

Claremont/Weaste Community Committee

11th July 2006

- 1. Block and Environmental Improvements Update & Priorities**
- 2. Neighbourhood Planning for Eccles New Road Renewal Area**

1. Purpose of the report.

The purpose of this report is:

- To provide the Claremont & Weaste Community Committee with an update on the current position in relation to completed block and environmental improvement schemes within the Weaste & Eccles New Road Renewal Areas,
- To identify blocks within the Weaste and Eccles New Road Renewal Areas that have not received improvement works,
- To identify funding availability for the financial year 2006 / 2007; and
- To recommend our prioritisation of properties for block improvement following a recent survey and information gathering exercise undertaken by the Housing Market Renewal team,
- To recommend the proposal to commence Neighbourhood planning work for the Eccles New Road Renewal Area including the appointment of a Working Group involving community representatives and consideration of appointing an independent Community Advisor.

2. Current position.

2.1 Weaste Renewal Area and surrounding neighbourhood.

- 2.1.1 Block Improvements – £1.9m of investment has been spent since the renewal area declaration in 2003 and 218 properties have benefited from this investment through the implementation of block improvement schemes within the renewal area (see appendix 1).
- 2.1.2 Environmental schemes – to date £0.795m of investment has delivered improvements to street lighting and footpaths together with 13 alleygating schemes providing additional security and safe communal/play space to 495 households (see appendix 1).
- 2.1.3 All current schemes are now complete and there is a need to identify priority blocks for potential future investment of the City Council's private sector housing capital programme.
- 2.1.4 Alleygating schemes within Barff Road & Kennedy Road have recently been completed. A further 10 alleygating schemes in the Weaste area are in progress using new Gating Orders powers. The statutory period to make objections to these orders has now expired. It is anticipated that objections will be received but we are confident that following panel review the Orders will be granted.
- 2.1.5 Renovation Grants & Energy Efficiency Grants - A further £0.270m of investment has been provided via individual renovation grants and energy efficiency grants in the area.

2.2 Eccles New Road Renewal Area.

- 2.2.1 Block Improvements – to date £0.124m of investment has been spent and 17 properties have benefited from this investment through the implementation of block improvement schemes to Bolivia Street and Hazel Grove within the renewal area (see appendix 2)
- 2.2.2 All the current schemes are now complete and there is a need to identify priority blocks for potential future investment from the City Council's private sector housing capital programme (see appendix 2).
- 2.2.3 Environmental schemes – to date £0.103m of investment has made street lighting improvements and 1 alleygating scheme completed. This has provided additional security and safe communal/play space to 17 households.
- 2.2.4 Site Assembly - A further £1.619m of investment has been provided to support strategic site assembly on Nelson Street and Bridson Street. .
- 2.2.5 Previous investment by Space Housing Association has also provided alleygating schemes to Smyrna Street, Cemetery Road/Nelson Street and Kirkham Street/Nelson Street terraces providing additional security and safe communal/play space to 84 households.

3. Council's Private Sector Housing Capital Funding 2006 / 2007

- 3.1 Block Improvements – the Council has allocated £350,000 for block improvements within Weaste and Eccles New Road Renewal Areas. The money requires a commitment as early as possible to achieve target spend within the financial year 2006-7.
- 3.2 Environmental Improvements – there has not been a specific area allocation in terms of environmental improvements such as alleygating for this financial year. However, a Central Salford area wide allocation of £217k has been made and there will be a need to submit robust bids to this budget to identify and bring forward schemes within both Renewal Areas.

4. Next Steps and surveys

- 4.1 There is now a need to identify and prioritise future schemes to ensure we are able to commit this financial years funding and are in a position to bring further schemes forward quickly should funding be made available in future years
- 4.2 In order to assess the current housing and environmental conditions of the remaining blocks, officers from the Housing Market Renewal team have undertaken block surveys of properties in both Renewal Areas.
- 4.3 These surveys were undertaken in June 2006 and information was gathered on a number of factors that influence the local housing market. These factors include:
 - i. Property type,
 - ii. Occupation levels,

- iii. Local market value,
 - iv. Property condition,
 - v. Visual quality of the environment; and
 - vi. Local environmental issues
- 4.4 Factors iv to vi are then awarded points dependent on conditions noted in the surveys. The points are then totalled and categorised to provide an indication of the housing / environmental condition of the block. A copy of the survey form and scoring matrix is attached at appendix 3.
- 4.5 The scores for each of the surveyed blocks were then calculated together with the information collected for factors i to iii and awarded a ranking dependent on the level of their points score. A copy of this table is attached at appendix 4.

