

Name of meeting: Cabinet - 8 November 2011

Title of report: HRA Capital Scheme Proposals: Neighbourhood Focus Regeneration Projects Phase 2 – Dewsbury

Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	Yes
Is it in the Council's Forward Plan?	Yes – Publication 19.9.11
Is it eligible for call in by Scrutiny?	Yes
Date signed off by <u>Director</u> & name	Jacqui Gedman – 19.10.11
Is it signed off by the Director of Resources?	Yes – 11.10.11
Is it signed off by the Acting Assistant Director - Legal & Governance?	Yes – 13.10.11
Cabinet member portfolio	Streetscene and Housing

Electoral [wards](#) affected: Dewsbury East

Ward councillors consulted: Cllrs Kane, Scott and Firth

Public or private: Public

1. Purpose of report

- 1.1 To seek approval from members for the proposed approach for Phase2 of the programme of Neighbourhood Focus Regeneration Projects.
- 1.2 To seek support from members for the continuation of the focus on Chickenley for neighbourhood regeneration.
- 1.3 To seek support for a proposed multi-agency approach towards reducing deprivation in the Chickenley area and delivering sustainable improvements.

2. Background and summary of proposals

- 2.1 A total of £5.5m has been allocated from Housing Revenue Account reserves to fund capital environmental improvements to housing assets in the Council's priority areas. Resources were split equally across the four public sector housing neighbourhoods with Phase 1 of this programme covering improvements in the 'Narrowing the Gap' areas of Golcar, Chickenley, Wilton Estate and Dalton/Rawthorpe.

- 2.2 To date, £2.2m has been approved for schemes within Phase 1 across Kirklees. An amount of £863k remains to be allocated for Phase 2 schemes in Dewsbury.
- 2.3 In discussions with Elected Members and at Area forums there has been strong support for targeting available resources so as to achieve a visible, long term impact.
- 2.4 Recently released Government statistics show that Chickenley ranks within the top 10% of deprived neighbourhoods in England. The proposed approach for Phase 2 of the programme is therefore to concentrate the majority of the available resources to address issues in this neighbourhood. Full background and details on the targeted neighbourhood approach and statistics can be found at Appendix 1.
- 2.5 In order to achieve any lasting impact it is crucial that the proposed environmental improvements are undertaken as part of a much broader partnership initiative which aims to address the issues of multiple deprivation and raise the aspirations and quality of life for people living in the Chickenley neighbourhood. This work has already begun and the Chickenley Programme Board will have its first meeting in November 2011.

3. Chickenley Capital Investment – Environmental improvements

- 3.1 Investment in the area has been supported by two rounds of Area Forums and discussions with Elected Members. This led to a priority list of schemes and areas. Strong support was expressed for concentrating available resources in a few areas so as to achieve a visible, long term effect. It was also felt that areas which have significant quality of life issues should be prioritised. Further consultation will take place with residents and be incorporated in the design of future schemes.
- 3.2 A total of £5.5m has been allocated from Housing Revenue Account reserves to fund capital environmental improvements to housing assets in the Council's priority areas. Resources were split equally across the four public sector housing neighbourhoods with Phase 1 of this programme covering improvements in the 'Narrowing the Gap' areas of Golcar, Chickenley, Wilton Estate and Dalton/Rawthorpe.
- 3.3 To date, £2.2m has been approved for schemes within Phase 1 across Kirklees. A variety of environmental works totalling £512k were approved for the Chickenley area of Dewsbury neighbourhood in the first year of the regeneration programme. This was for new metal front-line fencing and gates, replacement or repair of dividing fences to tenanted properties and wall repairs on the Hazel and Maple estates. It also includes improved lighting along snickets to enhance the sense of safety in the area. Hazel Crescent Park will benefit from improved lighting and fencing, a waste area nearby will be tidied and improvements will be made to the open land spanning the border with the District Of Wakefield.
- 3.4 In order to build on the investment already made in this area, and to accelerate the drive towards a significant reduction in the level of deprivation, it is suggested that a total of £563k (£500k plus a £63k contingency), be earmarked for the Chickenley area. This equates to 65% of the £863k resources available for Phase 2 and will mean that

£1.075m (78%) of the £1.375m estate regeneration funding available for the Dewsbury neighbourhood will be invested in Chickenley. This reflects the strategy of targeting resources where they are most needed, maximising our opportunity to achieve tangible, long lasting benefits.

