

DECLARATION OF HARTINGTON STREET RENEWAL AREA

Report of the Director of Policy

SUMMARY OF REPORT

1. This report
 - advises Members of the outcome of the statutory consultation on the Council's proposals to improve living conditions in the Hartington Street area of the City
 - recommends that this area be declared a Renewal Area

REASON FOR URGENCY

- 2.1 Under the provisions of Section 89 (7) of the Act, a decision by Cabinet to declare a Renewal Area will have immediate effect and become a local land charge. As a consequence, such a decision, strictly, is not capable of being subject to the Council's call-in procedure.
- 2.2 However, the Chair of the Social Care, Health and Housing, Overview and Scrutiny Commission has been consulted on this report in accordance with Overview and Scrutiny Procedure Rules 42-45 inclusive; in this particular case on the grounds, of the operation of law rather than urgency.

RECOMMENDATION

- 3.1 To declare the Hartington Street area of the City, as designated on the Map at Appendix A to this report a Renewal Area under the provisions of Section 89 of the Local Government and Housing Act 1989.
- 3.2 To authorise the Director of Policy and Director of Corporate Services to make the necessary arrangements to publicise the declaration of the Hartington Street Renewal Area in accordance with the requirements of the Secretary of State.

REASONS FOR RECOMMENDATION

4. The declaration of a Renewal Area in the Hartington Street area will provide the Council with additional statutory powers to bring about a significant and sustainable improvement in living conditions for local residents.

MATTER FOR CONSIDERATION

- 5.1 At its meeting of 22 January 2002, the Executive agreed in principle to declare the Hartington Street area of the city as a Renewal Area. It also approved a draft improvement strategy for the area and authorised carrying out the necessary statutory pre-declaration consultation with residents and other stakeholders.
- 5.2 This consultation process has now been completed and the outcome is set out below in this report.
- 5.3 There were 220 responses to the proposals contained in the draft improvement strategy. Of these, only 24 were made directly to the Council. The remaining 196 were made through the Hartington Street Conservation Area Committee - HSCAC. These latter responses, in the main, simply express support for this Committee's aims, principal among which is the provision of a community centre in the area. While the provision of such a facility does not fall directly within the remit of a Renewal Area programme, the HSCAC have been provided with relevant advice and information to help them pursue their aim, including an invitation to discuss any proposals they have with the relevant Area Panel.
- 5.4 A number of respondents made comments about the availability of housing grant aid in particular, to whom it should be offered and the nature of schemes to which it should apply. These comments and suggestions will be taken into account as part of a forthcoming fundamental review of the Council's overall grant policy. This will be necessary following the anticipated changes in grant legislation which the Government will be announcing in the course of the next few weeks. Until this review is completed, grant aid within the Hartington Street Renewal Area will remain available in accordance with the proposals contained in the draft improvement strategy and in line within the Council's current grant policy.
- 5.5 For the time being, therefore, this will mean the availability of discretionary grant aid to eligible applicants within the Hartington Street Renewal Area in the following circumstances:
- for elderly 60 years and over homeowners receiving benefit whose homes are in disrepair
 - for carrying out Group Repair Schemes in Melbourne Street
 - where works are required to meet means of escape in case of fire standards in privately rented properties
 - where it will facilitate bringing a long-term empty property back into use as residential accommodation.
- 5.6 The consultation exercise also drew attention to a number of issues of detail which had not been included in the draft strategy including requests for:
- additional provision of CCTV cameras in Hartington Street, Sacheveral Street, Melbourne Street and the Arboretum.
 - the provision of a pedestrian crossing at the junction of Charnwood Street and Osmaston Road

- improved lighting on Melbourne Street.

These requests will be considered as part of ongoing consultation with residents, which will take place as the relevant phases of the Renewal Area improvement programme are implemented.

FINANCIAL IMPLICATIONS

- 6.1 Provision for the potential declaration of a Renewal Area in Hartington Street has been made with the Housing Strategy 2002/03 to 2004/05. The implementation of the improvement strategy for the area at an estimated cost of £2.89 million, was approved by the Executive at its meeting on 22 January 2002, also now in the Capital Programme 2002-5.
- 6.2 The opportunity will also be sought to source funding where appropriate from the various regeneration initiatives under way in the area.

LEGAL IMPLICATIONS

- 7.1 The Hartington Street area as defined on the map at Appendix A, meets the necessary conditions, set out in Section 90 (1) of the Local Government and Housing Act 1989 (as amended), for its declaration as a Renewal Area.
- 7.2 The consultation exercise undertaken satisfies the requirements of Section 89 (5) of the Act.
- 7.3 Part VII of the Act confers additional powers on the Council in declaring a renewal area relating to:
 - acquisition of land and property
 - power to carry out works
 - power to extinguish Rights of Way
 - powers of entry.

PERSONNEL IMPLICATIONS

7. The multi-disciplinary nature of the work involved in implementing the Renewal Area strategy will require the commitment of other departments to make available staff resources, as necessary, in order to ensure the proposals are implemented and completed successfully.

ENVIRONMENTAL IMPLICATIONS

8. The improvements proposed as part of the Renewal Area strategy will improve the appearance of properties and the general street scene. It will also lead to improvements in home energy efficiency.

EQUALITIES IMPLICATIONS

9. The Hartington Street area contains a significant proportion of low income and other vulnerable households who will benefit from the proposals contained in this report.

Background papers: None.