



## Report to:

Northwards Housing Board

10<sup>th</sup> October 2006

## Item No:

# 11b

<b>Title:</b>	Environmental Improvements		
<b>Date:</b>	8 <sup>th</sup> August 2006		
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<b>Confidential:</b>	No		
<b>For:</b> (Please tick action required)	<b>NOTING</b>	<b>DISCUSSION</b>	<b>APPROVAL</b>  √

### PURPOSE OF REPORT

1. To inform the Board of the environmental improvement priorities agreed by the Local Area Panels (LAP) for 2006 / 2007.
2. To seek approval for delivery of recommended 2006 / 2007 schemes.
3. To inform the Board of those schemes where wider regeneration issues and need for statutory consents may affect prioritisation and delivery timescales.

Following consideration by the Procurement and Property Sub Committee a number of alterations have been made to the paper.

### RECOMMENDATION

1. The Board approve those schemes identified in appendix 1 for 06/07 commencement.
2. The Board return the proposals in Appendix 2 to the relevant area panel so to:
  - i) Enable explanations for the delay on these works to be fully understood
  - ii) Allow decisions on other achievable priority schemes in order to increase spend this financial year.
  - iii) Allow discussions around these priority schemes.

Once these works have been agreed by the Area Panels and having undergone detailed planning and preparation they can then:

- a) If achievable – be included in the programme for 06/07
  - b) Form the base of the draft programme for 07/08.
3. A two year delivery plan is developed with each of the Local Area Panels for delivery in the 2006/07 programme and 2007/08 programme.

<b>IMPLICATIONS</b>	
<b>Equality &amp; Diversity:</b>	No direct implications
<b>Financial:</b>	Reduction in costs and improved value for money through partnership approach to work.
<b>Staffing:</b>	No direct implications
<b>Decency Target:</b>	No direct implications
<b>Governance:</b>	No direct implications
<b>Risk Assessment:</b>	Affects the overall programme delivery for 06/07

**Equality & Diversity Implications** (Please tick where relevant):

BME	<input type="checkbox"/>	Lesbian/Gay/Bisexual/Transgender	<input type="checkbox"/>
Elderly	<input type="checkbox"/>	Single Parents	<input type="checkbox"/>
Young	<input type="checkbox"/>	Domestic Violence	<input type="checkbox"/>
Disability	<input type="checkbox"/>	Alcohol / Drug Mis-users	<input type="checkbox"/>

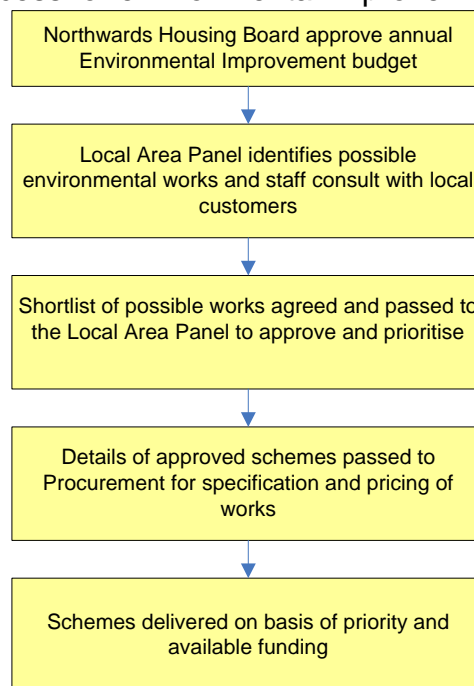
**Consultation/Consideration:**

	<b>Yes, No or N/A:</b>	<b>Name:</b>	<b>Date:</b>
<b>Sub-Committee:</b>	Yes	Procurement & Property	27.09.06
<b>Area Panel:</b>	Yes	All Area Panels	Various Sept/Oct
<b>Ward Councillors:</b>			

## 1. Background

The Board approved the detailed capital programme for 2006/07 on 14 February 2006. Subject to achieving a minimum Two Stars at the Inspection, and the release of the ALMO funding, all projects within this programme are planned for a start on site before the end of the current financial year.

Included within the approved programme was an allocation of £750,000 for Environmental Improvements. This was divided equally between the three Area Panels, with each receiving £250,000. The decision on how this funding would be spent was delegated to the Area Panels to decide what was to be spent in their own areas. The delivery process for environmental improvements is set out in fig.1 below.



