

<b>DECISION-MAKER:</b>	CABINET COUNCIL		
<b>SUBJECT:</b>	TOWNHILL PARK INFRASTRUCTURE FUND AND FUTURE PROGRAMME		
<b>DATE OF DECISION:</b>	20 NOVEMBER 2018 21 NOVEMBER 2018		
<b>REPORT OF:</b>	CABINET MEMBER FOR HOMES AND CULTURE		
<b><u>CONTACT DETAILS</u></b>			
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<b>STATEMENT OF CONFIDENTIALITY</b>	
Not applicable	
<b>BRIEF SUMMARY</b>	
<p>This report seeks approval to accept a Home's England (HE) Housing Infrastructure Fund (HIF) grant offer of £3.75M towards the future delivery of the Townhill Park regeneration scheme. HE has offered HIF grant for the implementation of the new open space and traffic calming infrastructure in Townhill Park. The grant must be spent on completing these infrastructure works by end of March 2021.</p>	
<b>RECOMMENDATIONS:</b>	
CABINET IS RECOMMENDED TO:	
i.	Delegate authority to the Director – Finance & Commercialisation following consultation with the Cabinet Member for Homes & Culture, Director of Growth, Service Director Legal & Governance and Lead Capital Assets to finalise and agree the conditions and monitoring framework of the Homes England Housing Infrastructure Bid.
ii.	Subject to approval by Council and subject to (i) above, to enter into a Grant Determination Agreement with Homes England for the Housing Infrastructure Fund grant of £3.75M.
iii.	Delegate authority to the Director of Growth to carry out the necessary procurement in order to deliver obligations contained within the Homes England Housing Infrastructure Fund funding agreement and bid.
iv.	Delegate authority to the Director of Growth, following consultation with the Director of Finance and Commercialisation and the Director of Legal & Governance, to take all necessary actions to implement and facilitate the delivery of the project funded by the Housing Infrastructure bid.

<b>COUNCIL IS RECOMMENDED TO:</b>	
<b>i.</b>	Approve the acceptance of the £3.75M offer of grant from Homes England Housing Infrastructure Fund subject to the satisfactory agreement of conditions with Homes England in recommendation to Cabinet (i)
<b>ii.</b>	Note, subject to match funding being confirmed, approval will be sought as part of the Capital Programme update to Council in February 2019, to add (and spend) £3.75M to the Transport & Public Realm Capital Programme. This would be phased 2018-19 £70,000, 2019-20 £2,210,000 and 2020-21 £1,470,000, to be funded from the Homes England Grant.
<b>REASONS FOR REPORT RECOMMENDATIONS</b>	
<b>1.</b>	To enable the council to enter into a grant agreement with HE to receive the offer of £3.75M HIF towards delivering the infrastructure works, which involve the creation of the new open space and traffic calming on Meggeson Avenue, at Townhill Park.
<b>ALTERNATIVE OPTIONS CONSIDERED AND REJECTED</b>	
<b>2.</b>	The council could decide not to accept the grant offer. However, it is unlikely that other external sources of funding would be found which could deliver the infrastructure improvements described above and required by planning.
<b>DETAIL (Including consultation carried out)</b>	
<b>3.</b>	In September 2017 a bid was submitted to the HE HIF requesting funding towards infrastructure work required at Townhill Park which are a requirement of the 2016 planning consent. These infrastructure works include a new open space in the centre of Townhill Park which the planning approval states must be available once 276 of the residential units are occupied.
<b>4.</b>	HE has advised the council that it has been successful in securing the £3.75M towards the Townhill Park programme and a grant offer with the summary of conditions, outputs and monitoring framework was received by the council on 20 <sup>th</sup> September 2018. The Grant Determination Agreement itself with the final details of the terms has still to be received from HE.
<b>5.</b>	The terms of the grant require the provision of 605 new homes as part of the Townhill regeneration project and partnership funding from the council towards the scheme (this is further detailed in paragraph 7 below).
<b>6.</b>	This offer of funding is subject to legal exchange of the Grant Determination Agreement by 31st December 2018 (a copy of which is to be received) after which point the HE reserves the right to retract the offer of funding.
<b>RESOURCE IMPLICATIONS</b>	
<b><u>Capital/Revenue</u></b>	
<b>7.</b>	This report seeks approval to accept the grant. There will be an update to the capital programme in February 2019 to reflect the council's obligations to secure the HE HIF grant. The grant offer from HE identifies a requirement for £10.30M of match funding from the council. There will be further details in the February 2019 report which will outline how the council will meet these match funding conditions.

