

WYRE FOREST DISTRICT COUNCIL

CABINET
19TH APRIL 2011

Local Investment Plan (LIP)

| OPEN | |
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| SUSTAINABLE COMMUNITY STRATEGY THEME: | Multi – A Better Environment for Today and Tomorrow; Economic Success Shared By All; Improving Health & Wellbeing |
| CORPORATE PLAN PRIORITY: | Securing the Economic Prosperity of the District |
| CABINET MEMBER: | Councillor M J Hart |
| DIRECTOR: | Director of Planning & Regulatory Services |
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| APPENDICES: | Appendix 1 - Worcestershire Local Investment Plan <i>Note: The appendix to this report has been sent electronically. This appendix is exempt as defined in paragraphs 1, 2 and 3 of Schedule 12A of the Local Government Act 1972.</i> |

1. PURPOSE OF REPORT

- 1.1 To agree the Local Investment Plan (LIP) developed for Worcestershire that considers economic, housing and infrastructure requirements over the next five years.

2. RECOMMENDATION

The Cabinet is asked to DECIDE to:

- 2.1 Endorse the Worcestershire Local Investment Plan.**

3. BACKGROUND

- 3.1 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 in Worcestershire 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.

- 3.2 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.
- 3.3 The development of the LIP was overseen by specific task and finish groups set up in the North and South, overseen by the Worcestershire Partnership Place Shaping Theme Group. Throughout the process Registered Providers (i.e. RSLs), with an interest in developing in the area, were consulted through the North and South Delivery Groups.
- 3.4 In order to assist the preparation of the LIP, the Worcestershire authorities commissioned a joint group of consultants, Regeneris Consulting and BBP Regeneration who had previous experience of developing LIP's elsewhere.
- 3.5 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 supported housing 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 became available, for instance through the Local Enterprise Partnership (LEP) and Local Transport Plan 3 (LTP3) became available. The consultants were also required to make recommendations on the governance arrangements and delivery mechanisms for the ongoing delivery of the LIP's.
- 3.6 The LIP was considered by Community & Regeneration Committee at its meeting on 3rd March at which the Committee recommended to Cabinet that the LIP be approved.

4. KEY ISSUES

- 4.1 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

4.2 For Wyre Forest the proposals for housing and economic development and regeneration, identified through the Re-Wyre prospectus and Local Development Framework 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 transport and infrastructure schemes under proposal throughout the county including Wyre Forest, such as the Hoo Brook link road.

4.3 The LIP is an evolving document and it is recognised that in the short term it is a document that will inform the HCA bidding rounds. However, in the longer term it is the starting point for further prioritisation of Worcestershire’s key employment and housing growth ambitions that require significant supporting infrastructure. This work will continue to be overseen by the Place Shaping Group with the support of the key professional groups across the County.

5. FINANCIAL IMPLICATIONS

5.1 The Local Investment Plan is a mechanism for drawing in financial resources and focusing resources on schemes of strategic importance although further work needs to be done to prioritise schemes included within the LIP.

5.2 The Registered Provider bids to the HCA will be expected to include commitments of any resources the RP’s and any other public or private bodies can make, e.g. free land at Sebright Road or the use of S106 contributions.

6. LEGAL AND POLICY IMPLICATIONS

6.1 The Housing elements of the LIP will form the basis of the packages that Registered Providers put together to the HCA to deliver housing over the next four years. These packages will be subject to legal agreement between the RP’s and HCA but Local Authorities are expected to participate in consultation around these.

7. EQUALITY IMPACT NEEDS ASSESSMENT

7.1 An Equality Impact Assessment has not been necessary in the development of this document.

8. RISK MANAGEMENT

8.1 The LIP is a Worcestershire wide document, there are no risks associated with endorsing it, however, failure to endorse it could place the Council at a disadvantage going forward in terms of securing internal investment opportunities.

9. CONCLUSION

9.1 The development of a Worcestershire LIP has been supported by all of the Worcestershire Councils and other key delivery partners. Its implementation will continue to be overseen by the Worcestershire Partnership’s Place Shaping Group as the next steps towards scheme prioritisation are addressed. However, in the

meantime the LIP will serve as a document to support RP bids to the HCA. The Council is recommended to endorse the LIP.

10. CONSULTEES

- 10.1 Registered Providers, County Council and District Council officers from housing, regeneration, planning, economic development teams.

11. BACKGROUND PAPERS

- 11.1 Worcestershire Local Investment Plan