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| Part 1  (OPEN TO PUBLIC) | ITEM NO. |

REPORT OF THE CHARLESTOWN AND LOWER KERSAL NEW DEAL FOR COMMUNITIES CHIEF EXECUTIVE AND THE STRATEGIC DIRECTOR FOR SUSTAINABLE REGENERATION

TO THE LEAD MEMBER FOR REGENERATION ON 12 APRIL 2010

TO THE LEAD MEMBER FOR HOUSING ON 13 APRIL 2010

TITLE: LOWER KERSAL ESTATE PHASE 5 (HASSOP AVENUE)

ENVIRONMENTAL IMPROVEMENTS, LOWER KERSAL

RECOMMENDATION:

1. That the Lead Member for Housing gives authority for P. J. Casey (Land Reclamation) Ltd. to carry out the Phase 5 (Hassop Avenue) Lower Kersal Environmental Improvements at Hassop Avenue
2. That the Leader of the Council approves funding up to the sum of £130,147.00 (including Professional Fees) for these Phase 5b works, conditional upon further approval being sought should the final Target Cost exceed this amount.

EXECUTIVE SUMMARY:

This scheme follows on from the success of the phases 1, 2, 3A, 3B (i), 3B (ii) and the recent commencement of Phase 4(which will also include works to Hurdlow Avenue), these being parts of a rolling programme (of 6 principal phases) of environmental works across the Lower Kersal Estate.

Phase 5 (Hassop) (please refer to Annex1) will seek to improve properties on Hassop Avenue. Subject to Lead Members’ approval, these works are due to commence in May 2010. Work will be carried out on both Council stock and privately owned dwellings.

The inclusion of Hassop Avenue as a separate and additional phase, results from further consultation with the Hassop Avenue residents.

BACKGROUND DOCUMENTS:

(Available for public inspection)

NDC Development Framework Document

NDC Project Appraisal Form – Lower Kersal Estate Environmental Improvements 2009-2011

KEY DECISION: YES – posted on Forward Plan

DETAILS:

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| **1.0** | **Background** |
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| 1.1 | This project, Phase 5 (Hassop), represents the latest phase of a 6 phase rolling programme of environmental improvements across the Lower Kersal estate. Phase 3B, was completed end of June 2009. Phase 4, commenced in October 2009 and will be completed by April 2010. It is anticipated that this Phase 5 (Hassop) will commence in May 2010 following further resident consultation and receipt of planning permission, and be completed by July 2010. This particular sub phase, Phase 5 (Hassop), was originally to be included within the wider Phase 5a works entailing improvements to Kingsley Avenue; Stanton Avenue; Alsop Avenue; Winster Avenue; Beeston Avenue; Northallerton(parts of). However, as a result of further consultation with local residents and local elected members, it was agreed to extend the scope of works to include the widening of Hassop Avenue and the consequent erection of new fencing on either side of the road. |
| 1.2 | It is proposed that Phase 5 (Hassop) will continue the earlier phases. As with previous phases, the emphasis of the improvements will be to reduce the number of cars parked on the streets of the Lower Kersal estate. |
| **2.0** | **Details** |
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| 2.1  2.2  2.3  2.4 | Work will include the widening of both sides of Hassop Avenue, the installation of metal vehicle gates, the laying of standard size (6.7m x 3.1m) flagged driveways and associated drop kerbs (where required) in order to reduce the number of cars parked on the road.  Due to the narrow boundary widths of the four properties located at the head of the cul-de-sac namely properties numbered 9, 10, 11 & 12. A total combined garden area of approximately 28m² will be remodelled to form an extended dropped crossing serving the four properties. In addition to this a further six properties identified as properties numbered 1, 2, 3, 4, 5 & 6 will provide a combined garden area of approximately 80m², which will also be remodelled to provide an extended section of reinforced pavement. Combined with the proposed continuous dropped crossing the installation will allow vehicles to pass each other and provide easier vehicular access to properties.  Where existing boundaries are to be altered all new boundaries will be formed with 1m high timber fencing.  Urban Vision will obtain all legal agreements as appropriate in connection with owner/occupiers, and improvements (where required) will be carried out on both Council and privately owned properties. |
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| 2.5 | Additional, focused consultation was undertaken with Hassop Avenue residents and local elected members resulting from their aspiration to have the road widened as part of the improvement works. As with all previous phases, consultation with regard to the detail, will continue with residents. This will involve one to one meetings during which the improvements will be explained, and residents’ consent sought. |
| 2.6 | P. Casey (Land Reclamation) Ltd, one of the Council’s partner contractors for landscape works, will undertake these works. This firm has undertaken all the previous phases, and has proved to be reliable, cost effective and, where needed, flexible in its work practices. |
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| **3.0** | **Conclusion** |
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| 3.1 | It is important that the current momentum regarding the improvements on the Lower Kersal estate is maintained. Commencing Phase 5 (Hassop) will reinforce NDC’s, the Council’s and Salix Homes’ commitment to improving the quality of life of residents on the estate. These improvements will also contribute towards the continuing transformation of the Charlestown and Lower Kersal area. |
| 3.2 | Approval is, therefore, sought from the Leader of the Council and the Lead Member for Housing to complete Phase 5 (Hassop) of the Lower Kersal Environmental Improvements. |