*fig.1 – environmental improvement delivery process*

Each of the three Area Panels have identified six or seven priorities for delivery in the current financial year, details of which can be found in *Appendices 1 and 2*. The priorities have been identified from a wider selection of projects identified by customers and staff and the shortlisting has been undertaken to allow the maximum deliverable number of schemes to be designed and priced in the timescales available.

## 2. Lessons Learned and Opportunities Identified.

The aspiration of seeking to commit £250k worth of environmental budget per LAP Area in the 06/07 year has proved to be a demanding process with mixed results. Environmental schemes were identified to draw down a budget allocation from the Capital Programme whereas all other schemes within the Capital Programme were worked up to cost estimate stage prior to their inclusion in the 2006/07 programme. The large number of small environmental works proposals and the bespoke nature of each of these proposals have combined to create a large requirement for detailed feasibility work and uncovered an array of issues that require problem solving (hence time) prior to being able to work up a contract for letting. This has caused some concern in identifying which of the proposals identified by each LAP could be commenced within the 06/07 year. In summary the lessons learned include the following:

- The task of undertaking feasibility, design, statutory consent review and scheme costings for over 20 bespoke projects has not been possible within the timetable and staff resources available. Investment of staff time in scheme research has been significantly more than expected. There are issues of cost effectiveness arising from this.
- The process of eliciting recommendations through each LAP took place without a sufficient framework of guidance and training to help ensure informed decisions and prioritisations were forthcoming which took account of timescales.

This has resulted in a large number of bespoke schemes many of which cannot be put on site in the 06/07 year.

- As feasibility work on individual schemes has been progressed, opportunities have been identified such as the beneficial linkage with other initiatives and programmes and potential to access alternative funding sources.

The unique aspects of each scheme need to be fully explored, assessed and taken account of and this has resulted in certain schemes being delayed beyond the 2006 – 07 programme year. From these lessons, the following brief opportunities and recommendations will be born in mind in working out proposals for the 2007/08 programme and thereafter:

- Provide additional guidance and training to LAP members to facilitate better decision making, scheme prioritisation and programme planning.
- Fully explore the potential of partnering with suitably experienced specialists in delivering community based environmental solutions (e.g. Groundwork Trust).
- Explore the feasibility of working up a smaller number of larger (or consolidated) schemes in preference to a large number of small schemes.
- Identify individual scheme timetables and costings prior to inclusion in Capital Programme.
- Agree fee structures and staff resources for environmental schemes to reflect the reality of staff time spend in resolving issues within a large number of bespoke schemes.
- Consider restructuring the programme delivery to fully explore and exploit the availability of additional (non decent homes) resources for environmental works For example, European structural funds and Housing Market Renewal Pathfinder environmental programmes etc.

### **3. Proposals**

The environmental programme is part of the overall Capital Programme delivery and it is important that Northwards progress those schemes that are viable in order to maximise expenditure in 06/07. However whilst optimising spend is important, Property Services need to produce realistic timescales to allow sufficient planning and consultation for a number of projects. These projects are identified in Appendix 2.

Northwards are currently working with Manchester Working and discussing matters with Groundwork Trust who are providing costs and designs, as well as advice on additional matters that need considering prior to commencing works. Such issues include:

- i) Planning and other statutory consent.
- ii) Wider regeneration issues (i.e. Other agencies planning works in the area)
- iii) Additional funding that may be available
- iv) Exploring potential wider partnerships for environmental budgets with the Groundwork Trust to deliver community based environmental schemes.
- v) Undertake a resource review of the demands of sustainable environmental schemes

It is also important that a final decision on progressing the works is taken once these matters have been fully considered, based on the deliverability, cost and value for money of any specific scheme.

This proposal allows Northwards Housing to respond to the lessons learned and create a realistic delivery plan that will enable the delivery of a robust approach to other priorities ensuring they are delivered, where feasible, within a wider timeframe. In addition to delivering 3 or 4 schemes in each LAP in the current financial year. These longer term schemes are shortlisted in appendix 2.

This approach will enable us to work collaboratively with other agencies, fully explore funding opportunities and ensure our consultation includes all relevant stakeholders.

