



Community & Regeneration Scrutiny Committee

Briefing Paper

Report of: Kate Bailey, Strategic Housing Services Manager
Date: Thursday, 3rd March 2011
Open

Local Investment Plan and the Homes and Communities Agency

1. Summary

- 1.1 This report outlines the origins of the Local Investment Plan (LIP) and its role in supporting funding bids including the Homes and Communities Agency. It also gives some basic detail to the contents of the document.

2. Background

- 2.1 During 2010 the Homes and Communities Agency (HCA), who are the national housing and regeneration delivery agency for England, met with the Chief Executives' Panel and Strategic Housing Officers to discuss the concept of the "single conversation" and development of a Local Investment Plan. The Single Conversation was to be the way that the HCA would agree and secure delivery at the local level in support of national objectives. With the change of Government during 2010, the concept of a single conversation was dropped and the requirement to develop a Local Investment Plan became voluntary although it is the document the HCA will use to determine housing investment within an area.
- 2.2 The LIP sets out to develop the needs to be addressed, based on robust evidence from local strategies, including the Sustainable Communities Strategy, Local Development Framework and other relevant strategies. The LIP considers spatial, geographical and thematic priorities for Districts and the County Council.
- 2.3 The development of the LIP was overseen by specific task and finish groups set up in the North and South of the county, overseen by the Place Shaping Theme Group. Throughout the process Registered Providers, with an interest in developing in the area, were consulted on through the North and South Delivery Groups.
- 2.4 The development of the LIP was commissioned by Kevin Dicks, Chief Executive of Redditch and Bromsgrove Councils, in conjunction with the six district Strategic Housing leads and funded by a combination of

Agenda Item No. 6

regional and district budgets. The successful consultants were a joint group of consultants, Regeneris Consulting and BBP Regeneration who had previous experience of developing LIPs' elsewhere.

- 2.5 The purpose of the commission was to draw together available information, consult with key stakeholders and develop a Local Investment Plan that could be used to inform the forthcoming bidding round with HCA (2011 – 15) and other bids or investments proposals in the future such as the Regional Growth Fund. It was accepted that the document would need to be constantly reviewed and would evolve as more information around the Local Enterprise Partnership (LEP) and LTP3 became available. The consultants were also required to make recommendations on the governance arrangements and delivery mechanisms for the ongoing delivery of the LIPs.

3. Key Issues

- 3.1 The Local Investment Plan has identified three key strategic priorities; Creating the conditions to sustain and generate employment, Providing the right housing for all communities and Developing Worcestershire's infrastructure. Within these three strategic priorities there are a number of elements and these are listed below;
- Priority 1: Developing high growth employment sites.
 - Priority 2: Creating and sustaining employment in Worcestershire's main centres.
 - Priority 3: Supporting the economic sustainability of Worcestershire's towns.
 - Priority 4: Developing housing to support high growth employment sites and main employment centres.
 - Priority 5: Supporting housing markets in Worcestershire's towns.
 - Priority 6: Delivering sustainable rural housing.
 - Priority 7: Meeting special needs.
 - Priority 8: Improving the existing housing stock.
 - Priority 9: Strengthening the highways infrastructure.
 - Priority 10: Improving public transport.
 - Priority 11: Developing social, community and green infrastructure.
 - Priority 12: Managing Worcestershire's resources.
- 3.2 For Wyre Forest the proposals for housing and economic development and regeneration, identified through the Re-Wyre prospectus and Core Strategy are picked up in priorities two, three, four and five. Delivery of affordable housing to meet rural housing needs is addressed by priority six and to meet special needs, including housing for young people through development of the Foyer, addressed by priority seven. Priority eight highlights the needs for ongoing improvements to the existing stock, especially around thermal comfort although recognition is given to the scale of disrepair in the private sector and the limited resources now available to support improvements. Priorities 9 – 12 cover various

Agenda Item No. 6

transport and infrastructure schemes under proposal throughout the county including Wyre Forest, such as the Hoo Brook link road.

4. Options

4.1 To recommend to Cabinet that they approve the Local Investment Plan.

5. Consultation

5.1 Consultation has taken place with relevant officers at both District and County Council and with the Registered Providers who develop and manage social housing stock across the county.

6. Related Decisions

6.1 Not applicable.

7. Relevant Council Policies/Strategies

7.1 Not applicable.

8. Implications

8.1 Resources: There are no direct resource implications of the decision. The HCA will support schemes that include public subsidy including free land or grants.

8.2 Equalities: Not applicable.

8.3 Partnership working: The LIP has been developed in conjunction with District and County Council colleagues and Registered Providers.

8.4 Human Rights: Not applicable.

8.5 E-Government: Not applicable.

8.6 Transformation: Not applicable.

9. Equality Impact Needs Assessment

9.1 Not applicable.

10. Wards affected

10.1 All wards.

11. Appendices

11.1 Local Investment Plan.

11.2 Local Investment Plan Appendix.

12. Background Papers

12.1 Homes and Communities Prospectus.

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