KEY COUNCIL POLICIES:

Salford Community Plan: The project will contribute towards the theme of “A city that’s good to live in”.

Salford City Council Pledges: This project complies with pledges 1, 2, 5 and 7.

Salix Homes Business Plan “Improving Neighbourhoods, making them better” and “Improving homes, making them Decent”

NDC Development Framework

EQUALITY IMPACT ASSESSMENT AND IMPLICATIONS:-

The proposed treatment, will be carried out on both Council and privately owned properties, (where appropriate) supporting equality and diversity across the area.

ASSESSMENT OF RISK:

Generally, the risk is deemed low to medium. This does not however account for potential legal issues that might arise as a result of planned work to non Council owned land, in connection with the taking of land from front gardens of private properties to enable a minor road widening. As such it will be necessary to enter into legal agreements with 4 privately owned properties. There is a small risk that these owner occupiers might not agree to enter into these necessary legal agreements. If this situation occurs then the project will have to be revisited at these particular locations. However, this is deemed to be unlikely due to the fact that the proposed road widening scheme has been driven by the residents themselves.

The implications in making this decision will allow the timely progression of a programme of environmental improvements across the estate, which will enhance and improve the area.

SOURCE OF FUNDING:

Phase 5 (Hassop) – This scheme will be funded by New Deal grant in 2010/11 subject to confirmation of resources from CLG.

If NDC resources are not confirmed then this can be managed within the current approved Council resources for the 2010/11 Public Sector Housing Capital Programme without requiring any additional funding.

LEGAL IMPLICATIONS Supplied by

Norman Perry Land & Property Team 793 2325

In this particular phase, access to privately owned land will be required. This can be done simply with the permission of the landowner.

There is no actual purchase of land, as residents will benefit from at least a new boundary in lieu of giving up part of their garden. However, if acquiring the use of the identified land cannot be achieved, then the scheme would need to be reviewed. This is unlikely however, as the road widening in this scheme has been resident driven.

Provided that the Contractor is indemnifying the Council in respect of any claims resulting from his entry onto the land and for the work carried out, then the risk can be regarded as “low”.

FINANCIAL IMPLICATIONS Supplied by

Anne Lythgoe – ext. 8518

Peter Butterworth – ext. 8701

This scheme will be funded by New Deal grant in 2010/11 subject to confirmation of resources from CLG.

If NDC resources are not confirmed then this can be managed within the current approved Council resources for the 2010/11 Public Sector Housing Capital Programme without requiring any additional funding.

The expenditure for the project (including Urban Vision’s fees) will be as follows:

**Budget Allocation**

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| **Phase 5 (Hassop)** |  | **2010/11** | **Total** |
| **Cost of Works** |  | £116,203 | **£116,203** |
| **Fees** |  | £13,944 | **£13,944** |
| **Total** |  | **£130,147** | **£130,147** |

It should be noted that originally this proposed works for Hassop Avenue did not include for road widening and the accompanying service diversion and erection of new fences. As a result of the inclusion of these extra works, Urban Vision has advised that the cost of the scheme has increased by approximately £70,000. However, it is intended that, through effective and efficient work practice with the contractor that costs can be kept to within this limit.

OTHER DIRECTORATES CONSULTED:

NDC Partnership Board

Physical and Environment Task Group

This report will also be subject to approval by the Leader of the Council using powers available in Paragraphs I, 9(a) (ii) and J (a) (i) of the Scheme of Delegation of the Council.

CONTACT OFFICER:

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NDC Lead Principal Officer (for client): Brian Enright 0161 607 8548

Urban Vision Project Manager: Cathy Mitchell 0161 779 6047.

WARD(S) TO WHICH REPORT RELATE(S): Kersal

**Tim Field, New Deal for Communities, Chief Executive**

**Paul Walker, Director of Sustainable Regeneration**

 