

 EXECUTIVE 9th February 2011		Agenda Item No. 14
Title:	Warwickshire Local Investment Plan	
For further information about this report please contact	Jameel Malik, Head of Housing and Property Services	
Service Area	Housing & Property Services	
Wards of the District directly affected	All	
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006	No	
Date and meeting when issue was last considered and relevant minute number	N/A	
Background Papers	None	

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	No
Included within the Forward Plan? (If yes include reference number)	No

Officer/Councillor Approval		
With regard to officer approval all reports <i>must</i> be approved by the report authors relevant director, Finance, Legal Services and the relevant Portfolio Holder(s).		
Officer Approval	Date	Name
Deputy Chief Executive	24.1.11	Bill Hunt
Chief Executive	24.1.11	Chris Elliot
CMT	24.1.11	
Section 151 Officer		Andy Jones
Legal	24.1.11	Max Howarth
Finance		
Portfolio Holder(s)		
Consultation Undertaken		
Final Decision?	Yes/No	
Suggested next steps (if not final decision please set out below)		

1. **SUMMARY**

- 1.1 Warwick District Council has been working with the Homes and Communities Agency (HCA), Warwickshire County Council, Rugby Borough Council, Nuneaton and Bedworth Borough Council, North Warwickshire Borough Council and Stratford-upon Avon District Council to prepare a Local Investment Plan (LIP) for the County.
- 1.2 The LIP will be the mechanism through which the Homes and Communities Agency will identify any financial support it could make towards the housing needs programme and housing led regeneration initiatives.
- 1.3 The LIP identifies the main themes and prioritises the key interventions needed to bring forward urban and rural housing including housing for vulnerable people, key housing sites, extra care schemes, and making the best use of and improving existing stock,
- 1.4 It details the housing and regeneration investment framework over the next 3-five year period, as well as some indicators on a longer term strategic framework for investment covering 15 years.
- 1.5 In order to assist in meeting these priorities, the five district and boroughs in the county are in the process of submitting a joint bid to Warwickshire County Council to access capital funding through the Local Public Service Agreement 2 (LPSA 2) of approximately £2million.

2. **RECOMMENDATION**

- 2.1 That Executive endorse the draft Warwickshire LIP.
- 2.2 Executive note the proposed submission of a joint bid between the five district and boroughs to Warwickshire County for Local Public Service Agreement 2 (LPSA 2) monies to the capital value of £2million to deliver much needed affordable housing in the District.
- 2.2 Executive authorise the Head of Housing and Property Services in consultation with the Housing and Property Services Portfolio Holder to:
 - Make any final amendments to the LIP required as a result of further dialogue with the HCA and our Registered Provider Partners.
 - Approve the final version of the LIP prior to its publication.

3. **REASONS FOR THE RECOMMENDATION**

- 3.1 It is essential that the Council submit evidence into the LIP so that funding for new affordable housing and existing stock in the District can be allocated by the HCA. Without a LIP in place the Council will not secure funding for its affordable housing programme or to bring about improvements to existing stock in both the public and private sector.
- 3.2 The LPSA 2 bid will assist in achieving some of the priorities highlighted in the LIP and ultimately enable the Council to increase the delivery of affordable housing units in the District.

4. ALTERNATIVE OPTION CONSIDERED

- 4.1 There is no alternative course of action other than not approving the LIP. However, not to approve the LIP risks not securing any new funding for affordable housing in the District over the next five years.
- 4.2 Not to be party to the LPSA 2 bid submission. However, this is not deemed an appropriate course of action as it will mean the Council missing out on a rare funding opportunity to assist in the delivery of affordable housing.

5. BUDGETARY FRAMEWORK

- 5.1 There are no direct resource implications.
- 5.2 However, failure to approve the LIP will mean that Warwick District Council will not have any schemes included in the Local Investment Plan which will adversely affect any future delivery of affordable housing and the regeneration of areas within the district.