- 3.5 Consultation and engagement on the proposals has been undertaken with local residents See Appendix 1 - Section 3 for background information and the proposed next steps in engagement.

4 Proposals for the remaining priority neighbourhood focus areas

- 4.1 Supporting the proposed targeted approach will leave £300k of funding to be invested in other neighbourhood focus areas for environmental improvements. Seven other estates have been identified as priority areas for investment. The priority neighbourhood focus areas were arrived at by the Council based upon a combination of a national survey of measures of deprivation (e.g. income levels, crime, health, worklessness, access to services and resident satisfaction). This analysis was carried out by the Department for Communities which compares all neighbourhoods and localities. This was supplemented by other relevant information gathered locally. Work continues to identify schemes in the Council's other neighbourhood focus areas for inclusion in Phase 2. These schemes will address the highest priorities for improvements emerging from consultation with Councillors, KNH Tenant and Resident Committees and other stakeholders.
- 4.2 The expected outcomes of the investment will be to narrow the gap in equalities between areas and improve the quality of life of residents. Satisfaction surveys will be done before and after investment to gauge resident satisfaction with the area they live in (see Appendix 1 – Section 2.2 as an example of resident satisfaction).
- 4.3 The seven other areas are: Becketts, Pilgrim, Wroe Street, Westborough, Eightlands, Schools and Lee Estate. We are currently in discussions with Elected Members and Tenants and Residents Associations in these areas to develop some schemes.

5. Implications for the Council

A total of £5.5m has been included in the Capital Investment Plan from Housing Revenue Account Reserves over three years commencing in 2010/11 for this programme of environmental improvements to housing assets in the Council's priority areas.

6. Consultees and their opinions

- 6.1 At the beginning of this year the Neighbourhood Operations Manager (NOM) met with the respective Ward Councillors and the Area and Neighbourhood Action Team (ANAT) to discuss the rationale, background and outline proposals for Chickenley. Feedback was positive and Councillors asked for some ideas to be considered as part of overall improvements in the area.
- 6.2 The NOM and his management team are in regular discussion with the Area and Neighbourhood Action Team. Regular (fortnightly) meetings have been set up. KNH and the Area and Neighbourhood Action Team

are working jointly in the Dewsbury area to deliver the actions that are likely to arise from the new Neighbourhood Action Plans. This will ensure environmental work undertaken by KNH in priority neighbourhoods is sustainable and makes a tangible contribution to the broader objectives of the Neighbourhood Action Plans. This also highlights the opportunity for close joined up working between all the partners to ensure there is no duplication in engagement and that resources are targeted to the areas in most need. As a result an Action Planning session is being planned to take place in the near future with the ANAT and KNH staff in the Dewsbury Neighbourhood to jointly agree priorities.

- 6.3 Ward councillors for each of the Narrowing the Gap Areas have been consulted and proposed improvements have either been identified as priorities by Tenants and Residents Associations in their Estate Manifestos or were identified in a 2007 survey (called Estate Blueprints) to establish what improvements would make decent environments to complement Decent Homes.
- 6.4 The Leader of the Council and Dewsbury East Ward Councillors have been consulted about the proposals for focussing a further £563k on tackling deprivation in Chickenley. They support the proposal.
- 6.5 This approach has also been discussed with and supported by Dewsbury and Mirfield Tenant and Resident Committee.
- 6.6 Outline consultation has been undertaken with tenants and residents in the Princess and Cedar/Walnut areas of Chickenley and the results are currently being correlated. Further detailed consultation will be carried out following approval of funding and before work commences.
- 6.7 Priority areas for the investment of the remaining £300k funding have been developed by KNH, Dewsbury Ward Councillors and Area Forums and have been supported by the Dewsbury and Mirfield Tenant and Resident Committee.

