



Report to:

Northwards Housing Board
13th March 2007

Item No:

11f

Title:	Northern Housing Challenge Proposal Outcome Update (Victoria Avenue, Charlestown)		
Date:	28 th February 2007		
Author:	Greig Lees	Tel No:	0161 227 3006
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Confidential:	No		
For: (Please tick action required)	NOTING √	DISCUSSION	APPROVAL
PURPOSE OF REPORT			
To update the Board on the successful outcome of the Northern Housing Challenge bid that was submitted to the Housing Corporation in September 2006.			
RECOMMENDATION			
The Board is requested to note the report and the enclosed letter from the Housing Corporation inviting a more detailed proposal to be worked up.			
IMPLICATIONS			
Equality & Diversity:	None directly		
Financial:	If successful, the scheme will generate additional income (via a management agreement) for additional properties managed.		
Staffing:	None directly		
Decency Target:	None directly		
Governance:	None directly		
Risk Assessment:	Risk Management is a key consideration and although it is not a primary risk, the scheme is to be delivered in partnership.		

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:

	Yes, No or N/A:	Name:	Date:
Sub-Committee:	Yes	Procurement & Property	28 th February 2007
Area Panel:			
Task Groups:			
Ward Councillors:	Yes	Charlestown Members	July 2006

1. Background

- 1.1 In July 2006, the Housing Corporation requested submissions to the new Northern Housing Challenge for funding from their 2008/10 regional allocations.
- 1.2 A joint submission was put forward between Northwards Housing, Manchester City Council and LPC Living for Victoria Avenue, Charlestown. The proposal was for a mixed tenure development which would drive significant regeneration of and investment into the area.
- 1.3 The submission was for £4m of Housing Corporation funding for approximately 100 units that are to be developed for social renting – managed by Northwards Housing on behalf of LPC Living who will initially own the new units (there may be an option for Northwards Housing to own these new units in future). The proposal will lever in over £40m of private investment into the area.
- 1.4 A large number of proposals were submitted across the North of England and subsequently a decision about who was successful was delayed from November 2006.
- 1.5 On Friday 23rd February 2007, we received a letter from the Housing Corporation (attached) informing us that the scheme will be included in the Northern Housing Challenge process for potential inclusion in the 2008 Affordable Housing Programme.
- 1.6 The scheme incorporates Whitebeck Court. MCC Executive approved a report in December 2005 declaring that the block was surplus to requirements due to lack of housing demand. The block was transferred into the management of Northwards Housing in December 2005 and there has been an ongoing process to re-house the remaining tenants. At present, there is one tenant remaining in the block who has received a re-housing offer. In light of the inclusion of the Victoria Avenue scheme in the Northern Housing Challenge process, we will now have to identify strategic options for the future use of the block, in consultation with MCC and LPC Living. Options will be presented to the Sub-Committee, Board and City Council in due course.

2. Next Steps

- 2.1 The Housing Corporation will make contact to arrange a meeting with stakeholders to agree the next steps and the timetable for delivery.

2.2 Although there is still a considerable amount of work required to implement the scheme, this is excellent news for Northwards Housing, our strategic partners and for the Charlestown Ward.

3. Recommendation

3.1 The Board is requested to note the report and the enclosed letter from the Housing Corporation inviting a more detailed proposal to be worked up.



Mr G Lees

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22 February 2007

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Dear Greig

Northern Housing Challenge Proposal Outcome

NW37 Freshfields' (Victoria Avenue, Charlestown, Manchester M9)

I am pleased to inform you that the Housing Corporation Project Board, and the Minister for Housing and Planning have agreed that this proposal will be included in the Northern Housing Challenge process for more detailed working up and potential inclusion in the 2008 Affordable Housing Programme.

To help progress your proposal further, it would be useful to meet you to discuss the next steps, consider any policy changes set in your proposal and the timetable we intend to follow. We will shortly be in touch to arrange a mutually convenient date.

We intend to publicise the preferred proposals on our website and through media coverage. In order to maximise the coverage and so you can gear up your own communication resources, could you please supply Tina Dixon, tina.dixon@housingcorp.gsx.gov.uk with details of your Communication Liaison Officer.

The Housing Corporation will be leading with the national and regional press releases, until these are finalised, it would be appreciated if you could hold back on issuing your own releases. We will advise you in advance of the press release date so we can co-ordinate press coverage.

We look forward to working with you on the Northern Housing Challenge and in the meantime if you have any queries, please contact in the first instance:

Grace McCrossan, Project Manager - Northern Housing Challenge Tel 0113 233 7122

Yours sincerely

JOHN CARLETON (FIELD DIRECTOR - NORTH)

