

Cabinet – 8th December 2010

Report of the Directors of DACHS & DUE

Local Investment Plan 2010 – 2014

Purpose of Report

1. To obtain Cabinet approval of Dudley's Local Investment Plan (LIP) 2010-14 which has been developed in partnership between Dudley Council and the Homes and Communities Agency (HCA).

Background

2. The role of the Local Investment Plan (LIP) is to set out how Dudley Council and the HCA will work together and with other public and private sector partners to help deliver the Black Country Core Strategy and Dudley's long term housing and regeneration vision. The plan focuses on investment over the next three years but the LIP is designed to be flexible to take into account changing policy direction over a longer 15 year horizon.
3. The key areas covered by the LIP include:
 - The vision and wider strategic context for the investment decisions in housing and regeneration.
 - Thematic priorities that reflect Dudley's Sustainable Community Strategy
 - Spatial priorities - derived from extensive research for work completed as part of the development of the Black Country Core Strategy – where investment for housing regeneration and growth will be targeted.
 - Previous, current and planned investment across a range of public sector organisations.
 - Defining the principles of co-investment between Dudley Council and the HCA
 - Governance arrangements
 - Plan for continued engagement
 - Monitoring and review.
4. The Local Investment Plan has been developed in consultation with key council stakeholders including Economic Regeneration and Planning and wider delivery agencies such as New Heritage Regeneration Limited and the Dudley Housing Partnership (all of the housing associations that operate within the Borough). A consultation event was also held where the proposed priorities were shared with developers and other stakeholders.

5. The key thematic and spatial priorities are set out below:

Type	Investment priority
Thematic	<p>Housing growth to support economic growth and affordability.</p> <ul style="list-style-type: none"> • Our target is to deliver 16,127 new homes between 2006 and 2026 particularly in the strategic corridor areas identified below: RC9 – Dudley Port/Tividale – Dudley Town Centre RC11b – Brierley Hill – Stourbridge RC13 – Rowley Regis – Jewellery Line RC16 – Coseley – Tipton
	<p>Delivering suitable housing provision for vulnerable groups</p> <ul style="list-style-type: none"> • 3 General Needs Extra Care Housing Schemes • 1 specialist Extra Care Housing Scheme for people with dementia • 1 specialist Extra Care Housing Scheme for older people with learning disabilities • Homeless Hostel • Domestic Abuse Refuge • Increased housing options for young people
	<p>Investing in our existing housing stock</p> <ul style="list-style-type: none"> • Sourcing funding to achieve and maintain decent homes levels, improving energy efficiency and linking housing investment into opportunities to attract 'new environmental technology type businesses
Spatial	<p>North Priors</p> <ul style="list-style-type: none"> • Securing funding for phases 2 and 3 of the development
	<p>Dudley Town Centre / Castle Gate</p> <ul style="list-style-type: none"> • Developing the Guest Hospital site. • Enabling new housing to be delivered on the vacated college campus sites as part of the Dudley College campus redevelopment activities
	<p>Brierley Hill Strategic Centre</p> <ul style="list-style-type: none"> • Regeneration proposals include land allocations for 3,000 additional new homes within the Strategic Centre

6. The LIP will be delivered through a number of delivery mechanisms including:

- New Heritage Regeneration Limited (NHRL)
- The HCA's Development Partner Panel
- Innovative Risk and Reward Funding models
- Joint Commissioning Approaches
- Private Sector Rented Initiative
- In-house expertise across the council and the HCA where capacity is an issue.
- **Building Services Construction and nominated sub contractors.**

7. Copies of the Local Investment Plan are available in the **Members' Room**.

Finance

8. The LIP identifies a number of thematic and spatial priorities requiring investment and estimates the levels of investment required. The exact levels of investment and how specific schemes will be delivered will, however, form part of the detailed viability work for individual schemes.

Law

9. Section 111 of the Local Government Act 1972 enables the Council to do anything calculated to facilitate or is conducive or incidental to the discharge of its functions

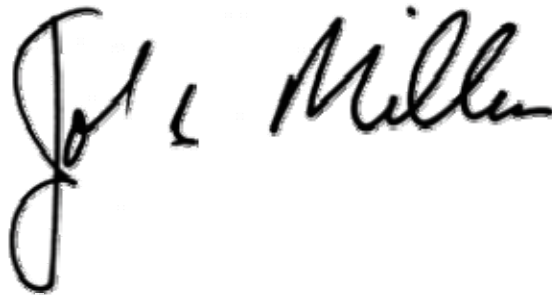
Section 2 of the Local Government Act, 2000, enables the Council to do anything which it considers is likely to achieve the promotion or improvement of the economic, social or environmental well being of the borough

Equality Impact

10. Equality Impact Assessments (EIAs) have been undertaken as part of developing the strategies that have been used to determine the investment priorities, for example, The Supporting People Strategy 2010. An EIA of the Investment Plan has also been undertaken.

Recommendation

11. It is recommended that Cabinet approve the Local Investment Plan 2010-2014.



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List of Background Papers