5. Results

- 5.1 The table at appendix 4 outlines the results of the survey and information gathering exercise. It can be seen from this table that the highest concentration of blocks with a "poor" rating can be found within the Weaste Renewal Area, along the Tootal Road / Weaste Lane corridors.
- 5.2 The results also show that the housing / environmental conditions within the Eccles New Road Renewal Area are of an overall better standard but there does appear to be a pocket of advanced decline in the Humber Street neighbourhood which has resulted in a "poor" categorisation of this terrace.
- 5.3 The terraces awarded a poor rating have been mapped for ease of identification and these are shown on maps at appendices 5 and 6, attached.

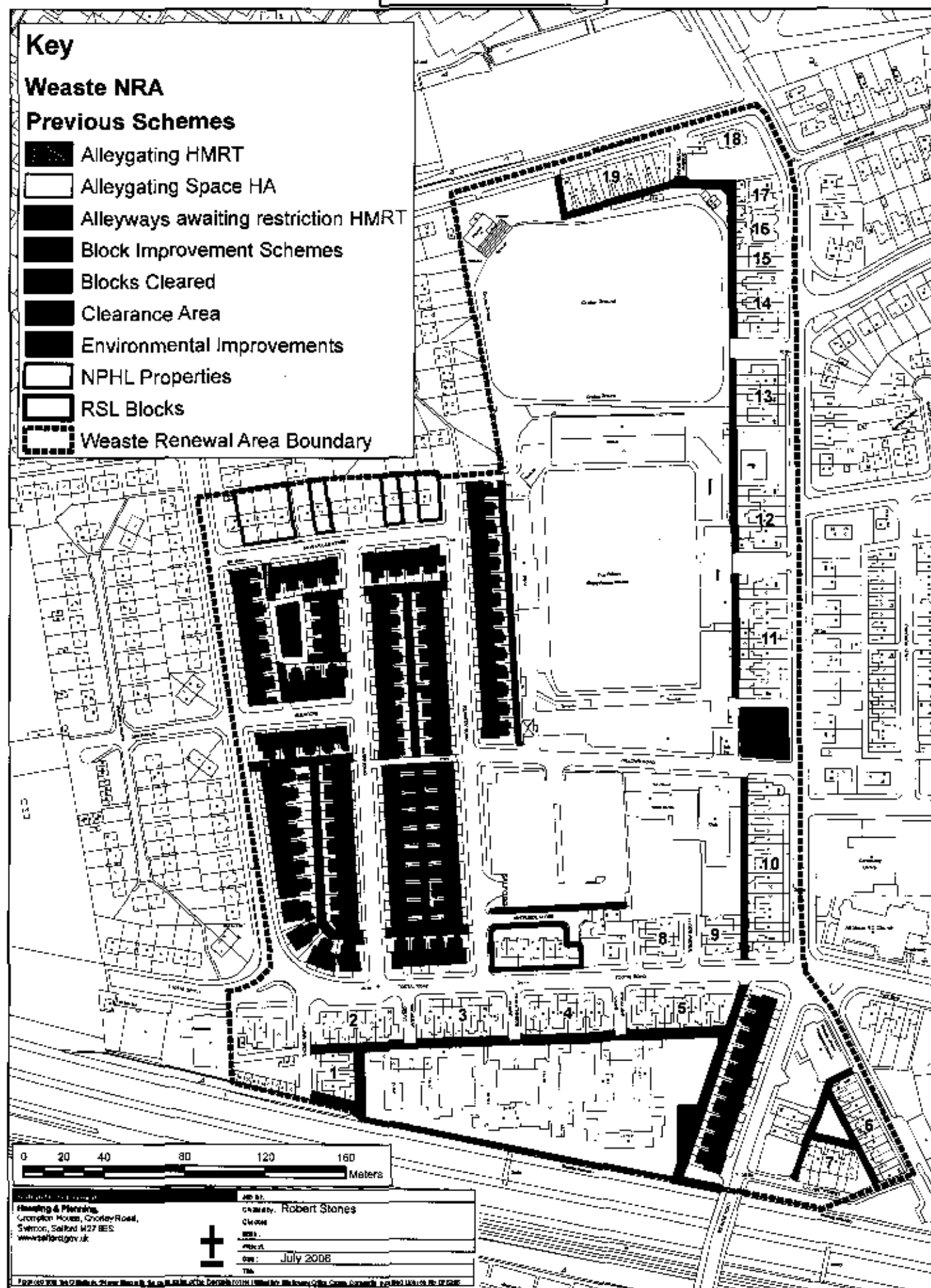
6. Conclusion and recommendations.