7. Next steps

- 7.1 Once the schemes have been identified and approved further meetings will take place with KNH, Area and Neighbourhood Action Team and local ward councillors in order to ensure that the environmental improvements tie in with the Neighbourhood Action Plans. This will ensure that the improvements will not take place in isolation and that they are used as a catalyst for further engagement with the community. Investment in the environment will be wasted if key issues such as anti-social behaviour are not tackled at the same time.
- 7.2 The proposals outlined have been arrived at following feedback from residents and other partners (e.g. ANAT staff, WYP etc) to KNH estate based staff about issues and improvements they would like to see addressing in the areas within the context of the criteria referred to in Appendix 1 – Section 2.5. Following approval more detailed consultations will be undertaken with ward councillors and tenants and residents and other key partners on design before any work is carried out. Should any issues arise that require a fundamental change from what is proposed then a report will be brought back to Cabinet for approval.

- 7.3 For each scheme to be identified a small project team will be established to take forward the improvements and also look at what wider issues need to be addressed in each of the areas, this could include priorities around worklessness, health, children and young people etc rather than just the physical and environmental issues. This is likely to differ for each of the areas depending upon local circumstances.

Detailed design and consultation will be undertaken on proposals for Phase 2 schemes with a view to commencing as soon as possible.

8. Officer recommendations and reasons

- 8.1 The projects outlined in this report are aimed at reducing the inequality between the priority neighbourhood areas and the less deprived areas of Kirklees. It is recommended that Cabinet approve these projects.

9. Cabinet portfolio holder's recommendations

I support the officer recommendation.

10. Contact officers and relevant papers

Andrea Robinson
Area Strategy & Partnership Manager
Area and Neighbourhood Action Team, Flint Street, Huddersfield
andrea.robinson@kirklees.gov.uk - Tel: 01484 225238 (ITS 860 5238)

Satnam Basram,
Neighbourhood Operations Manager (Dewsbury Neighbourhood),
KNH, Perseverance House
satnam.basram@knh.org.uk Tel 01924 324942 (ITS 830 4942)

11. Assistant Director Responsible

Kim Brear, Assistant Director, Streetscene & Housing

Appendix 1

Neighbourhood Focus Regeneration Projects Phase 2 – Dewsbury

1. Background to the Targeted Neighbourhood Approach

- 1.1 Discussions have taken place with the Leader of the Council and Dewsbury East Ward Councillors about the urgent need to regenerate Chickenley. Regeneration of Chickenley is a key priority for KNH and the Council. Over recent months a wide range of Council Services and Partners have come together to look at the range of Government indicators and detailed evidence base that highlight that additional support needs to be targeted in the area.
- 1.2 An initial planning meeting involved a wide range of Council services, KNH and external agencies including Job Centre Plus and the NHS.
- 1.3 Some of the key concerns centred around the living environment, health, unemployment, aspirations, school attendance attainment and the needs of the elderly.
- 1.4 The need for Chickenley to receive a more targeted neighbourhood focus on estate regeneration is supported by the recent release of Government statistics which show that Chickenley ranks within the top 10% of deprived neighbourhoods in England.

A summary of the rankings is included in Table 1 below.

Table 1: Summary Deprivation Rankings for the Chickenley area

Indices of Multiple Deprivation(IMD) Description	EO1011121 Chickenley(West)		EO1011122 Chickenley(East)	
	Rank	Percentage	Rank	Percentage
Overall	3220	9.9%	667	2.1%
Income	5415	16.7%	1736	5.3%
Employment	5525	17.0%	1909	5.9%
Health Deprivation & Disability	8288	25.5%	4630	14.3%
Skills & Training	722	2.2%	27	0.1%
Barriers to Housing and Services	15691	48.3%	12437	38.3%
Crime	1711	5.3%	2585	8.0%
Living Environment	2343	7.2%	393	1.2%

Source: Indices of Multiple Deprivation(IMD) 2010 published by the Department for Communities and Local Government(DCLG)

All ranks and percentages are calculated from a base of 32,482 Lower Super Output (LSOA) areas throughout the country.