The work done to date will allow Northwards to produce a two stage delivery programme for environmental works affording greater preparation time for other high priority schemes as well as taking into account other regeneration activities planned in the area.

Local Services in conjunction with LAPs will continue to identify potential schemes and the additional training be provided to LAP members will assist in this process. These measures will be incorporated into the future delivery plan for each LAP.

#### **4. Recommendations**

1. The Board approve those schemes identified in appendix 1 for 06/07 commencement.
2. The Board return the proposals in Appendix 2 to the relevant area panel so to:
  - iv) Enable explanations for the delay on these works to be fully understood
  - v) Allow decisions on other achievable priority schemes in order to increase spend this financial year.
  - vi) Allow discussions around these priority schemes.

Once these works have been agreed by the Area Panels and having undergone detailed planning and preparation they can then:

- c) If achievable – be included in the programme for 06/07
- d) Form the base of the draft programme for 07/08.

3. A two year delivery plan is developed with each of the Local Area Panels for delivery in the 2006/07 programme and 2007/08 programme.

**Appendix 1 – Environmental Improvements to be delivered in 2006 / 2007**

**Panel – Fourways**

Location	Overview of proposed works	Comment
<p><u>Dam Head</u> Dam Head Park, off Rockmead Drive</p>	<p>To provide fencing to park boundary and kissing gates for access.</p>	<p>To place works with JVC</p> <p>Groundwork to look at additional funding for picnic area etc, on behalf of tenants group.</p>
<p><u>Moston Mill</u> Pleasington Drive, Alpington Walk, Ogmore Walk</p> <p>Ogmore Walk at the end of Blandford Drive</p>	<p>To reduce the size or removal of the 'roundabout' at the top of Pleasington Drive</p> <p>To provide fencing to the end of Blandford Drive and the entrance of Ogmore Walk.</p> <p>To provide kissing gates to the pathway between Ogmore Drive and Kirkstone Road.</p>	<p>To place works with JVC.</p> <p>To look at a full environmental feasibility study for the estate once a feasibility study has been completed on the structures.</p>
<p><u>Crosslee</u> Ranby Avenue and Benmore Avenue</p>	<p>To provide additional parking by removing the grass verge from half way down Ranby Avenue to provide parking bays for both the houses and flats.</p> <p>To provide parking bays on Benmore Road by removing some of the grass verges and creating a parking area at the end of Bloxham Walk.</p>	<p>To place works with JVC</p>
<p>Somerton Court car park</p>	<p>To re-tarmac car park.</p>	<p>To place works with JVC</p>

## Panel – Riverways

Location	Overview of proposed works	Comment
<p><u>Moston Pub Estate</u> Darlton Walk, Primley Walk and Brownson Walk</p>	<ul style="list-style-type: none"> <li>• To install a key fob operated lock system to the 5 entry gates to the three walks.</li> <li>• To repair / renew flagged areas to the squares, including repairing / replacing edgings to grassed areas.</li> <li>• To improve the aesthetic appearance of the walks by carrying out by generally improving the standard of the landscaping and redesigning the area to the rear of 1 – 7 Primley Walk.</li> </ul>	<p>To be looked at as a phased approach. To place works for key fob entry system with JVC. Groundworks to provide designs and estimates for landscaping prior to consultation with residents.</p> <p>GL to discuss with PSH / NMR.</p>
<p>Smithfield Estate</p>	<ul style="list-style-type: none"> <li>• To replace the existing security lock on the gates to the estate with a fob access control system.</li> <li>• To assess option for improving security to the car parks by installing a fob access system.</li> <li>• To assess options for improving the walkway gates.</li> </ul>	<p>To place works with JVC</p>
<p><u>Newton Heath</u> Skilgate Walk</p>	<p>To provide defensible space to the flats by providing fencing and gates to the front.</p>	<p>To place works with JVC</p>