- 6.1 Significant investment has been made within both renewal areas, totalling £4.819m since 2003, benefiting local residents and improving the wider local environment. However, there is still work to be done to fully achieve the aims of the renewal area declarations.
- 6.2 It is therefore recommended that the funding allocated for 2006 / 2007 remains targeted within the declared renewal areas.
- 6.3 It is felt that the outcome of the surveys outlined in paragraphs 4 and 5 provides the basis for the prioritisation of this financial years investment and future schemes. Therefore it is the recommendation that the blocks in the Weaste Renewal Area numbered 3,4,5,8,9 and 10 on appendix 5 (51 properties in total) are categorised as the immediate priority for investment.

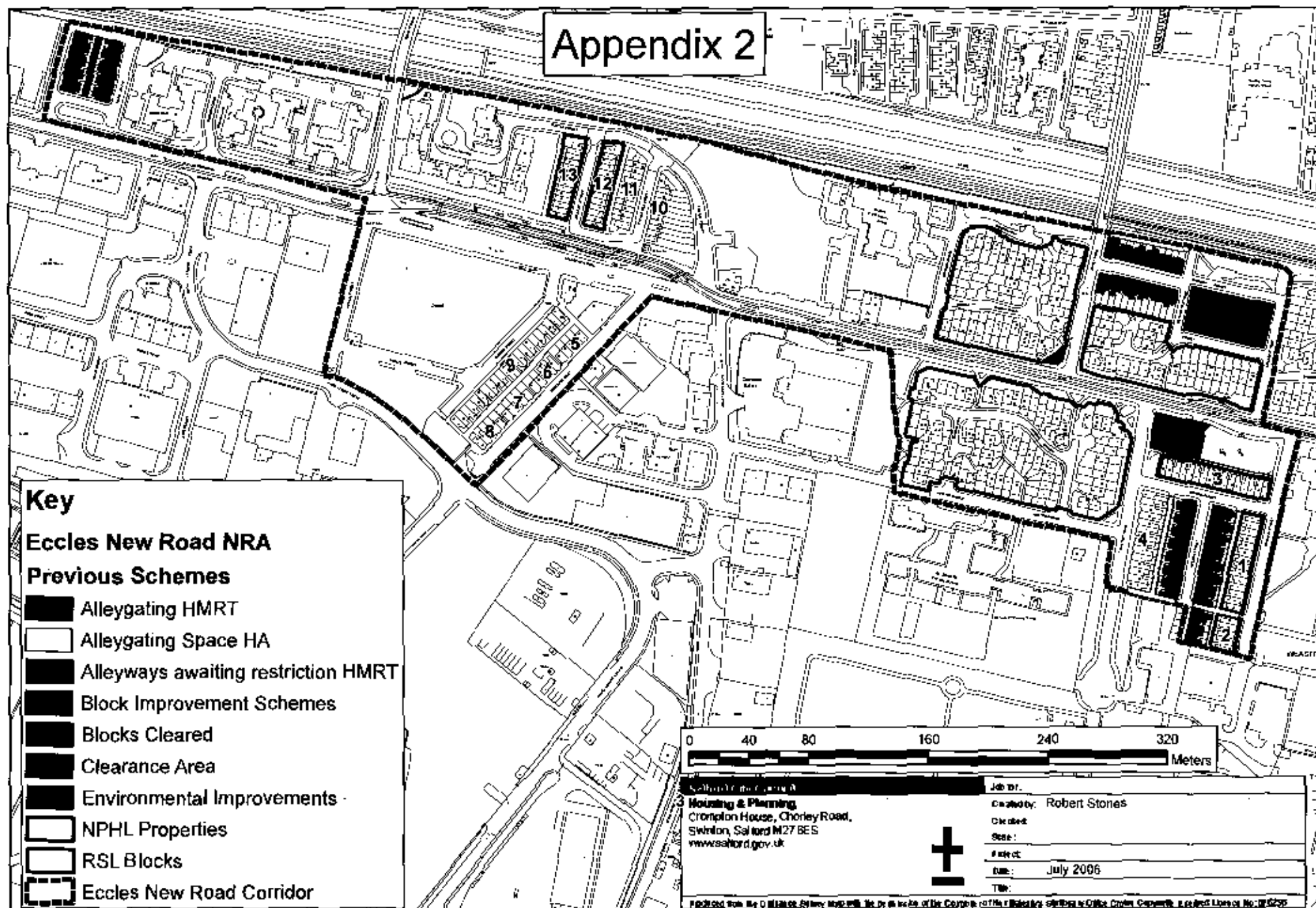
- 6.4 To bring this scheme forward it is estimated that a funding allocation of £715,904 would be required. Therefore a further bid for Council resources would need to be progressed to ensure a forward commitment into 2007 / 2008 of £365,904. This commitment would require budget and Lead Member approval.
- 6.5 Investment into these properties will enable the completion of housing and environmental improvements to the Weaste Lane / Tootal Road corridor gateway. The work would improve the immediate visual impact on entering the neighbourhood and provide a positive platform to encourage future private investment.
- 6.6 Regarding the Eccles New Road Renewal Area it is acknowledged that the survey results indicate a need for investment on Humber Street (appendix 6). However, it is believed that the ongoing redevelopment of the Weaste bus depot could adversely affect any block improvement scheme brought forward. It is therefore recommended that this be considered as a priority for future investment subject to funding allocation.
- 6.7.1 It is also recommended that the Housing Market Renewal Team commence a Neighbourhood Planning exercise for the Eccles New Road Renewal Area. It is suggested that a Working Group involving residents be set up to develop the plan and consider the appointment of an Independent Community Advisor to work with residents and the City Council on identifying future investments and developments within the area.
- 6.7.2 However, to provide some initial assistance and reduce the possibility of further decline a bid could be made to the Central Salford wide environmental budget to secure funding for the development of an alleygating scheme to Humber Street & Borough Road to improve the environmental quality and safety and security of these terraces.