8.	The current Homes & Culture capital programme has approved £9.45M, identified to support the ongoing Townhill Park scheme broken down as follows: £7.20M in 2018/19, £0.55M in 2019/20, £1.70M in 2020/21 the majority of which is already committed. This is in addition to the £10.60M already incurred in previous financial years for this project. Further discussions are being held with HE to understand whether this can be counted towards the match funding requirements.
9.	This report seeks approval to accept the additional £3.750M offer of grant from HE HIF subject to the satisfactory agreement of the conditions and monitoring framework of the Homes England Housing Infrastructure Bid.
<b><u>Property/Other</u></b>	
10.	Council land and properties will be used to improve the economic, social and health well-being of the residents within the estate regeneration area
<b>LEGAL IMPLICATIONS</b>	
<b><u>Statutory power to undertake proposals in the report:</u></b>	
11.	The council has powers under the Housing Acts and the Local Government Act 1972 section 20 to undertake estate regeneration.
<b><u>Other Legal Implications:</u></b>	
12.	Other legal implications relating to the provision of new public open space will be addressed during the implementation phase of the project but will include securing compliance with open space / village green legislation and application processes, update of Equality Impact assessments required under the Equality Act 2010 and design principles undertaken to secure compliance with s.17 Crime & Disorder Act 1998.
<b>RISK MANAGEMENT IMPLICATIONS</b>	
13.	There is a risk that if the grant agreement is not signed by 31 <sup>st</sup> December 2018 then the HIF money may no longer be available. Every effort will be made to conclude agreement within this time.
14.	There is also a risk that the council is unable to deliver the required works in time to spend the grant by March 2021. Robust project management procedures will be put in place in order to achieve this target.
<b>POLICY FRAMEWORK IMPLICATIONS</b>	
15.	The recommendations in this paper support the delivery of the following outcomes within the Southampton City Council Strategy: <ul style="list-style-type: none"> <li>• Southampton is a city with strong and sustainable economic growth</li> <li>• People in Southampton live safe, healthy, independent lives</li> <li>• Southampton is a modern, attractive city where people are proud to live and work.</li> </ul>
16.	These proposals will assist the council to achieve its corporate targets as set out in its Housing Strategy 2016-2025 in the following ways: <ul style="list-style-type: none"> <li>• Providing sustainable homes which in turn help to improve the health and wellbeing of local people:</li> <li>• Developing on a brownfield site (estate regeneration):</li> <li>• Providing well-designed and safe sustainable housing where people want to live now and in the future; and</li> </ul>

	<ul style="list-style-type: none"> <li>• Providing affordable housing.</li> </ul>
17.	The regeneration plans for Townhill Park conform to the council's policy framework. It is recognised that the decommissioning of stock is a challenging event for residents who have to move. However, the redevelopment of Townhill Park will create new quality, energy efficient housing in an improved environment, which will benefit residents' health and well-being and improve the quality of the city, increasing its attractiveness as a place to live and work.
18.	<p>The recommendations in this paper specifically support and are in line with the following Policy Framework documents:</p> <ul style="list-style-type: none"> <li>• Local Development Framework and Local Area Action Plans (S.1Planning and Compulsory Purchase Act 2004) – the regeneration of Townhill Park will be undertaken in line with Local Plan Policies; and</li> <li>• Health and Well Being Strategy (S.116A Local Government and Public Involvement in Health Act 2007) – the regeneration of Townhill Park will deliver improved health and wellbeing through the creation of new quality, energy efficient housing in an improved environment.</li> </ul>

<b>KEY DECISION?</b>	<b>Yes/No</b>
<b>WARDS/COMMUNITIES AFFECTED:</b>	Harefield, Bitterne Park
<u>SUPPORTING DOCUMENTATION</u>	
<b>Appendices</b>	
1.	None
2.	

#### Documents In Members' Rooms

1.	
2.	

#### Equality Impact Assessment

Do the implications/subject of the report require an Equality and Safety Impact Assessment (ESIA) to be carried out.	<b>No</b>
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#### Data Protection Impact Assessment

Do the implications/subject of the report require a Data Protection Impact Assessment (DPIA) to be carried out.	<b>No</b>
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#### Other Background Documents

Other Background documents available for inspection at:

<b>Title of Background Paper(s)</b>	<b>Relevant Paragraph of the Access to Information Procedure Rules /</b>
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		Schedule 12A allowing document to be Exempt/Confidential (if applicable)
1.		
2.		