6. POLICY FRAMEWORK

- 6.1 The proposed recommendations in this report assist in meeting the following policy objectives:

- The Sustainable Community Strategy 2009-2026
 - Everyone's housing needs are met
 - Meet the Decent Homes Standard
 - Reduce and prevent homelessness
 - Make homes sustainable
 - Support independent living
 - Everyone is able to enjoy a healthy lifestyle and sense of well being
 - Citizens are actively engaged in decision making and participate fully in community life
- Coventry, Solihull and Warwickshire (CSW) Sub Regional Housing Growth Strategy
- Fit For the Future – the Council's Strategy

7. BACKGROUND

- 7.1 The Homes and Communities Agency is the single housing and regeneration body for England. As an enabling and investment agency the HCA is responsible for new housing supply; place making and regeneration; and improving the existing housing stock. It sets the standards and provides Central Government grant for affordable housing and oversees and administers funding for the delivery of new affordable housing through the National Affordable Housing Programme as well as other regeneration initiatives. Following its creation in December 2008, the HCA announced its intention to adopt a new form of engagement with local housing authorities referred to as the Single Conversation.

- 7.2 As part of the Single Conversation process, the HCA asked local authorities to produce LIPs in order to inform funding discussions. Local Investment Plans are designed to support local authorities as they develop and implement their strategies for their places and communities. It aims to achieve more efficient investment in line with locally determined priorities covering the full range of housing, infrastructure, regeneration and community activities.
- 7.3 For two tier authorities, the HCA required the production of a County wide LIP. The HCAs aim is to work with local authorities in an area rather than individually, in order to take into account that some major investment projects involve cross-boundary co-operation.
- 7.4 The investments set out in the plan are those required to deliver the agreed economic, housing and environmental ambitions of Warwickshire. This links to the Government's aim of devolving more powers and decisions to local government through devolved delivery arrangements.

8 WARWICKSHIRE LIP

- 8.1 The Warwickshire LIP is the result of collaborative work between the Homes and Communities Agency (HCA), Warwickshire County Council and the five local authorities in Warwickshire.
- 8.2 Sustainable Community Strategies, emerging Local Development Frameworks and infrastructure planning work have been used to develop the LIP objectives.
- 8.3 It's aims and objectives are:
1. To identify thematic regeneration priorities within each local authority considering the needs of vulnerable groups and the rural community.
 2. To agree spatial priorities across each local authority including large scale transformational programmes.
 3. To establish short-term investment priorities to support delivery of local housing plans.
 4. To establish principles for shared investment decisions and alignment of priorities with other sectors to maximise resource allocation and to adopt Total Place and Total Capital approach to regeneration.
 5. Ensure high quality standards of delivery in line with the HCA's minimum standards in design and sustainability.
 6. Ensure that the LIP takes account of current and future economic drivers (e.g. priority issues emerging from the Local Economic Assessment, Single Integrated Sub Regional Strategy, Local Enterprise Partnership and the proposed Birmingham to London high-speed rail link - HS2).

9. WARWICKSHIRE'S VISION

- 9.1 The LIP will contribute to achieving the Warwickshire County's vision as outlined in both the countywide Sustainable Communities Strategy (SCS) and the individual District and Borough priorities in their own Sustainable Communities Strategies to create a Warwickshire-wide partnership that will:

1. Tackle inequality
 2. Improve access to services
 3. Provide sustainable solutions to enhance the physical and natural environment for People, Places and Prosperity.
- 9.2 The key strands around housing issues that underpin this vision in the Countywide Sustainable Community Strategy are:
1. Access - ensure that there are good support and advice services accessible to those struggling to remain in their accommodation or seeking a new home. Ensure that people are better able to access housing appropriate to their needs
 2. Growth - Securing the delivery of housing growth to meet local and CSW Sub-Regional housing and economic development needs.
 3. Affordability - Securing the delivery of new affordable homes and ensuring existing stock is decent.
 4. Renewal - Supporting the regeneration of underperforming areas and renewal of deteriorating estates, particularly seeking to tackle the problem of worklessness.
 5. Sustainability - Delivering high standards of design in buildings, public spaces and places, and creating sustainable communities.
- 9.3 Each District and Borough in the county has its own set of corporate priorities and these are very similar to the priorities in the Countywide Sustainable Community Strategy. Warwick District's priorities are set out on Page 48 of the LIP.
- 9.4 Appendix 3 of the LIP identifies the suggested delivery priorities proposed by Officers for the period 2011 to 2014.