Report prepared by	Terry McBride
Report Reviewed by	Gill Finlay

Appendix 1



Appendix 2



BLOCK IMPROVEMENT SELECTION CRITERIA

AREA

DATE OF INSPECTION.....

SURVEYOR.....

1. BLOCK

2. ADDRESS

.....
.....
.....
.....

3. No of Dwelling in Block

4. No of Voids in Block.....Increase since last count.....

5. Property type(s).....

6. Properties for sale/Let.....

7. Current market values.....
Information obtained from.....

8. External condition of dwelling:-

Seriously Defective	Defective	Acceptable	Satisfactory
40	30	15	5

Please give details of property condition:

9. Visual quality of Local Environment

Best	1	2	3	4	5	6	7	8	9	10	Worst

X 3

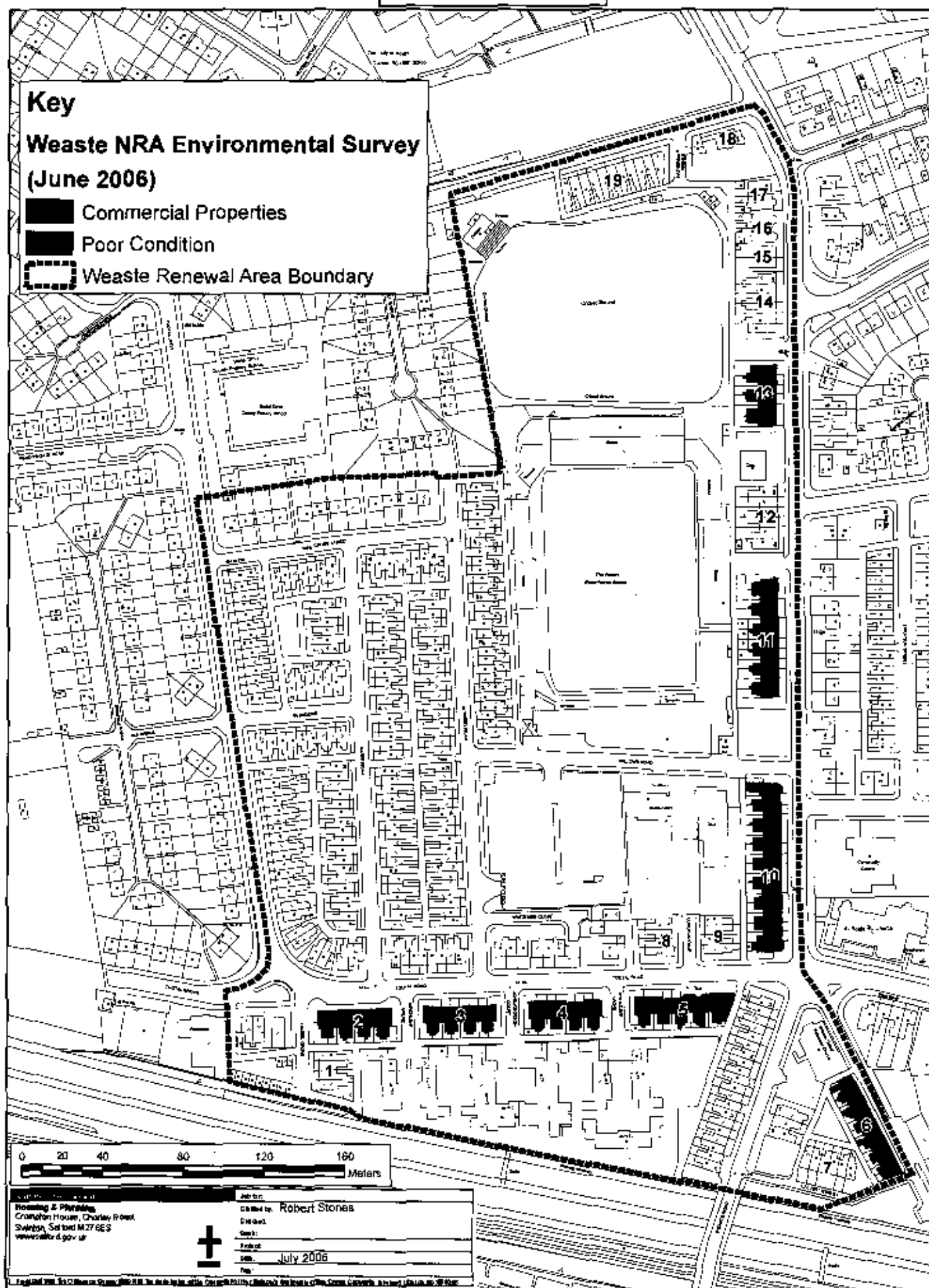
9. Problems in Local Environment

			No Problems			Major Problems	
6	Vacant Sites	N/A	1	2	3	4	5
7	Non-Conforming Users	N/A	1	2	3	4	5
8	Conditions of shop/businesses	N/A	1	2	3	4	5
9	Heavy Traffic	N/A	1	2	3	4	5
