2.3 OTHER IMPLICATIONS

OTHER IMPLICATIONS	YES/NO	Paragraph References Within Supporting information
Equal Opportunities	YES	
Policy	YES	
Sustainable and Environmental	YES	
Crime and Disorder	YES	
Human Rights Act	YES	Article 8. Throughout
Elderly/People on Low Income	YES	Throughout

3. DETAILS OF CONSULTATIONS

Residents Groups In Evington Valley Renewal Area, and North Belgrave Renewal Area have been consulted on the programme of environmental works, and individual residents are consulted on details concerning their properties

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 BACKGROUND PAPERS

- Local Government & Housing Act 1989
- Department of the Environment Circular 12/90
- Housing Grants, Construction and Regeneration Act 1996.
- Department of the Environment Circular 17/96
- Review of Renewal Strategy Policies - Report of the Director of Housing to Housing Committee, March 1997.
- 'Annual Review of Leicester's Renewal Strategy Policies'. Report Of the Director of Housing to Housing Committee, 6 January 1999.
- Annual Review of Leicester's Renewal Strategy Policies'. Report Of the Director of Housing to Housing Committee, March 2000.
- Annual Review of Leicester's Renewal Strategy Policies'. Report Of the Director of Housing to Housing Committee, March 2001.
- Annual Review of Leicester's Renewal Strategy Policies'. Report Of the Director of Housing to Housing Committee, March 2002.
- Background Files held by the Director of Housing.

HOUSING DEPARTMENT AIMS AND OBJECTIVES

The Aim of the Housing Department is 'A decent home within the reach of every citizen of Leicester'.

In particular the Renewal Strategy meets the key objectives of:

- Improve the condition of Leicester's housing stock and resolve unfitnes in all sectors
- Encourage and enable owners to continue to maintain the private sector housing stock
- Reduce the number of empty and under-occupied homes in Leicester
- Enable citizens of Leicester to stay in their homes as long as they continue to meet their needs
- Enable all citizens to have access to affordable warmth and healthy living environment
- Maximise home security in the private sector through advice and direct provision of locks and alarms, etc.

Officer to contact about this report -

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