- 1.5 This information from the 2010 Index of Multiple Deprivation, together with a range of additional statistics, about the overall Chickenley estate(the two Lower Super Output Areas) was considered by the Dewsbury Area Committee, at its June 2011 Councillors' Briefing. This

was to help the Committee decide on key priorities to tackle in its Area & Neighbourhood action planning.

- 1.6 The three Dewsbury East Councillors then organised a multi-agency meeting in Chickenley on 20th July 2011. Chaired by the Leader of the Council and the Chief Executive, and supported by KNH and the Area & Neighbourhood Action Team, and Regeneration & Investment Team from KMC, this involved a range of key partners such as Job Centre Plus, Pinnacle People, and local training providers, together with a range of relevant council services, and the local school, to share and better understand the level and nature of the issues for the estate, current and planned action to address them, the impact made to date, and necessary next steps.
- 1.7 The Chickenley Programme Board will first meet in November 2011, to take forward the regeneration programme through focussing on five key areas; Opportunities for Young People, Worklessness and Financial Inclusion, Housing & the Environment, Improving Health & Access to Services, and Reducing Crime, all of which are highlighted as areas of need in Table 1.
- 1.8 A number of key principles will underpin the work of the Board. These will include; effective coordination across services and partners, innovative and new approaches to service delivery, resident insight and involvement at the heart of the work, sustainable improvements in the short, medium and longer term, evidence based target setting, ongoing monitoring and evaluation to inform review and reprioritisation.
- 1.9 The eastern area of Chickenley (which includes Hazel/Maple) ranks poorly across most categories, but particularly so in relations to skills and training and the quality of the living environment. Physical regeneration will help to improve this.
- 1.10 The western side of Chickenley fares slightly better in the rankings, but also stands out as being particularly deprived in the areas of skills and training, crime and the living environment. This area of Chickenley was not included in the Phase 1 works.
- 1.11 KNH is working in both areas and is keen to support the Council in its aims and maximise training and employment opportunities for local people and takes this into consideration when awarding contracts. A contractor currently installing and repairing new fencing and gates is employing two labourers from within Chickenley, who may have the opportunity to gain permanent employment with the contractor. Future schemes will also ask contractors to help local people into employment either through apprenticeships, training or direct employment.
- 1.12 KNH recognises that the levels of deprivation in Chickenley will not be reduced by environmental improvements alone. The indices in Table 1 show skills and training in the area to be amongst the worst 2% in the country, Chickenley (East) falling within the worst 0.1%. As part of KNH's mission to maintain quality homes in successful communities, it also has a role to play and would like to contribute towards reducing deprivation in the area. A number of initiatives which have already been used in other areas could help achieve this aim such as employment and/or training opportunities for local people being taken into account when procuring work and a partnership with Job Centre Plus Outreach

Partnership focussing on NEET's. Contractors working in the area will be asked to take on local labour wherever possible and to actively look for opportunities to train local people. A scheme approved for Phase 1 to install new gates and fencing will be employing two local labourers. There is the opportunity for this to become permanent employment after the local contract ends.

2. Activity to date and investment already undertaken within the area

- 2.1 In Chickenley, KNH have concentrated on intensive housing management interventions to improve the environment and make residents feel safer. This followed door knocking exercises to gauge residents' main concerns and which environmental improvements residents preferred. As a result, KNH made changes to how services were delivered locally (this included re-organising the Estate Caretaking Team to enable a more efficient and flexible response) In addition, there have been a number of schemes concentrating on engaging with local people, this includes a very successful Christmas pantomime and a series of summer schools and a well attended Summer Garden Party in conjunction with a range of services. Finally, working with other services, (Environmental Services and the Police) KNH have concentrated on delivering a higher standard of cleanliness across the area and vigorous enforcement of tenancy conditions regarding maintenance of gardens. Work has been done with the Police to tackle crime and anti-social behaviour, including evening joint home visits. KNH did a survey before they adopted this focussed approach and followed this up one year later.
- 2.2 The result of the survey was positive and demonstrated that the approach has been successful in achieving its aims of improving the environment and making residents feel safer.