**Panel – Wilton**

Location	Overview of proposed works	Comment
<p><u>Cheetham</u> Halsey Walk</p>	<p>To provide fencing and gates for all the properties in the square and to pave the yard areas, where required.</p> <p>To replace the paving in the centre of the square with a grassed area.</p>	<p>To be looked at as a phased approach.</p> <p>To place works for fencing and gates with JVC.</p> <p>Groundworks to provide designs and estimates for landscaping prior to consultation with residents.</p>
<p><u>Cheetham</u> Larden Walk</p>	<p>To provide gates for all the properties in the square and to pave the defensible area where required.</p> <p>To replace the paving in the centre of the square with a grassed area.</p>	<p>To be looked at as a phased approach.</p> <p>To place works for fencing and gates with JVC.</p> <p>Groundworks to provide designs and estimates for landscaping prior to consultation with residents.</p>
<p><u>Cheetham</u> Shaftesbury Road</p>	<p>To extend the car parking areas by reducing the grassed and path area to either side to allow additional parking spaces.</p> <p>To provide additional PIR lighting to the rear of the properties and to provide security lighting to the car park areas.</p>	<p>To be looked at as a phased approach.</p> <p>To place works for car parking and lighting with JVC.</p> <p>Groundworks to provide designs and estimates for landscaping prior to consultation with residents.</p>

**Appendix 2 – Environmental Improvement schemes where further investigation is required for delivery in 2007 / 2008**

**Panel – Fourways**

Location	Overview of proposed works	Comment
<p><u>Broadway Baths</u> Warbeck Road</p> <p>Chelston Avenue, Kirkdale Avenue and Lamburn Avenue</p> <p>Chatwood Road, Heyford Avenue, Girvan Avenue, Falstone Avenue, Mandley Avenue</p>	<p>To use some of the green to provide off street parking for the surrounding properties.</p> <p>To provide off street parking in gardens where space permits and investigate redesign of cul-de-sacs to allow additional parking</p> <p>To provide off street parking in gardens where space permits and investigate redesign of cul-de-sacs to allow additional parking. To provide parking spaces on the green areas at the end of Heyford Avenue, Girvan Avenue.</p>	<p>Groundworks to pass through examples of redesigned cul-de-sacs to enable options to be considered. Any solutions will involve a long lead in time due to the amount of resident consultation and possible planning implications.</p>
<p><u>Lightbowne</u> Basketball area, Egbert Street</p>	<p>To remove tarmac basketball area and replace with a grassed area with a palisade boundary fence.</p>	<p>GL to discuss plans for the area with PSH / NMR.</p>

## Panel – Riverways

Location	Overview of proposed works	Comment
<p><u>Jolly Miller Estate</u> Ashgill Walk and Drygate Walk</p>	<ul style="list-style-type: none"> <li>• To provide defensible space to four block of 4 flats by providing fencing.</li> <li>• To improve the aesthetic appearance of the front and rear of the four blocks by improving the standard of the landscaping.</li> </ul>	<p>Groundworks to investigate options for delivery and possibility of funding from private sector.</p> <p>GL to discuss with PSH / NMR.</p>
<p><u>Troydale Estate</u> Troydale Drive</p>	<p>To install a multisport play area.</p> <p>Initial investigations, costings etc have been completed by New East Manchester.</p>	<p>To investigate further with New East Manchester and Leisure services.</p> <p>Option for Groundworks to manage and identify match funding.</p>
<p><u>Newton Heath</u> Scotland Hall Road, Amos Avenue and Verona Drive</p>	<p>To replace existing fencing between the rear of the properties and the park.</p> <p>To work in collaboration with Groundwork's and the Police to provide a holistic solution to the issues of the residents.</p>	<p>Groundworks are already consulting residents and producing a feasibility study on behalf of leisure services, which includes the boundary fence. To report back in October 2006.</p>

**Panel – Wilton**

Location	Overview of proposed works	Comment
<p><u>Higher Blackley</u>Northridge Road</p>	<p>To provide car parking spaces on the grassed area to from of properties in Northridge Road. The PIKE Tenant and Resident Association has put forward three options forward for providing parking, which are included in Appendix 1.</p>	<p>To be placed on hold until further details are available about the possible redevelopment opportunity.</p>
<p><u>Cheetham</u> Lanbury drive, Morrowfield Avenue, Dinslow Walk, Crookhill Drive, Greyswood Avenue and Lenthal Walk</p>	<p>General improvements to landscaping, removal of weeds and reseeding areas of communal landscaping and planting of additional shrubs.</p>	<p>Groundworks to investigate and come back with options for delivering improvements</p>