10	Nuisance from street parking	N/A	1	2	3	4	5
11	Adequacy of car parking	N/A	1	2	3	4	5
12	Condition of road surface/footpath	N/A	1	2	3	4	5
13	Condition of rear alleyways	N/A	1	2	3	4	5
14	Condition of street furniture/lighting	N/A	1	2	3	4	5
15	Litter/rubbish/dumping	N/A	1	2	3	4	5
16	Poorly maintained gardens	N/A	1	2	3	4	5
17	Vandalism	N/A	1	2	3	4	5
18	Graffiti	N/A	1	2	3	4	5
19	Condition of garages	N/A	1	2	3	4	5
20	Children's play area	N/A	1	2	3	4	5

X 0.4

Scoring Matrix – 7+8+9	
<34	Good
35 – 49	Satisfactory
50 – 60	Unsatisfactory
>60	Poor

Appendix 5



[illegible]

Eccles New Road NRA Environmental Survey
(June 2006)

- Commercial Properties
Poor Condition
Eccles New Road Corridor

Survey & Consulting Ltd
Moulding & Planning,
Crompton House, Charley Road,
Swinton, Salford M27 6ES
www.salford.gov.uk

Job to:	Created by: Robert Stones
Client:	
Dept:	
Project:	
Date:	July 2006

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