Key outcomes of the survey are:

- an increase of 7% in people feeling safer at night;
 - an increase of 14% in satisfaction with litter and fly-tipping;
 - an increase of 12% in satisfaction with the condition of gardens;
 - an increase of 12% in satisfaction with levels of vandalism & graffiti.
- A similar survey will be done after the proposed investment to evidence outcomes.

- 2.3 There has been a significant amount of housing investment in Chickenley over recent years. All properties have been brought up to the Decent Homes Standard and maintained via the subsequent Maintaining Decency and Cyclical Maintenance programmes. A total of £1.1m was spent in 2006/07 to bring the BISF homes up to the Decent Standard and these homes will further benefit from a thermal rendering programme due to commence in October 2011. Approximately £570k has been invested in environmental works in the Chickenley area since 2003, including environmental artwork, play areas, fencing and parking.
- 2.4 Capital investment projects to be implemented by KNH will be prioritised based upon whether or not they meet the following criteria:
- Improvement of the physical environment
 - Improves let-ability of council housing stock
 - The schemes benefit in the main council tenants

- Reduces crime, fear of crime, nuisance, harassment and anti-social behaviour
- That schemes form part of wider initiatives that receive or contribute towards joint funding
- That schemes provide a low maintenance solution
- Contribute towards community cohesion and raise tenant aspirations
- Create local employment and training opportunities

2.5 The investment will contribute towards achieving a number of Council and KNH aims and objectives. Key KNH objectives include:

- Providing quality homes in successful communities;
- Making neighbourhoods better places to live;
- Playing an effective role in regeneration opportunities;
- Engaging and empower residents;
- Increasing income by reducing tenant turnover and quicker re-let times.

2.6 In addition this investment will support the delivery of a number of Council Priorities:

- Provide effective and Productive Services - through service review and reconfiguration to better meet local need
- Enhance life chances for young people – by better understanding the barriers to young people from Chickenley achieving to their potential, and working together to help address those barriers
- Lead Kirklees out of recession - helping local people access job opportunities, through bringing together a package of information, advice and support, including exploration of potential for social enterprise, and enabling more effective job search and application. Digital inclusion benefits to be realised through raising skills and knowledge on computer and social media use.
- Support older people to be healthy active and included – focus on pensioner poverty, and maximising income through advice on benefit entitlement and cost cutting advice on fuel costs for example

3 Consultation and engagement with local residents on the proposals

3.1 Residents of the Princess and Cedar/Walnut areas have recently been consulted on the environmental improvements they would like to see included in Phase 2 work (the other areas listed in the report at section 4.3 are being consulted on separately). The results of this consultation are currently being correlated and will be incorporated into the design of future schemes. Current proposals include parking and fencing work, schemes to improve the aesthetic appeal of the area, to improve security and reduce the fear of crime amongst residents. This area consists of approximately 400 properties with 25% in private ownership. As we have done previously, KNH will liaise with owner occupiers to offer improvements at the bulk rate negotiated with contractors. This has been successful in the past and avoids small pockets of an area detracting from the overall impact and this also contributes to an improved aesthetic appearance of the whole area.

Work on the area will benefit all residents, irrespective of tenure and will contribute towards the Council's aim of regeneration of areas.

- 3.2 Discussions have taken place at two rounds of Area Forums and with Elected Members to put together a priority list of schemes and areas. Strong support was expressed for concentrating available resources in a few areas so as to achieve a visible, long term effect. It was also felt that areas which have significant quality of life issues should be prioritised. Further consultation will take place with residents and be incorporated in the design of future schemes.
- 3.3 KNH is working with the Area and Neighbourhood Action Team (ANAT) in the Dewsbury and Mirfield area to ensure that a co-ordinated approach is taken to actions arising from Neighbourhood Action Plans and that any duplication is avoided. Building effective working relationships such as this will help to ensure that any environmental improvements undertaken by KNH in priority neighbourhoods are sustainable, complement work being carried out by other services and make a tangible contribution towards the broader objectives of the Neighbourhood Action Plans. Working with the Area and Neighbourhood Action Team, KNH are drawing up a steering group made up of key players in the area to address the wider issues of multiple deprivation. This group will ensure continued service focus within the area and it will drive forward sustainable change.